



## Monarch Cove Inn – Policy Amendments



620 El Salto Drive

- 3 lots

Amendment to:

- General Plan Map
- Zoning Map
- Zoning Code



## Monarch Cove Inn – Policy Amendments

Recommendation: adopt a resolution accepting Coastal Commission modifications to Zoning Code, Zoning Map, and General Plan Map as included in attachment #1.



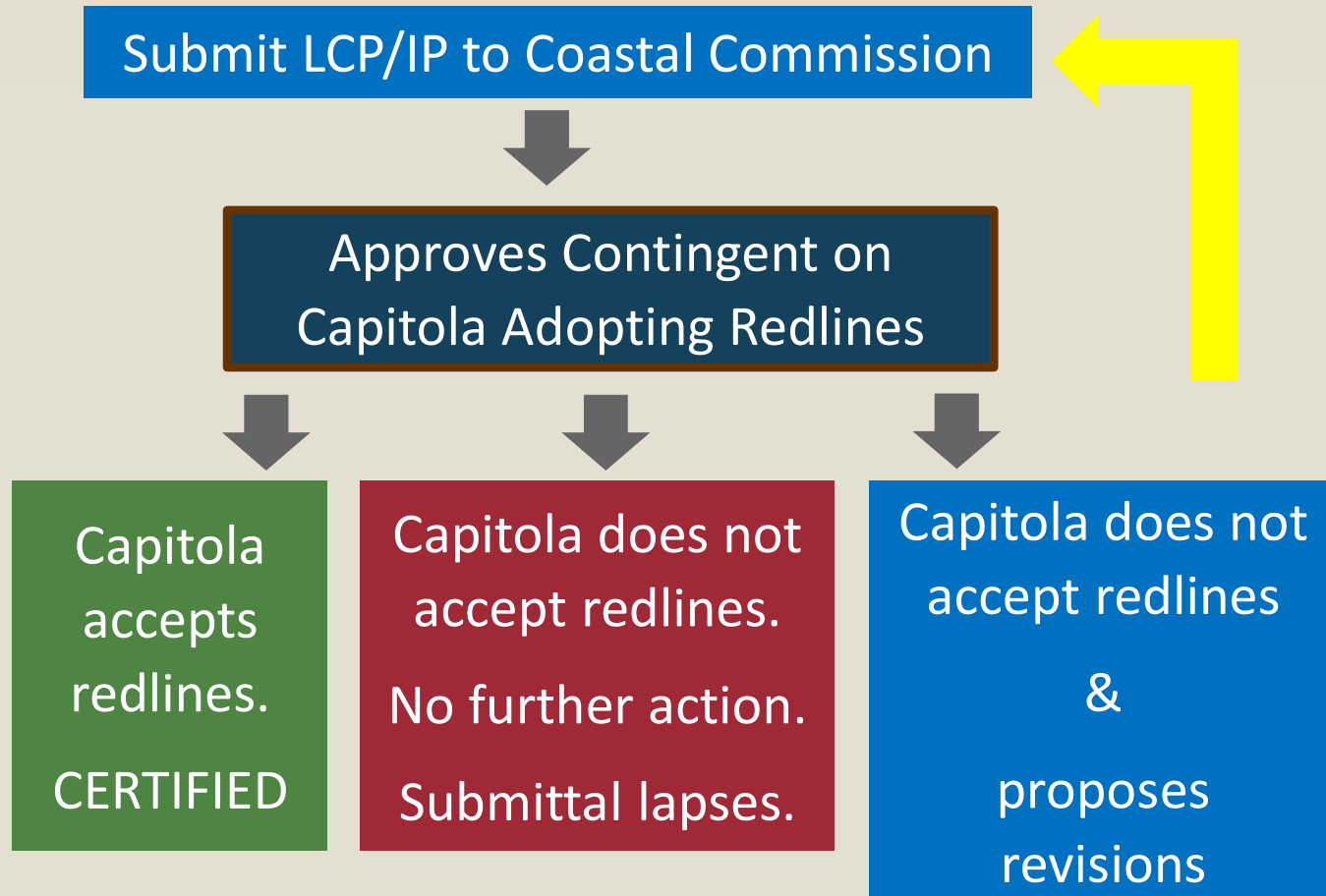
## Monarch Cove Inn – Policy Amendments

### Background

- 2012-2014 Owner pursued major redevelopment and expansion of Inn. Application withdrawn.
- 2014-2021 Zoning Code Update included Inn property rezone from VS to R-1 with VS overlay
- April 2021 Coastal Commission certified overall update but excluded Inn.
- Late 2021 New application from Inn Owner. VS to R-1 with Visitor Serving Overlay.
- May 2024 Coastal Commission **conditionally certified** with amendments.



