

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

MONTEREY PENINSULA COUNTRY CLUB (PLN160151)

RESOLUTION NO. 16 -

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approving a Design Approval to allow the remodel of the Monterey Peninsula Country Club (MPCC) clubhouse facility, including structural and terrace additions to the main and basement levels.

3000 Club Road, Pebble Beach, Greater Monterey
Peninsula Area Plan (APN: 007-371-011-000)

The Monterey Peninsula Country Club application (PLN160151) came on for public hearing before the Monterey County Zoning Administrator on October 27, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS / HEALTH AND SAFETY** - The proposed project and/or use is consistent with the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements of the applicable zoning ordinance (Title 21), to include Monterey County Code (MCC) Chapter 21.44 (Design Control Zoning District), Chapter 21.45 (Site Plan Review Zoning District), Chapter 21.54 (Regulations for Historic Resources Zoning Districts), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the use proposed, and no violations exist on the property.
EVIDENCE: a) The proposed project involves the remodel of the Monterey Peninsula Country Club (MPCC) clubhouse facility, including structural and terrace additions to the main and basement levels. The proposed remodel includes the following: a 4,162 square foot addition to the main level; a 4,242 square foot addition to the basement level; a 6,830 square foot terrace addition to the main level; and a 2,050 square foot terrace addition to the basement level. The proposed exterior colors and materials would match the existing clubhouse facility, and include white stucco and red tile roofing. The proposed covered entry and architectural enhancements in the courtyard area have been removed

from the project scope. No conflicts were found to exist. The County received communications during the course of review of the project indicating inconsistencies with the text, policies, and regulations in the applicable plans and MCC; however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

- b) Pursuant to Monterey County Code, Administrative Design Approvals are determined by the Chief of Planning unless an interested party requests a public hearing for the project. Prior to completion of the administrative review, RMA-Planning staff received a request for public hearing. Therefore, this item was set for public hearing and consideration before the Zoning Administrator. The concerns expressed by the public involve the possible noise and privacy impacts the clubhouse additions could have on the adjacent residential neighborhood along Wranglers Trail Road. Twelve (12) residences border the 18th Fairway and the nearest residence is over 300 feet from the project site. The roofs of these residences are below the finished floor elevation of the basement level of the clubhouse, and the proposed additions would not alter the existing view that clubhouse patrons would have over the surrounding neighborhood. The applicant has also proposed an approximately 5.5-foot high glass wind-screen along the terraces. The proposed wind-screen would reduce noise to the adjacent residences. The County also received a noise complaint regarding a private event at the clubhouse that included a live band. The Applicant submitted a noise analysis (see Evidence e below) which included readings from this event. The analysis concluded that the noise generated from the event did not violate noise standards in Monterey County Code, and that the planned clubhouse improvements would reduce noise to the adjacent residences. Furthermore, this complaint documents that noise impacts already occur under the existing clubhouse operations, and that the proposed project would not result in a new impact. In addition, based on the proposed design (higher terrace elevation, windscreen, and interior renovations), the proposed project would reduce future noise impacts.
- c) The property is located at 3000 Club Road, Pebble Beach (Assessor's Parcel Number 007-371-011-000), Greater Monterey Peninsula Area Plan, in the inland area of the Del Monte Forest. The parcel is zoned Open Space, with Design Control, Site Plan Review, and Parking and Major Recreational Equipment Storage in Seaward Zone Zoning District Overlays (O-D-S-RES), which allows additions to existing facilities with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.
- d) The project has been reviewed for site suitability by RMA-Planning. The project planner conducted site inspection on October 13 and 20, 2016, to verify that the project on the subject parcel conforms to the applicable plans and policies.
- e) The following reports have been prepared and submitted for the proposed project:
 - Noise Analysis (LIB160336) prepared by Charles M. Salter Associates, Inc., San Francisco, California, October 17, 2016;
 - Preliminary Archaeological Assessment (LIB160334) prepared by

- Archaeological Consulting, Salinas, California, March 30, 2016;
- Geotechnical Investigation (LIB160157) prepared by Soil Surveys Group, Inc., Salinas, California, May 11, 2016;
- Phase II Historic Assessment (LIB160158) prepared by Kent Seavey, Historic Preservation Consultant, Pacific Grove, California, May 10, 2016; including Addendum, June 3, 2016;
- Historical and Architectural Evaluation (LIB160078) prepared by Kent Seavey, Historic Preservation Consultant, Pacific Grove, California, December 30, 2003.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the development and use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- f) As proposed, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- g) Necessary public facilities are available and adequate. The property has existing public utility connections.
- h) Access to the property is from a private street within the Del Monte Forest (DMF). The property is accessed via Club Road and the larger private road system in the DMF, which is owned and maintained by the Pebble Beach Company for use by residents, institutional, and commercial entities within the DMF. In this case, the County finds that the County's private road ordinance (MCC Section 21.64.320) does not apply. Based on the project, as proposed, the character and use of the property would be maintained.
- i) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- j) Cultural Resources. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; however, an archaeological survey (LIB160334) completed for this project did not identify the potential for impacts to prehistoric resources, and there is no evidence that any cultural resources would be disturbed. Moreover, the proposed additions would be located in a previously-developed area which includes existing hardscape, fairway, tee boxes, and putting green.
- k) Historic Resources. The project was referred to the Monterey County Historic Resources Review Board (HRRB) for review. After reviewing the proposed project on June 2 and July 7, 2016, the HRRB adopted a resolution (HRRB Resolution PLN160151, adopted July 7, 2016) finding the proposed project consistent with Section 21.54 of the Monterey County Code (Regulations for Historic Resources Zoning Districts). The HRRB also found that the project will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.
- l) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public

