



Monterey County Zoning Administrator

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Agenda Item # 5

Legistar File Number: ZA 16-043

October 27, 2016

Introduced: 10/18/2016

Current Status: Agenda Ready

Version: 1

Matter Type: ZA

PLN160151/Monterey Peninsula Country Club (MPCC)

Public hearing to consider action on a Design Approval to allow a remodel of the MPCC clubhouse facility, including structural and terrace additions to the main and basement levels.

Proposed CEQA Action: Exempt from CEQA per Section 15301 of the CEQA Guidelines. 3000 Club Road, Pebble Beach, Greater Monterey Peninsula Area Plan

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- a. Find the project categorically exempt per Section 15301 of the CEQA Guidelines; and
- b. Approve a Design Approval to remodel the MPCC clubhouse facility, including:
 - 4,162 square foot addition to the main level;
 - 4,242 square foot addition to the basement level;
 - 6,830 square foot terrace addition to the main level; and
 - 2,050 square foot terrace addition to the basement level.

A draft resolution (**Exhibit B**) includes findings and evidence supporting approval of this project. No conditions are recommended.

PROJECT INFORMATION:

Planning File Number: PLN160151

Owner: Monterey Peninsula Country Club

Project Location: 3000 Club Road, Pebble Beach

APN: 007-371-011-000

Zoning: O-D-S-RES (Open Space, with Design Control, Site Plan Review, and Parking and Major Recreational Equipment Storage in Seaward Zone Zoning District Overlays)

Parcel Size: approximately 38.43 acres or 1,674,011 square feet

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes (outline staking only). Full height staking and flagging would interfere with the ongoing operations of the clubhouse and golf course.

SUMMARY:

The applicant requests Design Approval for a remodel of the MPCC clubhouse facility. Proposed changes include: 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 plans were revised to remove covered entry and architectural enhancements from the project scope.

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. Concerns expressed by the public involve the possible noise and privacy impacts clubhouse additions could have on the adjacent residential neighborhood along Wranglers Trail Road. Staff also received a noise complaint regarding a private event at the clubhouse.

See **Exhibit A** for a detailed discussion of the project and neighbor concerns.

OTHER AGENCY INVOLVEMENT:

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.

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.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed and Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Exhibit A - Discussion

Exhibit B - Resolution

- Site Plan, Floor Plans, Elevations

Exhibit C - Vicinity Map

Exhibit D - Public Hearing Request

Exhibit E - HRRB Resolution PLN160151, adopted July 7, 2016

cc: Front Counter Copy; Pebble Beach Community Service District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Monterey Peninsula Country Club, Property Owner; Maureen Wruck Planning Consultant, Agent; Noland Hamerly - Christine Kemp, Attorney (Applicant's Representative); Patrick Arrington, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch, Project File PLN160151