

Exhibit A

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**DRAFT RESOLUTION TO RECOMMEND AMENDMENT OF
LOCAL COASTAL PROGRAM
PLN220308/LINCOLN GREEN INN, LLC**

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

In the matter of the application of:

LINCOLN GREEN INN LLC (PLN220308)

RESOLUTION NO.

Resolution of the County of Monterey Planning Commission recommending that the Board of Supervisors:

- 1) Find that the project qualifies as Statutory Exemption under Section 15265 of the CEQA Guidelines, and that none of the exceptions from Section 15300.2 apply
- 2) Adopt an Ordinance amending Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal Implementation Plan) to rezone a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)];
- 3) Adopt an Ordinance amending the Monterey County Code Chapter 20.12 to remove the reference to the “Lincoln Green Cottages”;
- 4) Amending Policy 4.4.3.D.4 of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) Section 20.146.120.B.3.b to add reference to the 5 visitor serving units for Lincoln Green Inn; and
- 5) Find that the proposed Amendment to the Local Coastal Plan is intended to be carried out in a manner fully in conformity with the Coastal Act; and submit the Local Coastal Program amendment to the California Coastal Commission for Certification.

PLN220308 Lincoln Green Inn, LLC, 26208 & 26200 Carmelo Street (Assessor's Parcel Number 009-403-003-000), Carmel Area Land Use Plan]

The LINCOLN GREEN LLC (PLN220308) application came before the County of Monterey Planning Commission on November 12, 2025, and April 29, 2026, at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning

Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

RECITALS

1. Section 30500 of the Public Resources Code requires each County and City to prepare a Local Coastal Program (LCP) for that portion of the coastal zone within its jurisdiction.
2. On October 19, 1982, the Board of Supervisors adopted the Carmel Area Land Use Plan (“Land Use Plan”) as part of the LCP in the Coastal Zone pursuant to the California Coastal Act. This Land Use Plan replaces policy guidance for most policy topics found in the General Plan and is applied in the Coastal Zone. Adoption of this Land Use Plan involved the application of the Visitor Serving Commercial (“VSC”) land use designation to the subject property (APN: 009-403-003-000) (“Property”). VSC zoning districts allow visitor-serving commercial uses.
3. On April 13, 1983, the California Coastal Commission (Coastal Commission) acknowledged certification of the Carmel Area Land Use Plan as part of Monterey County’s Local Coastal Program.
4. On October 23, 1984, the Monterey County Board of Supervisors adopted a comprehensive amendment to the Carmel Area Land Use Plan and on January 22, 1985, the California Coastal Commission certified the amendments.
5. Figure 1 (Proposed Land Use) of the Carmel Area Land Use Plan provides a graphic representation of the general distribution, location, extent, and intensity of land uses and transportation routes in this planning area.
6. The property has a land use designation of Recreation and Visitor-Serving in Figure 1 of the Land Use Plan. This land use designation encompasses moderate to high-intensity uses, providing basic support services and accommodations to meet visitor needs associated with coastal recreation and travel are appropriate. Major hotel or inn accommodations are principally allowed uses.
7. On January 5, 1988, Monterey County adopted the Coastal Implementation Plan (CIP) of the LCP consistent with Section 30512.1 of the Public Resources Code. Part 1 of the CIP is Title 20, the zoning ordinance for the coastal zone.
8. The Sectional District Map (“The Zoning Map”) provides a graphic representation of the zoning classifications of the properties within the planning area. Pursuant to Planning & Zoning law, zoning must be consistent with the General Plan land use designation.
9. The Zoning Map shows the property with a zoning classification of Medium Density Residential with a density of 2 units per acre, a height limit of 18 feet, and a Design Control Overlay (Coastal Zone) “MDR/2-D(18)(CZ).”
10. The Medium Density Residential zoning district is not compatible with the Recreation and Visitor serving land use designation. California Government Code § 65860 states that zoning ordinances must be consistent with the General Plan of the county or city. On

November 14, 2022 the property owner submitted an application to amend the Zoning Map to rezone property from Medium Density Residential to Visitor-Serving Commercial, and amend Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal Implementation Plan) of the Monterey County Code to change the zoning classification of the 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. The proposed zoning ordinance details this change in zoning.