meeting on October 20, 2016, voted to

[The LUAC recommendation was not available at the time of staff report preparation; therefore, County staff will inform the Zoning Administrator of the LUAC's recommendation at the public hearing on October 27, 2016.]

- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160151.

2. **FINDING:**

DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

- b) Pursuant to Chapter 21.44 of the Monterey County Code (Title 21 Zoning Ordinance), the proposed project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- c) Pursuant to Chapter 21.45 of the Monterey County Code (Title 21 Zoning Ordinance), the proposed project site and surrounding area are designated as a Site Plan Review Zoning District (“S” zoning overlay), which regulates review of development, where by reason of its location, it has the potential to adversely affect or be adversely affected by natural resources or site constraints. In this instance, the County applied the “S” zoning overlay to require review of development in relation to retention of visual vistas along the coastline.
- d) The proposed structural and terrace additions have been designed to blend with the existing structure, and would be completed pursuant to the Secretary of the Interior’s Rehabilitation Standards. The proposed exterior colors and materials would match the existing clubhouse facility, and include white stucco and red tile roofing. As proposed, the structural additions and terraces would be consistent with the existing facility, and the project design seeks to retain the existing character of the site. The bulk and mass of the proposed structural additions and terraces would not interfere with public views in any direction. Furthermore, the proposed additions would not interfere with any visual vistas along the coast. As designed, the project also maintains a building setback of over 300 feet from the nearest residences, which also protects the character of the surrounding neighborhood.
- e) The proposed development is not visible from a common public viewing area; therefore, the proposed structural additions and terraces would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- f) The project planner conducted site inspections on October 13 and 20, 2016, to verify that the proposed project will not adversely impact the neighborhood character.

- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160151.

3. **FINDING:**

CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the minor alteration of existing public or private structures and facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Specifically, Section 15301(e)(2) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.
- b) The project involves the construction of 8,404 square feet of floor area to the existing clubhouse. The necessary public services and facilities (i.e., utility and access infrastructure) to the project parcel are sufficient to support the proposed development. The proposed additions would be located in a previously-developed area, there are no sensitive plant or wildlife species present within the development footprint, and the area is not environmentally sensitive habitat. Therefore, the proposed project is consistent with CEQA Guidelines Section 15301.
- c) No adverse environmental effects were identified during staff review of the development application and during a site visit on October 13, 2016.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) Although qualified, the MPCC clubhouse is not officially designated or listed as a historic resource. The MPCC clubhouse is qualified for listing at the local level of significance, under California Register Criteria 1, for its association with events that have made a significant contribution to the broad patterns of history and cultural heritage of California as a key component to S.F.B. Morse's development of the Pebble Beach Community between 1919 and 1926. The Monterey County Pebble Beach Historic Context Statement (2013) also identifies the clubhouse as individually eligible for the California Register for its association with the early development of Pebble Beach. The Monterey County Historic Resources Review Board (HRRB) found the proposed project consistent with Section 21.54 of the Monterey County Code (Regulations for Historic Resources Zoning Districts), and that the project will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site (HRRB Resolution No. PLN160151, adopted July 7, 2016).

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN160151.

4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.44.070 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project categorically exempt per section 15301 of the CEQA Guidelines; and
- 2) Approve the Design Approval to allow the remodel of the MPCC clubhouse facility, including structural and terrace additions to the main and basement levels, in general conformance with the attached plans, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of October, 2016:

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

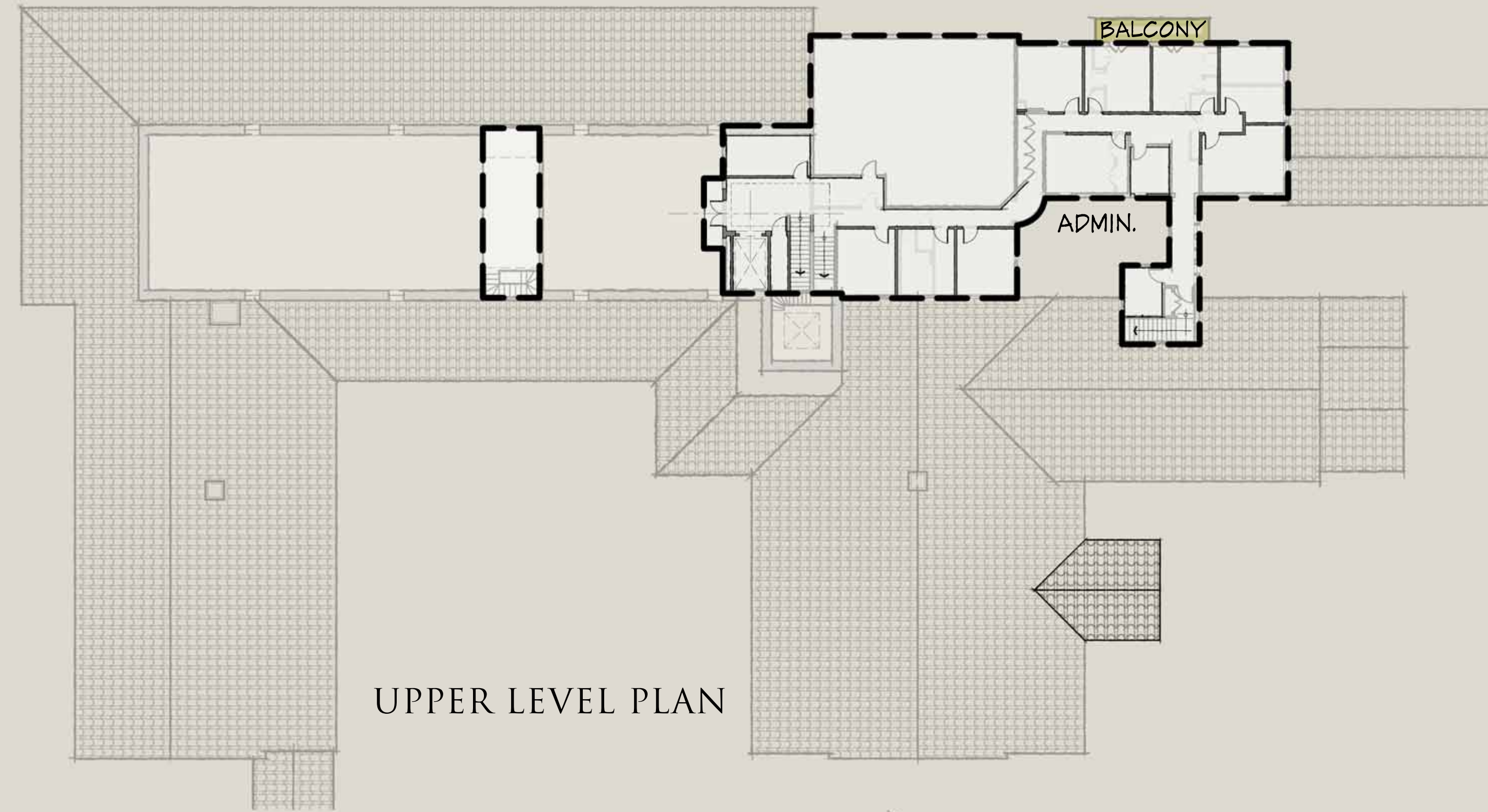
Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County RMA-Planning and RMA-Building Services office in Salinas.

