



Monterey County

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Board Report

Legistar File Number: 16-109

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Introduced: 1/25/2016

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Public Hearing To:

- a. Consider the previously adopted Environmental Impact Report for the 2010 General Plan; and,
- b. Consider Adoption of an Ordinance amending Section 21-19 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code to rezone a 13.5 acre parcel (Assessor's Parcel Number 165-022-002-00, site of California State Historic Landmark No. 233 - Mission Nuestra Senora de la Soledad) from a zoning classification of "F/40" [Farming with a 40 Acre parcel size] to a zoning classification of "PQP/HR" [Public/Quasi-Public with a Historic Resources overlay].
(Rezone - PLN120625/Mission Soledad, 36641 Fort Romie Road, Soledad, Central Salinas Valley Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN120625

Owner: Roman Catholic Bishop of Monterey

Project Location: 36641 Fort Romie Road, Soledad

APN: 165-022-002-000

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: No

CEQA Action: Previously adopted Environmental Impact Report

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Consider the previously adopted Environmental Impact Report for the 2010 General Plan (Board of Supervisors Resolution No. 10-290); and;
- b. Adopt an Ordinance amending Section 21-19 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code to rezone a 13.5 acre parcel (Assessor's Parcel Number 165-022-002-00, site of California State Historic Landmark No. 233 - Mission Nuestra Senora de la Soledad) from a zoning classification of "F/40" [Farming with a 40 Acre parcel size] to a zoning classification of "PQP/HR" [Public/Quasi-Public with a Historic Resources overlay].

SUMMARY/DISCUSSION:

The Roman Catholic Bishop of Monterey County submitted a Use Permit to allow restoration and reconstruction of the Soledad Mission. The Historic Resource section of the Monterey County Zoning ordinance requires projects associated with historic sites to apply the Historic Resource Zoning Overlay. In addition the General Plan designates the site as Public Quasi-Public while the zoning is Farming with a 40 acre parcel size. The applicant as part of

their application package included a request to rezone the property consistent with the General Plan and to apply the Historic Resources Overlay district.

The Planning Commission considered the request for the Use Permit and the Rezone but had questions about the impacts associated with the potential expansion of visitors to the mission and requested additional analysis. The Planning Commission indicated that the rezone of the property could be considered independently of the Use Permit and took action to recommend that the Board rezone the property from "Farming/40 Acre parcel size" (F/40) to "Public/Quasi-Public" (PQP) with a "Historic Resources" (HR) Zoning District overlay.

Approval of the rezone with the Historic Resources ("HR") Zoning District is consistent with both the 2010 General Plan Policies and Land Use Designations:

1. General Plan Policy PS-12.4 states: *"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."* Mission Soledad is registered as California State Historic Landmark No. 233 (October 14, 1956).
2. The 2010 Monterey County General Plan, adopted on October 26, 2010, designates the 13.5 acre subject parcel "Public Quasi/Public." (Figure #LU4, Land Use Plan map of the certified Central Salinas Valley Area Plan in the 2010 General Plan.)

The proposed zone change has been considered and recommended for approval, by the Monterey County Historic Resources Review Board (HRRB) and the Planning Commission.
(EXHIBITS B and C)

The proposed rezone is to a land use designation evaluated as part of the 2010 Monterey County General Plan EIR which was certified October 26, 2010, by the Monterey County Board of Supervisors, Resolution No. 10-290. No further environmental analysis is necessary because the impacts associated with this zone change have been adequately been addressed. Staff's recommendation is that the Board of Supervisors consider the 2010 General Plan EIR as part of the action.

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning.

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Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Carl P. Holm, Director Resource Management Agency, ext. 5103

This report was reviewed by John Ford, RMA Planning Services Manager

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

- Attachment A Draft Ordinance Amending MCC Section 21.08.060 with Figure 1
- Attachment B HRRB Resolution
- Attachment C Planning Commission Resolution

Attachment D Vicinity Map

Attachment E 2010 Monterey County General Plan (website link below)

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma/-/planning/resources-documents/2010-general-plan/general-plan-final-environmental-impact-repo>

cc: Front Counter Copy; Roman Catholic Bishop of Monterey, Owner/Applicant; Luke Connolly, RMA Planning Services Manager; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN120625