

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: January 24, 2012 SCHEDULED		AGENDA NO.: S-
SUBJECT: Public hearing to:		
<p>a. Consider resolution of intent to adopt certain Local Coastal Program (LCP) Amendments for the coastal area of the Del Monte Forest, including the following: amendment of the Del Monte Forest Land Use Plan (LUP) policies; update and addition of LUP figures (maps), including changes to land use designations at multiple locations; amendment of Parts 1 and 5 of the Monterey County Coastal Implementation Plan (CIP) (Title 20 of the Monterey County Code), including amending Chapters 20.12 (Medium Density Residential) and 20.14 (Low Density Residential) to remove golf courses as conditional allowed uses in these zones, amending Sections 20-10 and 20-16 of the zoning maps of the Monterey County CIP to rezone multiple locations, and amending Chapter 20.147 (Regulations for Development in the Del Monte Forest Land Use Plan Area). These Amendments would: focus new development adjacent to or within existing developed areas while requiring preservation of large intact contiguous areas of forest and other sensitive habitat areas; revise the regulations for development to establish the regulatory framework for the proposed Pebble Beach Company Concept Plan; update the LCP to reflect the changes in conditions in Del Monte Forest since the original adoption of the LCP in the 1980s; and move implementing detail from the Land Use Plan into the CIP.</p> <p>b. Direct staff to transmit the resolution to the Coastal Commission for certification. (PLN100138/Pebble Beach Company, Pebble Beach, Del Monte Forest Land Use Plan)</p>		
Project Location: Del Monte Forest/Pebble Beach	APNs: Numerous	
Planning File Number: PLN100138	Owner: Pebble Beach Company	
Planning Area: Del Monte Forest LUP	Flagged and staked: No	
Zoning Designation(s): Various		
CEQA Action: Statutorily Exempt per Public Resources Code Section 21080.9 and CEQA Guidelines Section 15265		
Department: RMA - Planning Department		

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt a resolution of intent to adopt certain Local Coastal Program (LCP) Amendments for the coastal area of the Del Monte Forest, including the following: amendment of the Del Monte Forest Land Use Plan (LUP) policies; update and addition of LUP figures (maps), including changes to land use designations at multiple locations; amendment of Parts 1 and 5 of the Monterey County Coastal Implementation Plan (CIP) (Title 20 of the Monterey County Code), including amending Chapters 20.12 (Medium Density Residential) and 20.14 (Low Density Residential) to remove golf courses as conditional allowed uses in these zones, amending Sections 20-10 and 20-16 of the zoning maps of the Monterey County CIP to rezone multiple locations, and amending Chapter 20.147 (Regulations for Development in the Del Monte Forest Land Use Plan Area). These Amendments would: focus new development adjacent to or within existing developed areas while requiring preservation of large intact contiguous areas of forest and other sensitive habitat areas; revise the regulations for development to establish the regulatory framework for the proposed Pebble Beach Company Concept Plan; update the LCP to reflect the changes in conditions in Del Monte Forest since the original adoption of the LCP in the 1980s; and move implementing detail from the Land Use Plan into the CIP.
- b. Direct staff to transmit the resolution to the Coastal Commission for certification.

SUMMARY:

The proposed LCP Amendment (LCPA) would:

- Amend, delete, and add text to policies of the Del Monte Forest Land Use Plan (LUP);
- Amend the LUP figures, including changes to Land Use Designations on LUP Figures 5 and 6a through 6g(2);
- Amend, delete, and add text to the regulations of the Coastal Implementation Plan (CIP, Parts 1 and 5); and
- Amend Sections 20-10 and 20-16 of the zoning maps of the Monterey County CIP.

As explained in detail in the LCPA Discussion (**Attachment No. 1**), the LCP amendments consist primarily of:

- Updates to the text in the Del Monte Forest portions of the LCP to reflect current conditions;
- Correcting errors and inconsistencies within the Del Monte Forest portions of the LCP;
- Inclusion of text and policies to establish the regulatory framework for the Pebble Beach Company Concept Plan (Concept Plan), included in Chapter 3 in the LUP;
- Inclusion of text and regulations to establish the regulatory framework for the Concept Plan as new Section 20.147.095 in the CIP;
- Updates to and the addition of new LUP Figures;
- Removal of the Open Space Advisory Committee (known as "OSAC") Plan from the LUP;
- Amendments in the LUP with corresponding amendments in the CIP.
- Deletion of text regarding golf courses in CIP, Part 1, Chapters 20.12. and 20.14 to correspond to changes in the LUP;
- Amendments to Section 20-10 of the zoning maps of the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) to rezone multiple locations (The Inn and Links at Spanish Bay, Areas B, C, F-2, J, K, L, F-1, F-3, I-1, and the Pebble Beach Corporation Yard); and
- Amendments to Section 20-16 of the zoning maps of the Monterey County Coastal Implementation Plan (Title 20 of the Monterey County Code) to rezone The Lodge at Pebble Beach, the Beach and Tennis Club, Collins Field, the Collins Residence parcels, and Areas M, I-2, U, V, G, H, N, O, and PQR.