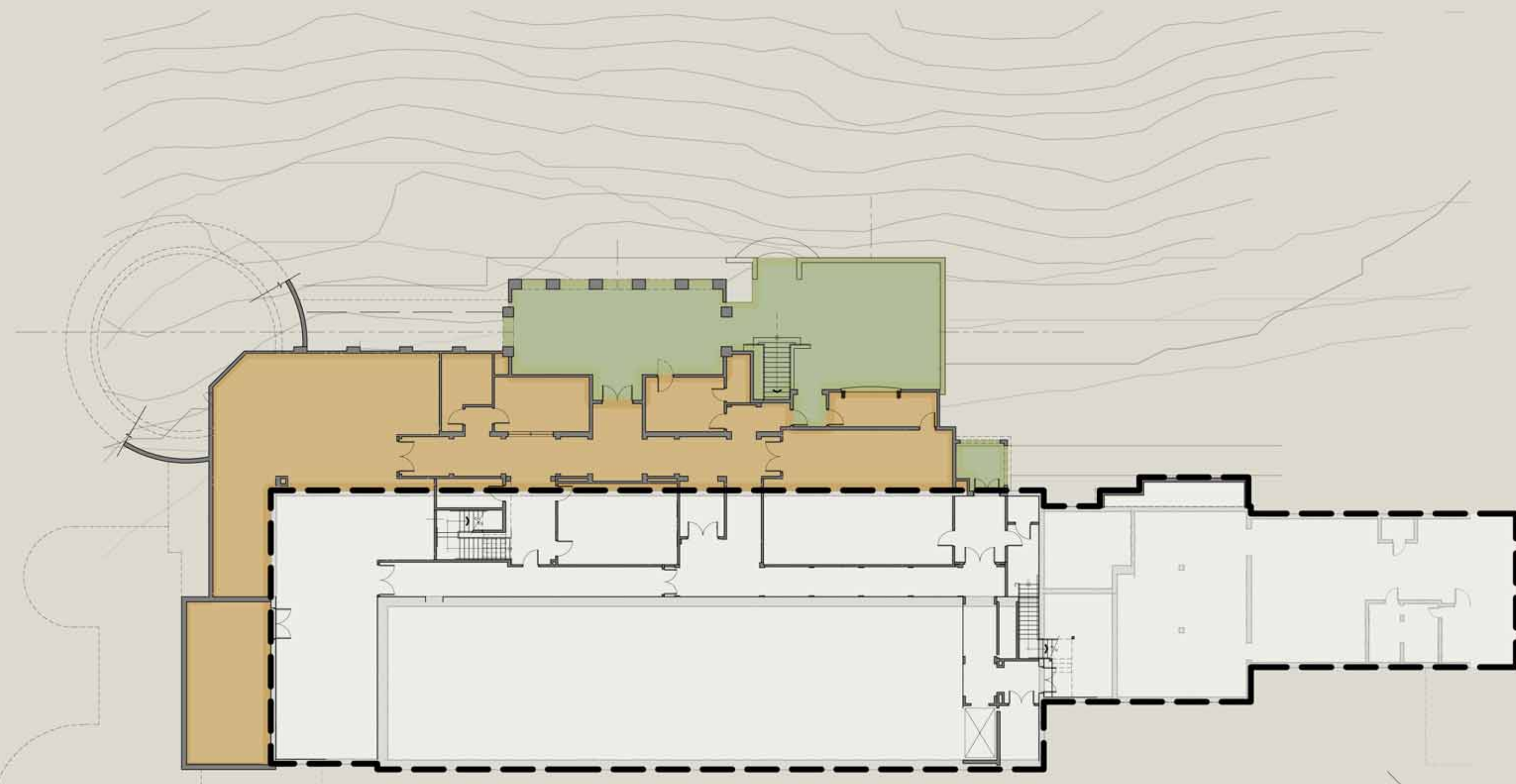


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COUNTRY CLUB**

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UPPER LEVEL PLAN



BASEMENT PLAN

LEGEND

- AREA OF EXISTING BUILDING FOOTPRINT
- AREA OF EXISTING TERRACE
- AREA OF PROPOSED CONDITIONED
- AREA OF PROPOSED TERRACE