11. The proposed zoning ordinance would also amend Chapter 20.12 of Title 20 of Monterey County Code to remove reference to the Lincoln Green Inn, as the Medium Density Residential zoning district will no longer apply.
12. The site contains four permitted visitor-serving lodging units and two accessory structures of 394 square feet and 408 square feet in size, operating as the Lincoln Green Inn. Separately, the applicant has applied for a Combined Development Permit to seek after-the-fact conversion of one accessory structure to a visitor-serving lodging unit at the Lincoln Green Inn.
13. The Carmel Area Land Use Plan and Coastal Implementation Plan require that new or expanded recreation and visitor-serving facilities demonstrate consistency with the land use plan, maximum site and parcel densities, and environmental, visual, design, and traffic constraints. The expansion and development of recreation and visitor-serving facilities shall be of a scale and nature that is compatible with the natural and scenic character of the area. Essentially, the scale and number of new or expanded visitor-serving units and related employee units are dependent on site constraints and compatibility of the surrounding area. However, Policy 4.4.3.D.4 of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) section 20.146.120.B.3.b provides additional unit limitations and establishes the maximum intensity for various Recreation and Visitor-Serving through the Plan area (Carmel River Inn, Highlands Inn, Tickle Pink, and Sandpiper Inn). To limit Lincoln Green Inn to five visitor-serving units, which would be of a scale and nature that is compatible with the natural and scenic character of the area, Policy 4.4.3.D.4 of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) section 20.146.120.B.3.b would be amended to include “5 visitor units for Lincoln Green Inn.” This would not preclude the establishment of employee housing.
14. Section 30514 of the Public Resources Code provides for amendments to adopted Local Coastal Programs (LCPs), including the Land Use Plan (LUP) and the Coastal Implementation Plan (CIP), which the zoning ordinance (Title 20) is a part of. Additionally, on September 24, 1985, the Monterey County Board of Supervisors adopted procedures for amending the LCP-CIP. The procedures include: the County’s Planning Commission hold a noticed public hearing and make a recommendation to the Board of Supervisors; the Board of Supervisors hold a noticed public hearing, adopt an ordinance, and submit the proposed amendment to the California Coastal Commission for certification together with materials sufficient for a thorough and complete review and the Coastal Commission confirm the County’s action. Accordingly, the proposed amendments will not go into effect until after certification by the Coastal Commission, and they will not become operative until the Coastal Commission’s certification is final and effective.

15. State law requires the Planning Commission to hold a noticed public hearing on proposed amendments to zoning ordinances and to make a written recommendation to the Board of Supervisors.
16. On April 29, 2026, the Planning Commission held a duly noticed public hearing to consider making a recommendation to the Board of Supervisors on the proposed ordinance to amend the zoning classification (Attachment 1). At least 10 days before the hearing on April 14, 2026, notices of the hearing before the Planning Commission were published in The Monterey County Weekly.
17. State law provides a statutory exemption from the California Environmental Quality Act (CEQA) for consideration and adoption of local coastal programs. CEQA Guidelines Section 15265(a)(1), applies to activities and approvals undertaken by a local government necessary for the adoption of a local coastal program. The proposed amendment to the Local Coastal Program requires certification by the California Coastal Commission prior to taking effect.
18. These amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519).
19. The proposed Zoning Ordinance is attached to this Resolution as Attachment 1 and is incorporated herein by reference. The Ordinance would amend Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal Implementation Plan) of Monterey County Code to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)].

DECISION

The Planning Commission of the County of Monterey, State of California, hereby recommends that the Board of Supervisors:

- 1) Find that the project qualifies as a Statutory Exemption under Section 15265 of the CEQA Guidelines;
- 2) Adopt an Ordinance amending Sectional District Map 16 of Title 20 section 20.08.060 (Monterey County Coastal Implementation Plan) to change the zoning classification on a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)];
- 3) Adopt an Ordinance to amend the Monterey County Code Chapter 20.12 to remove the reference to the “Lincoln Green Cottages”;
- 4) Adopt a Resolution amending Policy 4.4.3.D.4 of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4) Section 20.146.120.B.3.b to add reference to the 5 visitor serving units for Lincoln Green Inn; and
- 5) Find that the proposed Amendment to the Local Coastal Plan is intended to be carried out in a manner fully in conformity with the Coastal Act; and submit the Local Coastal Program amendment to the California Coastal Commission for Certification.