The LCPA Discussion (**Attachment No. 1**) also addresses:

- CEQA and LCPA Procedures, and how they apply to the proposed LCPA;
- Land use, density, and rezoning implications of the proposed LCPA;
- Applicability of Inclusionary Housing policies;
- Consistency of the proposed LCPA with the Coastal Act; and a
- Summary of the technical analysis and significant impacts identified in the Draft EIR prepared as technical background for the proposed LCPA.

The proposed LCP Amendment revises the policies and regulations in anticipation of the proposed Pebble Beach Company (PBC) project, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Del Monte Forest. The PBC project is the result of discussions between PBC and the Coastal Commission staff, and would allow the renovation and expansion of visitor serving uses, creation of 90 to 100 single-family residential lots, and preservation and conservation of approximately 635 acres as primarily forested open space.

Only the LCP Amendment is before the Board at this time. The PBC project is not before the Board at this time. Staff is processing the project application and preparing the Final EIR for the project, and these will be scheduled for consideration by the Board at a later date.

DISCUSSION:

Detailed discussion is provided in **Attachment No. 1**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and those that are checked (“✓”) have comments and/or recommended conditions:

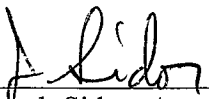
✓	RMA – Public Works Department
✓	Environmental Health Bureau
✓	Water Resources Agency
✓	Pebble Beach Community Services District - Fire
✓	Parks Department
✓	County Counsel
✓	Economic Development Department
✓	Office of the Sheriff
✓	California Coastal Commission

The proposed LCP Amendment was reviewed by the Planning Commission on December 14, 2011. The Planning Commission recommended approval of the LCP Amendment by a vote of 9 to 1 (**Attachment No. 4**), but expressed concerns relative to inclusionary housing and water supply. Staff has addressed these concerns in the discussion (**Attachment No. 1**) and the Draft Environmental Impact Report (**Attachment No. 9**) prepared as technical background information required for the analysis of the proposed LCP Amendment.

FINANCING:

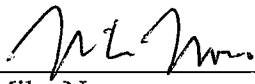
Funding for staff time associated with this project is included in the FY09-10, FY10-11, and FY11-12 Final Budgets for the RMA - Planning Department.

Prepared by:



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Approved by:



Mike Novo
Director of Planning

This report was reviewed by Laura Lawrence, Planning Services Manager.

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; Environmental Health Bureau; Public Works Department; Parks Department; Pebble Beach Community Services District – Fire Protection District; Economic Development Department; Monterey County Water Resources Agency; Office of the Sheriff; California Coastal Commission; Mike Novo; Carl Holm; Laura Lawrence, Planning Services Manager; Applicant/Owner (Pebble Beach Company); Tom Jamison, Attorney for Applicant; The Open Monterey Project; LandWatch; Project File PLN100138

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

- Attachment No. 1 Discussion w/attached LUP Summary Table
- Attachment No. 2 Draft Board Resolution
 - Attachment A Draft LUP (Clean or as Amended)
Draft LUP (Strikethrough / Underline)
LUP Figures
 - Attachment B Draft Ordinance w/attached Zoning Maps
 - Attachment C Land Use Re-Designation Narrative
Land Use Re-Designation Figures
- Attachment No. 3 Draft Ordinance Amending Sections 20.08.060, 20.12.050, 20.14.050, and 20.147 of the MCC w/attached Zoning Maps (Sections 20-10 and 20-16)
See Attachment B of the Draft Board Resolution
- Attachment No. 4 Planning Commission Resolution No. 11-043
- Attachment No. 5 DMF Agreement (December 2009)
- Attachment No. 6 Local Coastal Program Amendment Procedures
- Attachment No. 7 Location Map
- Attachment No. 8 Correspondence (Planning Commission Hearing on 12/14/2011)
- Attachment No. 9 Draft Environmental Impact Report (DEIR) (November 2011)*

* The DEIR is also available for review on the RMA-Planning Department public website at <http://www.co.monterey.ca.us/planning/>.