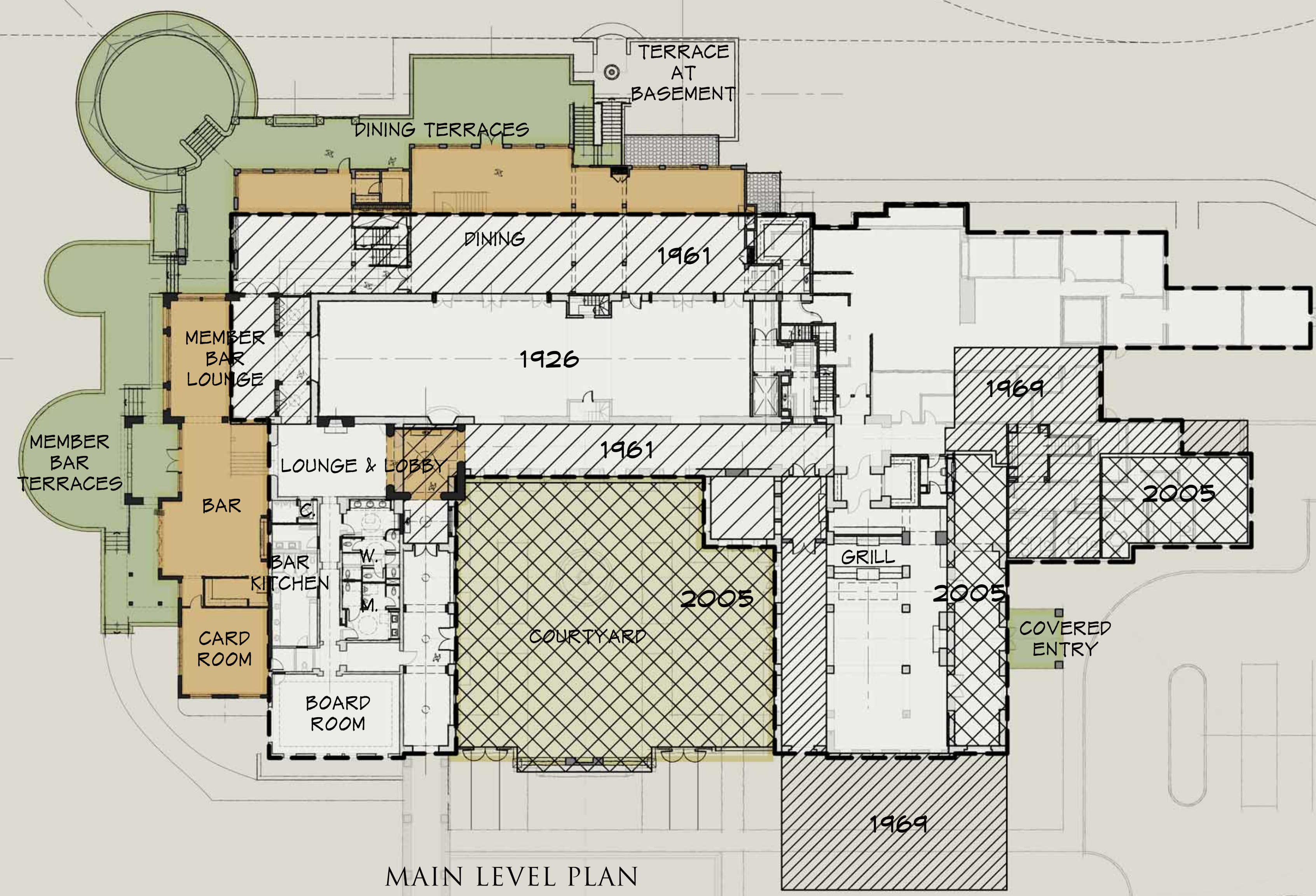
FOOTPRINT LEGEND

- 1926
- 1961
- 1969
- 2005

BUILDING FOOTPRINT AND TERRACE AREA

BUILDING:	EXISTING	PROPOSED CONDITIONED	% INCREASE
MAIN LEVEL	27,688 S.F.	4,162 S.F.	15%
UPPER LEVEL	5,190 S.F.	0 S.F.	
BASEMENT:			
	12,070 S.F.	4,242 S.F.	
TERRACE:			
BASEMENT	0 S.F.	2,050 S.F.	
MAIN LEVEL	6,450 S.F.	6,830 S.F.	
UPPER LEVEL	110 S.F.	0 S.F.	

LOT SIZE:
38.43 ACRES



MAIN LEVEL PLAN

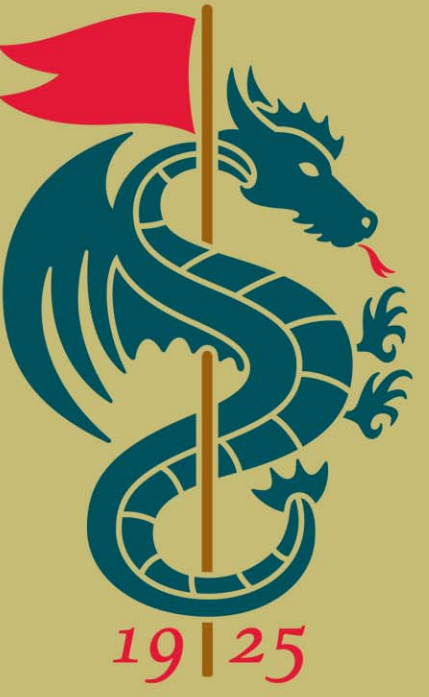
CONCEPTUAL PLANS

SCALE : 1/20" = 1'-0"