PASSED AND ADOPTED on this 29th day of April 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

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ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,
AMENDING SECTION 20.12.070 AND SECTIONAL DISTRICT MAP 16 OF SECTION
20.08.060 OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING
CLASSIFICATION OF A CERTAIN PROPERTY IN THE COUNTY OF MONTEREY**

County Counsel Summary

This ordinance amends Section 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 amend the zoning classification of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. This ordinance also amends Section 20.12.070(E) to remove reference to the Lincoln Green Cottages. These changes are to ensure that the zoning is consistent with the land use designation in the Carmel Area Land Use Plan. This Property is located at 26208 & 26200 Carmelo Street (Assessor's Parcel Number 009-403-003-000).

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

SECTION 1. Findings and declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The purpose of this ordinance is to correct the zoning of the subject property to be consistent with the approved land use designation in the Carmel Area Land Use Plan. To effectuate this change, Section 16 of the Sectional District Maps of Section 20.08.60 need to be amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. Also, Section 20.12.070(E) of the Monterey County Code needs to be amended to remove reference to the Lincoln Green Cottages.

C. This ordinance amends the Monterey County Coastal Implementation Plan, which is part of the County's Local Coastal Program. Pursuant to the Coastal Act, the County may amend the certified Local Coastal Program provided the County follows certain procedures. The procedures include the following: the County's Planning Commission holds a noticed public hearing and makes a recommendation to the Board of Supervisors on the proposed amendment; the Board of Supervisors holds a noticed public hearing to adopt the ordinance subject to California Coastal Commission certification, and submits the proposed amendment to the Coastal

Commission for certification together with materials sufficient for a thorough and complete review; and the Coastal Commission certifies the amendment and confirms the County's action. Accordingly, this ordinance will not go into effect until after the Coastal Commission certifies the amendment and confirms the Board's action.

D. The amendments in this ordinance are intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519).

E. State law provides a statutory exemption from the California Environmental Quality Act ("CEQA") for consideration and adoption of local coastal programs. CEQA Guidelines Section 15265(a)(1) applies to activities and approvals undertaken by a local government necessary for the adoption of a local coastal program. This exemption also applies to amendments to local coastal program. This ordinance is part of a local coastal program amendment, and requires certification by the California Coastal Commission prior to taking effect.

SECTION 2. Subsection (E) of Section 20.12.070 of the Monterey County Code is amended to read as follows:

E. Visitor-Serving Uses.

1. On that portion of the Odello property known as "Odello East", visitor-serving uses and employee housing in addition to the permitted residential uses are permitted pursuant to Section 20.146.120.C.2.

2. Up to sixteen (16) visitor-serving units and one manager apartments are permitted to remain on the property commonly known as "Grosvenor Inn".

SECTION 3. ZONING DISTRICT MAP. Section 16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. The map attached hereto as **Exhibit 1** is incorporated herein by reference.

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 would have 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 thirty-first day following its adoption or upon California Coastal Commission confirmation that County's ordinance satisfies the Coastal Commission's certification order, whichever occurs later.

