

Attachment C

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**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

**ROMAN CATHOLIC BISHOP OF MONTEREY –
MISSION SOLEDAD (PLN120625)**

RESOLUTION NO. 15-046

Resolution by the Monterey County Planning
Commission:

- 1) Recommending that the Board of Supervisors consider the previously adopted Environmental Impact Report for the 2010 General Plan (Board of Supervisors Resolution No. 10-290) with Addendum; and,
- 2) Recommending that the Board of Supervisors adopt the attached ordinance re-zoning the Mission Soledad parcel from “Farming” (F) to “Public/Quasi-Public” (PQP) with a “Historic Resources” (HR) Zoning District overlay. [PLN120625, Roman Catholic Bishop of Monterey, 36641 Fort Romie Road, Soledad, Central Salinas Valley Area Plan (APN: 165-022-002-000)]

The Roman Catholic Bishop of Monterey – Mission Soledad application (PLN120625) came on for public hearing before the Monterey County Planning Commission on September 9, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

**FINDINGS FOR RECOMMENDATION OF APPROVAL TO BOARD OF
SUPERVISORS FOR REZONING**

1. **FINDING:** **REZONING DESCRIPTION** – Rezone from “Farming” (F) to “Public/Quasi-Public” (PQP) with a “Historic Resource” (HR) Zoning District overlay the property on which the Mission Soledad is located.
 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development as found in Project File PLN150625.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Central Salinas Valley Area Plan;
 - Monterey County Zoning Ordinance (Title 21)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Pursuant to the "Historic Resource" section of the Monterey County Inland Zoning Code (Title 21):

21.54.080.G: As a condition of approval of an application for demolition or alteration of an identified historic resource, rezoning to add an "HR" combining district or to modify an existing "HR" zoning district, shall be required to place only the designated site within the "HR" district.

Pursuant to the "Historic Preservation" subsection of the "Public Services" element of the 2010 Monterey County General Plan:

Policy PS-12.4: Properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be designated with a Historic Resource ("HR") overlay on the zoning map.

The Mission Soledad is a registered California Historical Landmark (No. 233). Accordingly, the project includes a request that the Planning Commission make a referral to the Board of Supervisors recommending that the project parcel (Assessor's Parcel 165-022-002-000) be granted a "Historic Resource" ("HR") zoning overlay.

- c) A Land Use Designation change from "Farming" to "Public/Quasi-Public" was been reviewed and approved pursuant to the 2010 General Plan. The proposed re-zoning from "Farming" to "Public/Quasi-Public" is therefore consistent with the 2010 General Plan
- d) The project was reviewed by the Monterey County Historical Resources Review Board on December 5, 2013, receiving their recommendation for "approval", as recorded by resolution, with a vote of 3-0.
- e) The project planner conducted a site inspection on October 15, 2012, and July 30, 2015, to verify that the project on the subject parcel conforms to the plans listed above.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development as found in Project File PLN120625.

3. **FINDING:**

CEQA (Addendum): - The proposed Use Permit is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. An addendum to the 2010 General Plan EIR has, pursuant to CEQA Guidelines section 15164, been prepared and is included as **EXHIBIT F** of the September 9, 2015 staff report for PLN126065 for the proposed re-zoning.

- a) The 2010 Monterey County General Plan EIR (certified October 26, 2010, by the Monterey County Board of Supervisors, Resolution No. 10-290) reviewed the change of Land Use Designation of the project parcel from "Farmlands 40-Acre Minimum" to "Public/Quasi-Public." Accordingly the proposed rezone from "Farming" (F) to "Public/Quasi-Public" (PQP) was reviewed according to the 2010 General Plan EIR.
- b) No adverse environmental effects were identified during staff review of the development application during a site visit on October 15, 2012, and July 30, 2015.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project will not create an impact within a particularly sensitive environment, will not have a significant

cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development as found in Project File PLN120625.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1) Recommend that the Board of Supervisors consider the previously adopted Environmental Impact Report for the 2010 General Plan (Board of Supervisors Resolution No. 10-290) with Addendum; and,
- 2) Recommend that the Board of Supervisors adopt the attached ordinance re-zoning the Mission Soledad parcel from "Farming" (F) to "Public/Quasi-Public" (PQP) with a "Historic Resources" (HR) Zoning District overlay.

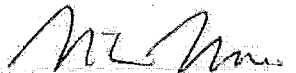
PASSED AND ADOPTED this 9th day of September, 2015 upon motion of Commissioner Vandevere, seconded by Commissioner Brown, by the following vote:

AYES: Brown, Vandevere, Rochester, Salazar, Diehl, Roberts, Padilla, Mendez

NOES: None

ABSENT: Hert, Getzelman

ABSTAIN: None


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 02 2015

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA
AMENDING SECTION 21.08.060 OF TITLE 21 OF THE MONTEREY COUNTY CODE TO
RECLASSIFY CERTAIN PROPERTY IN THE COUNTY OF MONTEREY.**

County Counsel Synopsis

*This ordinance amends Section 21-19 of the Zoning Maps to rezone 13.5 acres on
Fort Romie Road to change the underlying zoning designation from "Farming"
(F) to "Public/Quasi-Public" (PQP) with a "Historic Resources" (HR) Zoning
District overlay.*

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

SECTION 1. ZONING DISTRICT MAP

Section 21-19 of Section 21.08.060 of the Monterey County Code is hereby amended as shown on the map attached hereto as *Attachment C.4* and incorporated herein by reference. Said amendment reclassifies the underlying zoning for a 13.5-acre parcel located on Fort Romie Road (APN 165-022-002-000) from Farmland, 40 acre minimum (F/40) to Public/Quasi-Public with a Historic Resource Zoning District overlay.

