



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Board Report

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**File #:** 13-0744, **Version:** 1

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Public hearing to consider adoption of an Ordinance to amend 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)

### PROJECT INFORMATION:

**Planning File Number:** PLN130248

**Owner:** Cypress Point Club

**Project Location:** 3150 Seventeen Mile Drive, Pebble Beach

**APN:** 008-271-006-000

**Agent:** Eric Miller Architects

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** No

**CEQA Action:** Categorically Exempt per Section 15308

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

Adopt an ordinance to amend 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.

### SUMMARY:

This ordinance adds the Historic Resources (“HR”) zoning overlay to the Cypress Point Club parcel, consistent with the Monterey County Coastal Implementation Plan and a Combined Development Permit granted to the Cypress Point Club. Condition No. 11 of the Combined Development Permit requires 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 resources on the project site. The request was made by the Cypress Point Club on March 15, 2013. On May 8, 2013, the Planning Commission conducted a duly noticed hearing on the ordinance and recommended that the Board of Supervisors adopt an ordinance to amend the existing zoning of the parcel to add the “HR” designation.

### DISCUSSION:

On August 29, 2012, the Monterey County Planning Commission approved a Combined Development Permit (PLN110380/Resolution No. 12-037) consisting of two Coastal Development Permits for additions and

alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. 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 resources on the project site. Monterey County Code, Section 20.147.080.C.3.b (part of Monterey County Coastal Implementation Plan - Part 5) requires that development on parcels with historical or archaeological resources be subject to a condition of approval requiring the applicant to “request a rezoning of the parcel to add an “HR” (Historical Resources) zoning district to the existing zoning of the parcel.” That section provides that the rezoning shall not necessitate an amendment to the Land Use Plan or to Chapter 20.147 (Coastal Implementation Plan, Part 5: Regulations for Development in the Del Monte Forest Land Use Plan).

The applicant submitted the request on March 15, 2013. On May 8, 2013, the Planning Commission adopted a resolution recommending that the Board of Supervisors adopt an ordinance to amend the existing zoning of the parcel to add the “HR” designation (PLN130248/Resolution No. 13-016).

Pursuant to the California Environmental Quality Act, CEQA Guidelines Section 15308, this rezoning is categorically exempt from environmental review as an action taken by a regulatory agency to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The proposed rezoning to add the “HR” zoning overlay is required by Monterey County Code (Cultural Resource Chapter of the Monterey County Coastal Implementation Plan - Part 5) to indicate that the property has historical/cultural resources on-site.

OTHER AGENCY INVOLVEMENT:

County Counsel has approved the ordinance as to legal form. The recommending zoning amendment is required to satisfy a condition associated with an approved project (PLN110380) that was reviewed by other agencies; therefore, no other agency involvement is required.

FINANCING:

Funding for staff time associated with this project is included as part of application fees submitted for the Combined Development Permit (PLN110380).

Prepared by: Dan Lister, Assistant Planner ext. 6617

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Wanda Hickman, Planning Services Manager

cc: Front Counter Copy; California Coastal Commission; Wanda Hickman, Planning Services Manager; Cypress Point Club, Applicant/Owner; Eric Miller Architects, Agent/Representative; The Open Monterey Project; LandWatch; Project File PLN130248

The following attachments on file with the Clerk of the Board:

Attachment A	Ordinance with Exhibit 1
Attachment B	Vicinity Map
Attachment C	Planning Commission Resolution No. 13-016
Attachment D	Planning Commission Resolution No. 12-037