PASSED AND ADOPTED on this _____ day of _____ 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chair, Christopher M. Lopez
Monterey County Board of Supervisors

A T T E S T:

VALERIE RALPH
Clerk of the Board

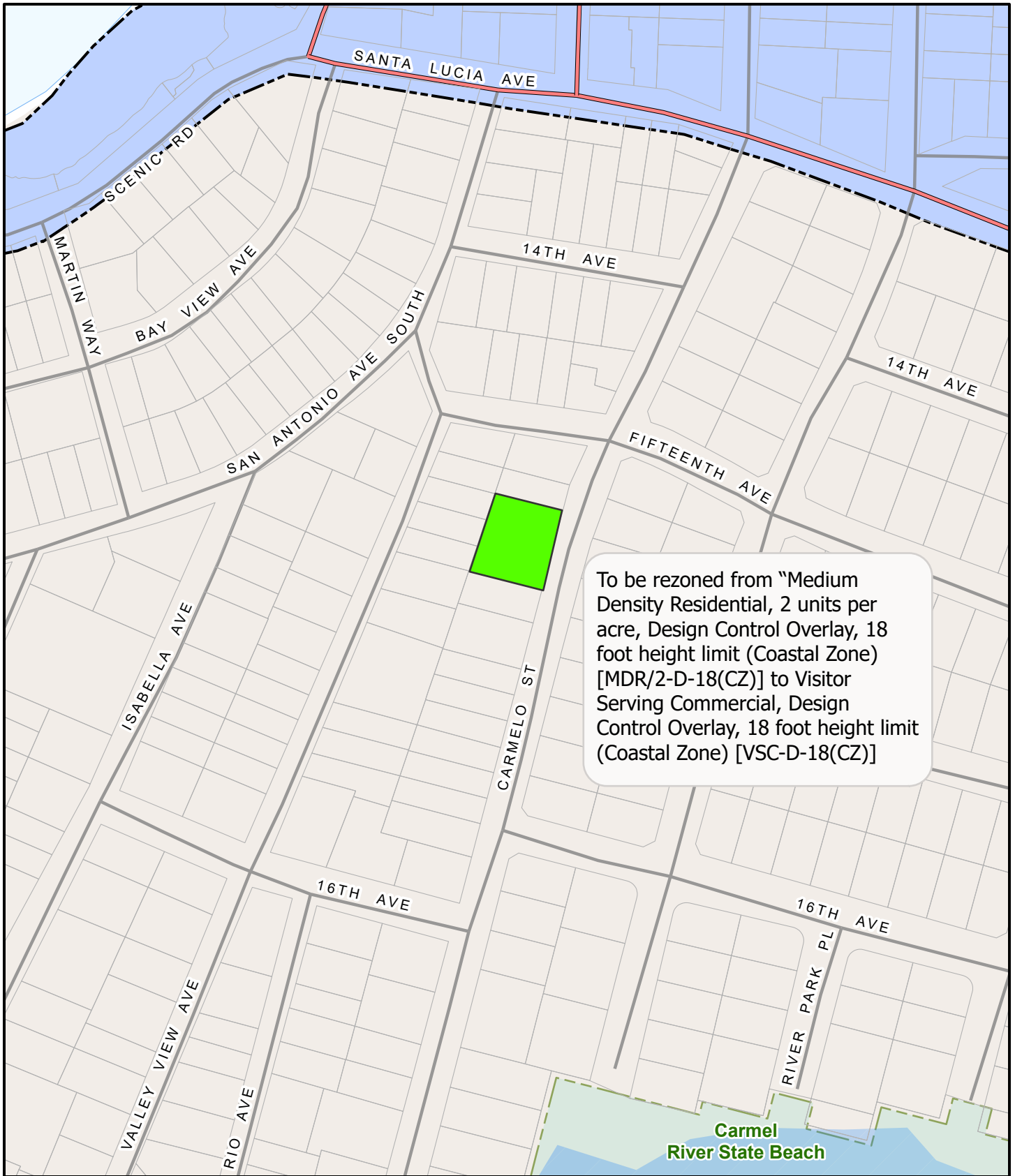
By: _____
Deputy

APPROVED AS TO FORM BY:

Kelly L. Donlon

Kelly L. Donlon
Chief Assistant County Counsel

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To be rezoned from "Medium Density Residential, 2 units per acre, Design Control Overlay, 18 foot height limit (Coastal Zone) [MDR/2-D-18(CZ)] to Visitor Serving Commercial, Design Control Overlay, 18 foot height limit (Coastal Zone) [VSC-D-18(CZ)]

Amending Sectional District Map 20-16

APN 009-403-003-000

 Project Site



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