JULY 7TH, 2016



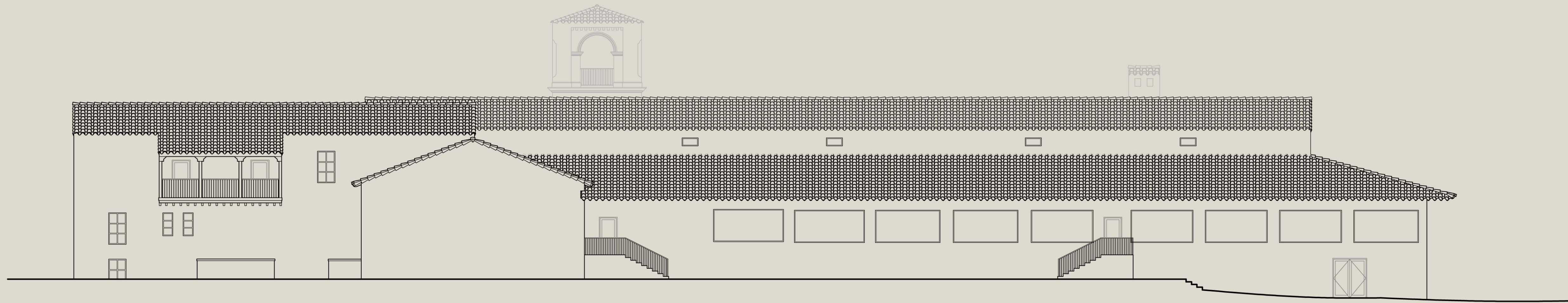
NORTH



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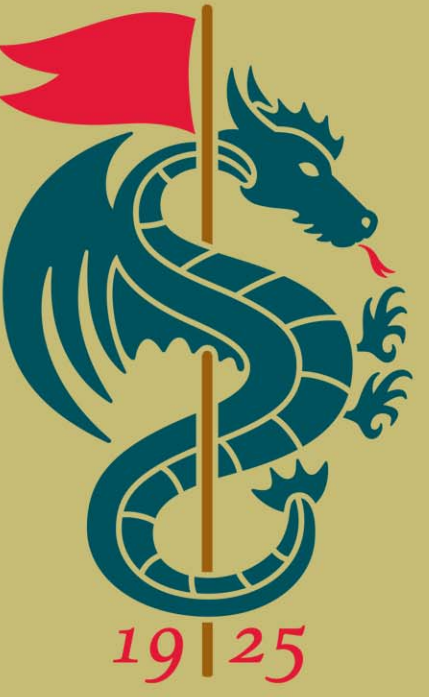
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VIEW FROM DUNES COURSE 18TH FAIRWAY - EXISTING
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



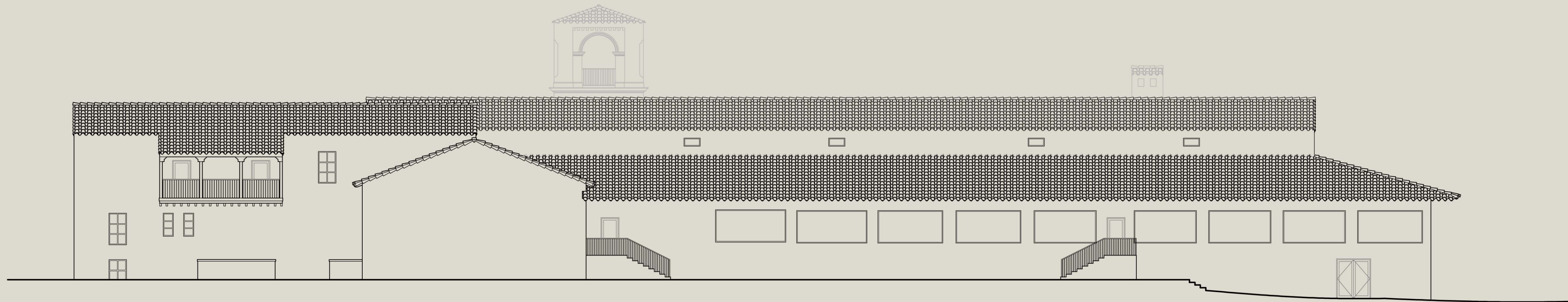
VIEW FROM DUNES COURSE 18TH FAIRWAY
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



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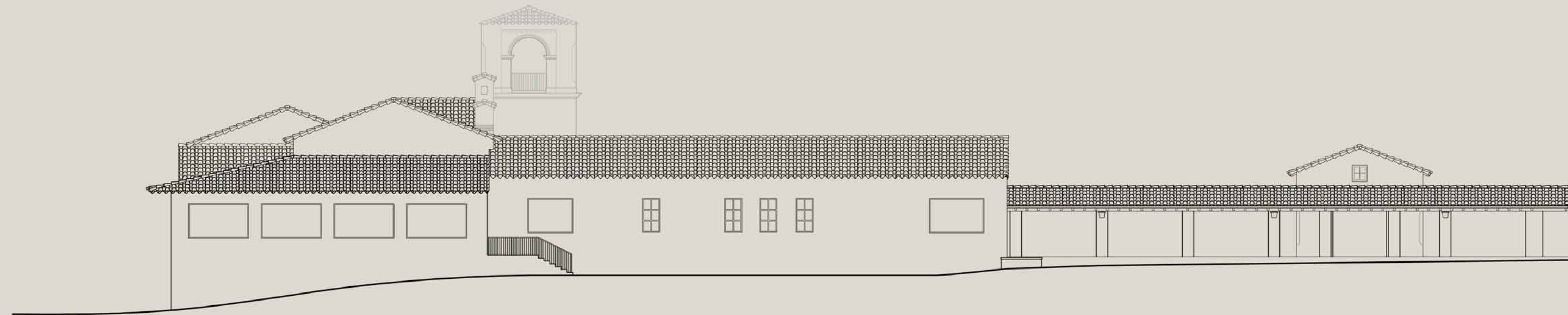
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VIEW FROM DUNES COURSE 18TH FAIRWAY - EXISTING
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



