

Exhibit A

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EXHIBIT A DISCUSSION

Project Description, Setting, and Background

The Applicant requests approval of a Design Approval to allow a 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 applicant has removed the proposed covered entry and architectural enhancements from the project scope.

The proposed project is located on an approximately 38.43-acre parcel, which is one of the series of parcels that comprise the MPCC Dunes golf course. Residential properties surround the golf course. The clubhouse facility is separated from the surrounding residential uses by Fairways 1 and 18 of the Dune course, Fairway 1 of the Shore course, driving range, and putting green area. Access to the project site would be via the existing Club Road and the larger Del Monte Forest private road network.

Prior to completion of the administrative review, RMA-Planning staff received a request for public hearing (**Exhibit D**). Therefore, this item was set for public hearing 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.

Primary Zoning and Zoning District Overlays

Prior to September 16, 1969, the property was unclassified with regard to land use and zoning. The County adopted an O (Open Space) zoning classification on September 16, 1969, followed by the RES (Recreational Equipment Storage) overlay on November 4, 1980, and the D (Design Control) and S (Site Plan Review) overlays on July 20, 1993. The property is currently 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).

Golf courses are an allowed use in Open Space zoning districts, and the proposed clubhouse additions are an accessory or ancillary use to the golf course. Although country clubs are not an identified allowed use in Open Space zoning, the County does not view the clubhouse or other facilities at MPCC as non-conforming. MPCC was originally constructed in 1926, and major additions/modifications occurred in 1947, mid-1950s, 1961, 1969, and 2005. While County staff recognizes the difference in definitions for golf courses and country clubs, clubhouses (including restaurant and bar facilities) are a typical and allowed ancillary use at golf courses. The MPCC clubhouse is an accessory or ancillary use to the golf course, and the proposed additions would be part of this use. The open space land use designation was applied to ensure retention of visual vistas along the coastline. Based on the County's practice with regard to the MPCC facilities, the open space designation was not applied to make the MPCC facilities non-conforming.

The Site Plan Review Zoning District (“S” overlay) requires 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” overlay to require review of the potential impact of development on the retention of visual vistas along the coastline. The Design Control Zoning District (“D” overlay) requires review of proposed structures to assure protection of the public viewshed and neighborhood character.

Design, Site, and Neighborhood Character

As described above, the proposed development is located on a golf course and adjacent to the existing clubhouse facility. Based on staff review of the project application and materials, the proposed structural and terrace additions have been designed to blend with the existing structure (see Historic Resources Review Board below). 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 MPCC facility, and the project would not create a substantially adverse visual impact when viewed from a common public viewing area. 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. The project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Regarding concerns expressed by neighbors involving 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 proposed an approximately 5.5-foot high glass wind-screen along the terraces. The proposed wind-screen would reduce noise to the adjacent residences. Staff also received a noise complaint regarding a private event at the clubhouse that included a live band. The applicant submitted a noise analysis (LIB160336) which included readings from this event. The analysis concluded that the noise generated from the event did not violate Monterey County Code, and that the planned clubhouse improvements would reduce noise travelling 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.

Historic Resources Review Board

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.

Del Monte Forest Land Use Advisory Committee

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC will review the proposed project at a duly-noticed public meeting on October 20, 2016; therefore, the recommendation of the LUAC will not be available in time to include in this staff report. County staff will inform the Zoning Administrator of the LUAC's recommendation at the Zoning Administrator public hearing on October 27, 2016.

ENVIRONMENTAL REVIEW:

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.

The proposed project would add approximately 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 which includes existing hardscape, fairway, tee boxes, and putting green. 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.

In addition, 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. Although not officially listed or designated, 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 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)(see **Exhibit E**).

Recommendation

Staff recommends the Zoning Administrator find the project categorically exempt per Section 15301 of the CEQA Guidelines, and approve a Design Approval to allow the remodel of the MPCC clubhouse facility, including structural and terrace additions to the main and basement levels, based on the findings and evidence.

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