



Monterey County

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Salinas, CA 93901
831.755.5066

Board Order

Ordinance No. 5220

Upon motion of Supervisor Salinas, seconded by Supervisor Parker and carried by those members present, the Board of Supervisors hereby:

Held a Public hearing and:

Adopted Ordinance 5220 amending Section 20.08.060 of Title 20 (Coastal Zoning Ordinance) of the Monterey County Code to rezone a 35.3 acre parcel from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification, upon finding that the Ordinance is categorically exempt under the California Environmental Quality Act.

(Zoning Amendment - PLN130248/Cypress Point Club, 3150 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan)

PASSED AND ADOPTED on this 27th day of August 2013, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas and Parker

NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on August 27, 2013.

Dated: August 27, 2014
File Number: 13-0744

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

ORDINANCE NO. 5220

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 20.08.060 OF TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE COUNTY OF MONTEREY

County Counsel Summary

This ordinance amends Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to rezone a 35.3 acre parcel located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000) from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. ZONING DISTRICT MAP. Sections 20-10 and 20-16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code are hereby amended to change the zoning of a 35.3 acre parcel located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000) from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification, as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. FINDINGS. This ordinance fulfills the requirements of the Monterey County Coastal Implementation Plan and a Combined Development Permit issued for the subject property. On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (Planning Commission Resolution No. 12-037) consisting of a Coastal Development Permit for development within 750 feet of known archaeological resources and a Coastal Development Permit for additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. In accordance with Section 20.147.080.C.3 (b) of the Monterey County Code, Condition No. 11 of the Combined Development Permit required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources] zoning overlay to the existing zoning of the parcel in order to protect the archaeological resources found on the project site. This ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, an exemption for actions by regulatory agencies to assure the protection of the environment, because the purpose of adding the HR overlay is to protect archaeological resources.

SECTION 3. COASTAL COMMISSION CERTIFICATION. Certification by the California Coastal Commission of this rezoning is not required. Section 20.94.042 of the Monterey County Code provides that zoning designation reclassifications constituting an

amendment to Title 20 and initiated for the purpose of preserving or enhancing the coastal resources including adding any "B", "A", "HR", or "Z" overlay zoning designation do not require certification by the California Coastal Commission.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption.

PASSED AND ADOPTED on this 27 day of August, 2013, by the following vote:

AYES: Supervisors Armenta, Calcagno, Salinas and Parker
NOES: None
ABSENT: Supervisor Potter
ABSTAIN: None



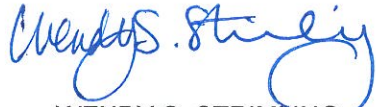
Chair, Monterey County Board of Supervisors

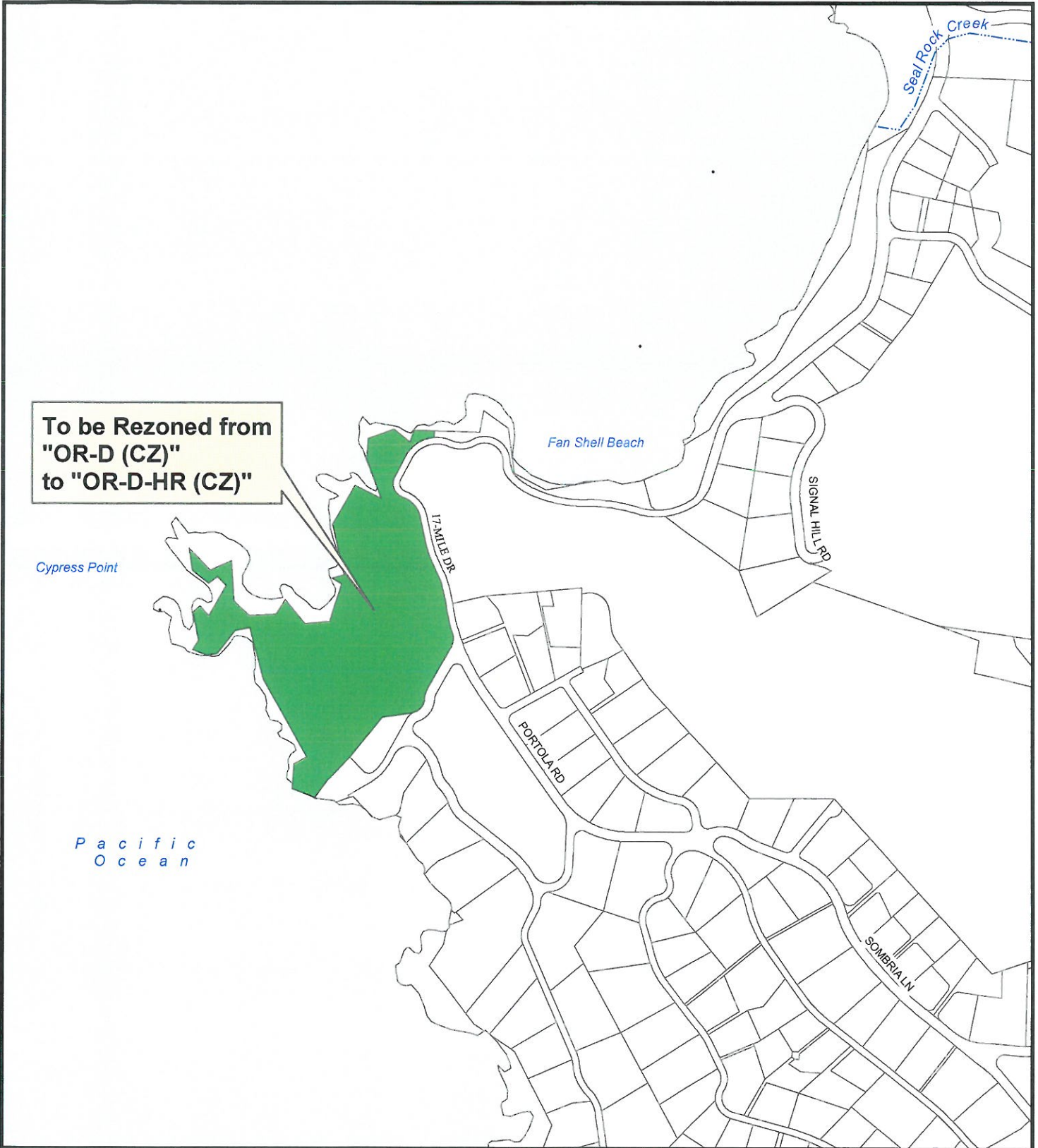
A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: 

Deputy

APPROVED AS TO FORM

WENDY S. STRIMLING
Senior Deputy County Counsel



PROPOSED REZONING OF SECTIONS 20-10 & 20-16

APN: 008-271-006-000

FILE # PLN130248, CYPRESS POINT CLUB