VIEW FROM DUNES COURSE 18TH FAIRWAY
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



VIEW FROM SHORE COURSE 1ST TEES - EXISTING
 SCALE : 3/32" = 1'-0" JULY 7TH, 2016



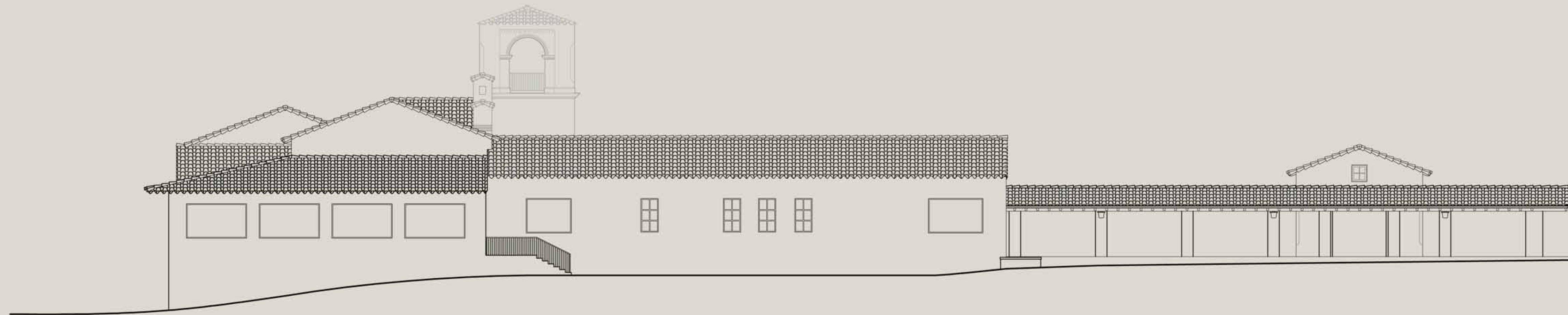
VIEW FROM SHORE COURSE 1ST TEES
 SCALE : 3/32" = 1'-0" JULY 7TH, 2016



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VIEW FROM SHORE COURSE 1ST TEES - EXISTING
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



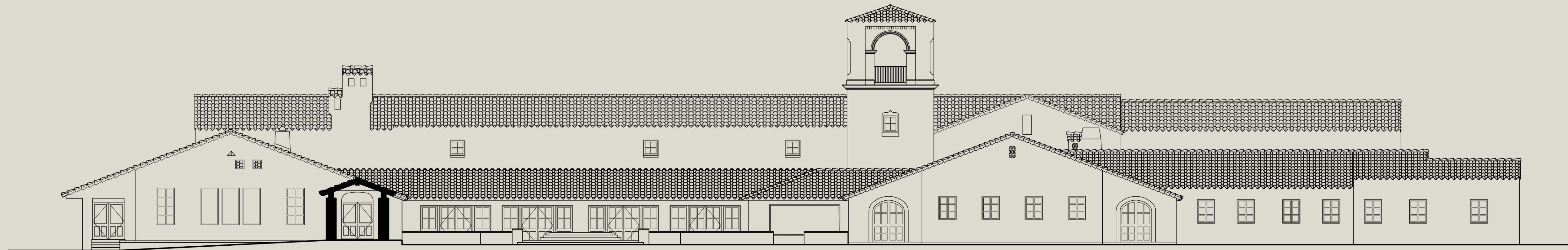
VIEW FROM SHORE COURSE 1ST TEES
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



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VIEW FROM SOUTH - EXISTING
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



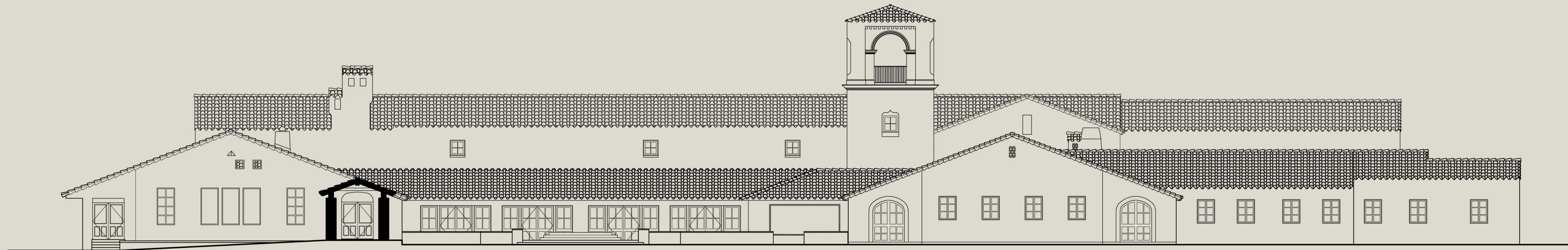
VIEW FROM SOUTH
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