SECTION 2. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Title is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Title. The Board of Supervisors hereby declares that it would have passed this Title 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 3. EFFECTIVE DATE.

This Ordinance shall become effective after formal adoption by the Board of Supervisors.

PASSED AND ADOPTED on this ____ day of _____, 2015, upon motion of Supervisor _____,
seconded by Supervisor _____, by the following vote, to-wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Simon Salinas, Chair
Monterey County Board of Supervisors

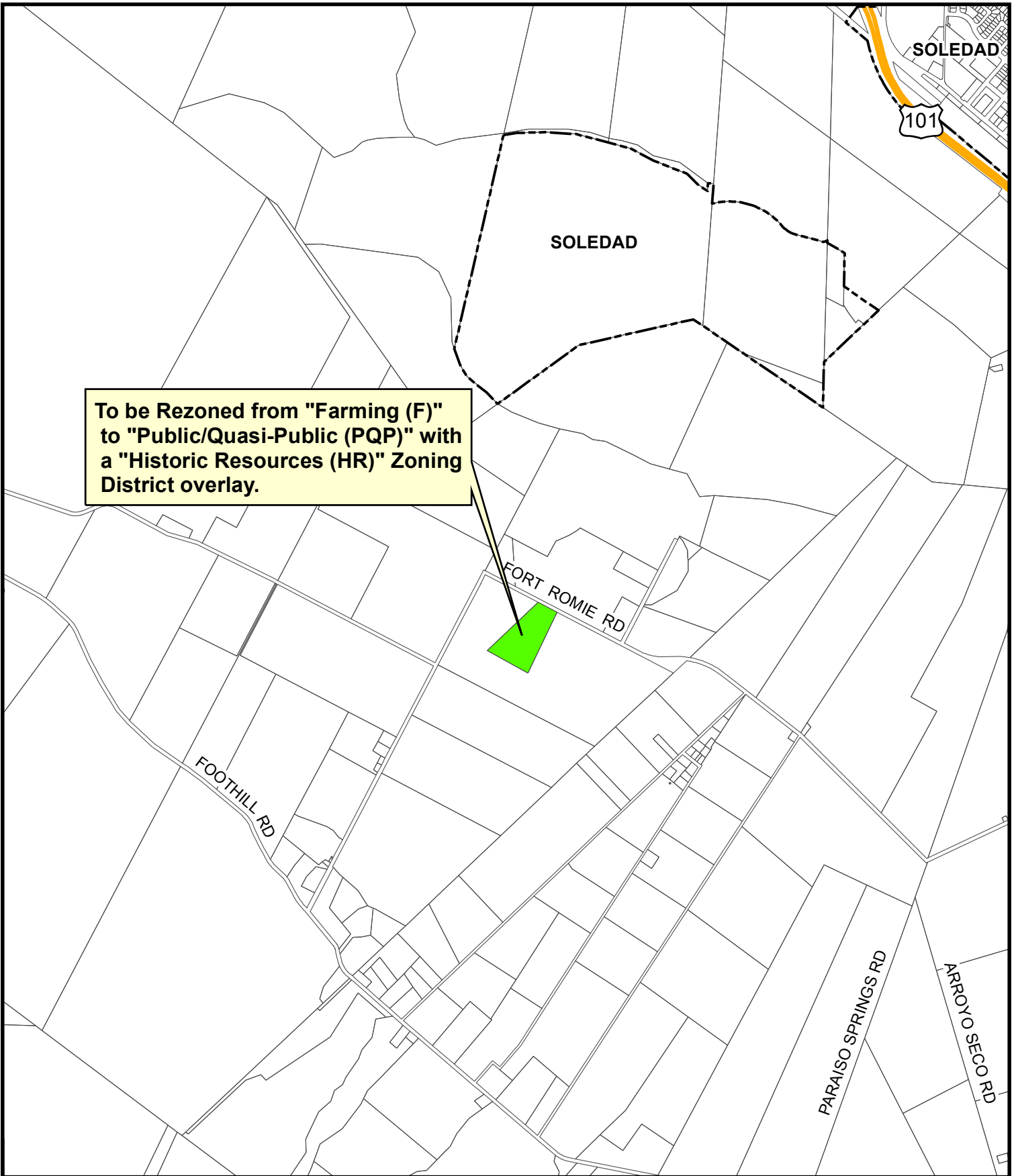
Attest:
LEW C. BAUMAN, Clerk
to the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
Wendy Strimling, County Counsel

By: _____
Deputy

doc:ORDpc_PLN120625_Title21



REZONING: SECTION 21-19, TITLE 21

APN: 165-022-002-000

FILE # PLN120625 MISSION SOLEDAD