# Coastal Commission Zoning Code Certification Process





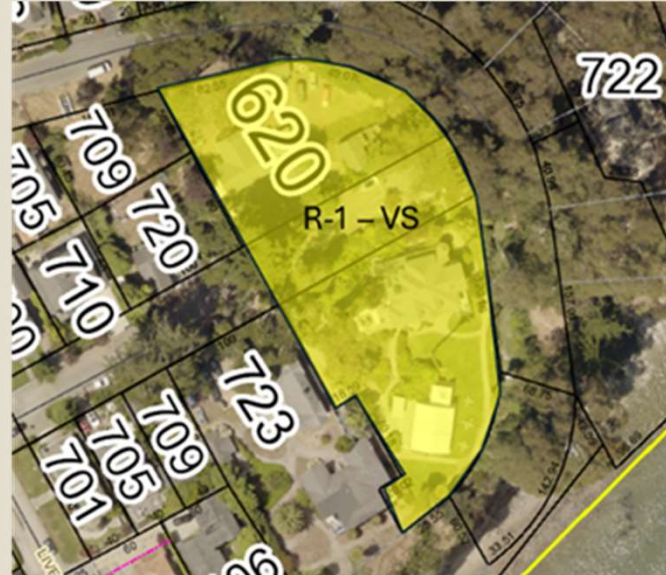
# Monarch Cove Inn – Policy Amendments

## Proposed Amendments

- Zoning Map and GP Map



Existing



Owner/City Proposed



Coastal  
Commission  
Modification



## Monarch Cove Inn – Policy Amendments

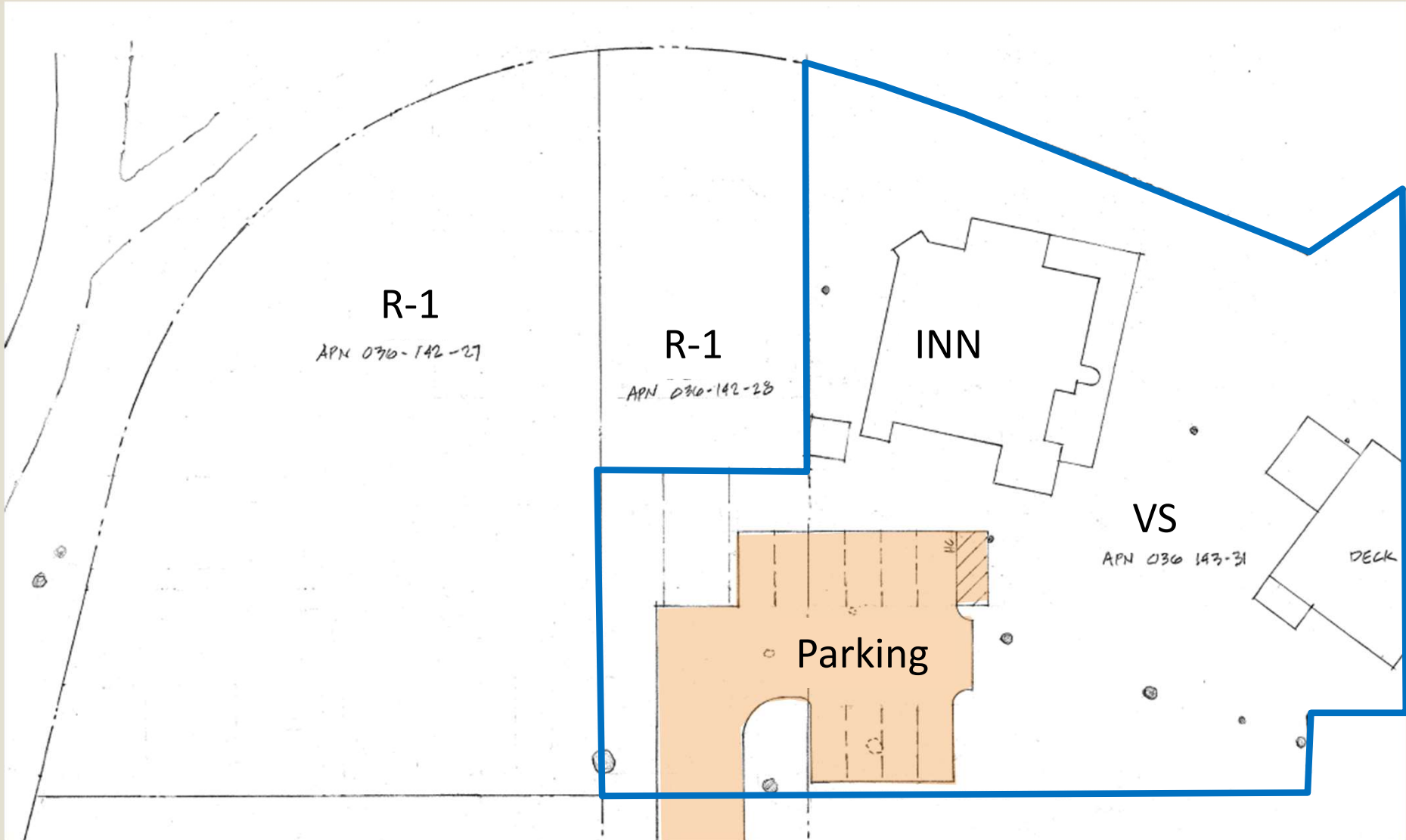
### Proposed Amendments – Summary and Changes

- Repeal Chapter 17.30 Visitor Serving
- Create Visitor Serving – Monarch Cove Inn Overlay
- Residential requires dedication of pedestrian easement
- Allows owner an option to retire and revert part of property to a residential use and increased flexibility of site.
- Retains Monarch Cove Inn as coastal resource.



# Monarch Cove Inn – Policy Amendments

## Parking





## Monarch Cove Inn – Policy Amendments

### Weddings and Events

Existing CUP Condition:

If the Monarch Cove Inn is not operated jointly on all three properties, then lodging may continue, but no weddings or events are permitted.





## Monarch Cove Inn – Policy Amendments

Adopt a resolution accepting Coastal Commission modifications to Zoning Code, Zoning Map, and General Plan Map as included in attachment #1