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VIEW FROM SOUTH - EXISTING

SCALE : 3/32" = 1'-0"

JULY 7TH, 2016



VIEW FROM SOUTH

SCALE : 3/32" = 1'-0"

JULY 7TH, 2016

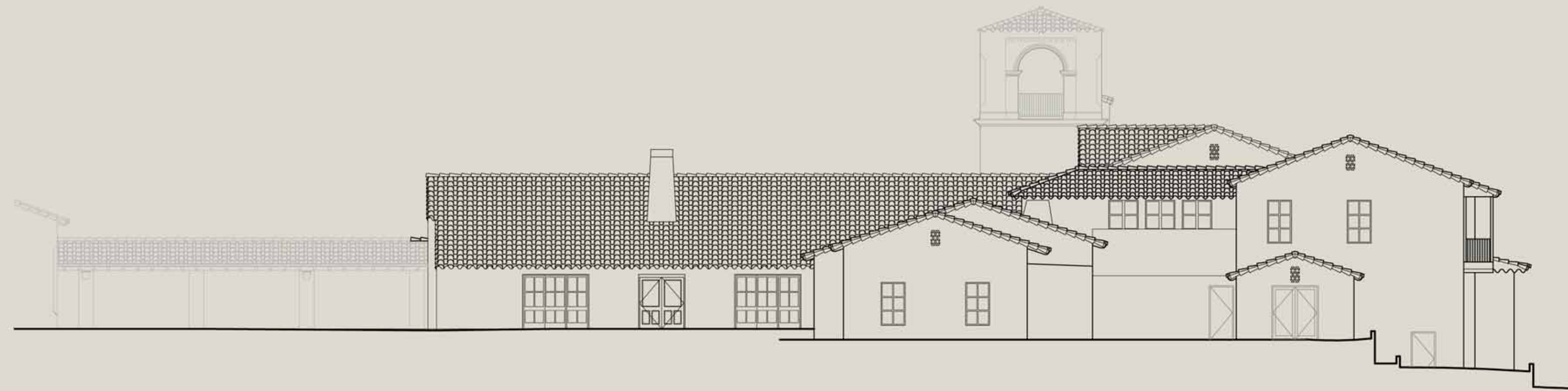


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VIEW FROM EAST - EXISTING

SCALE : 3/32" = 1'-0"

JULY 7TH, 2016



VIEW FROM EAST

SCALE : 3/32" = 1'-0"

JULY 7TH, 2016

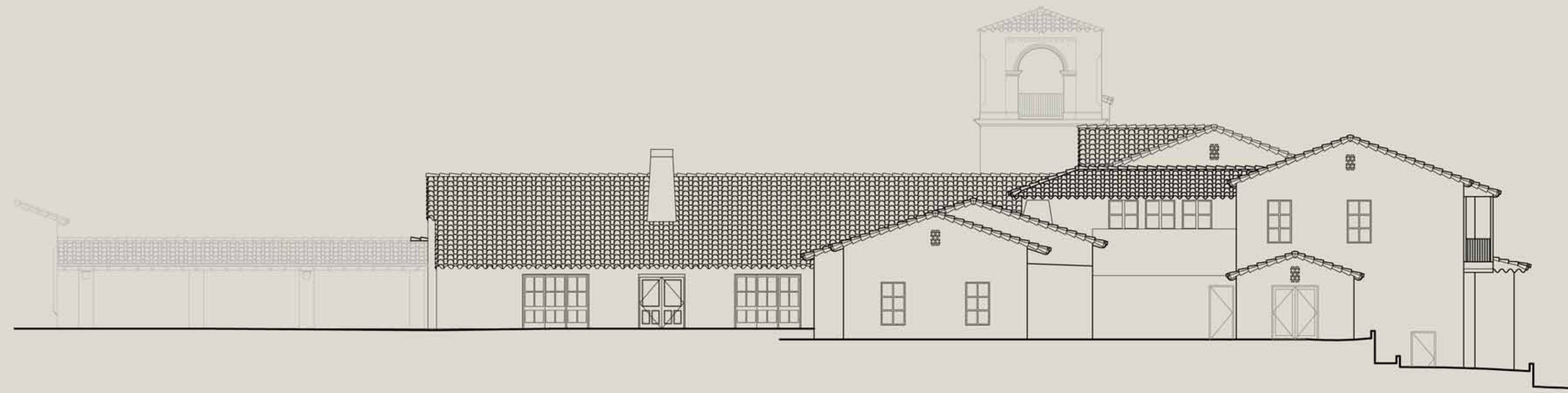


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VIEW FROM EAST - EXISTING
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



VIEW FROM EAST
SCALE : 3/32" = 1'-0" JULY 7TH, 2016



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