

**Update to Zoning
Maps & Zoning
Classification –
REF 140023**

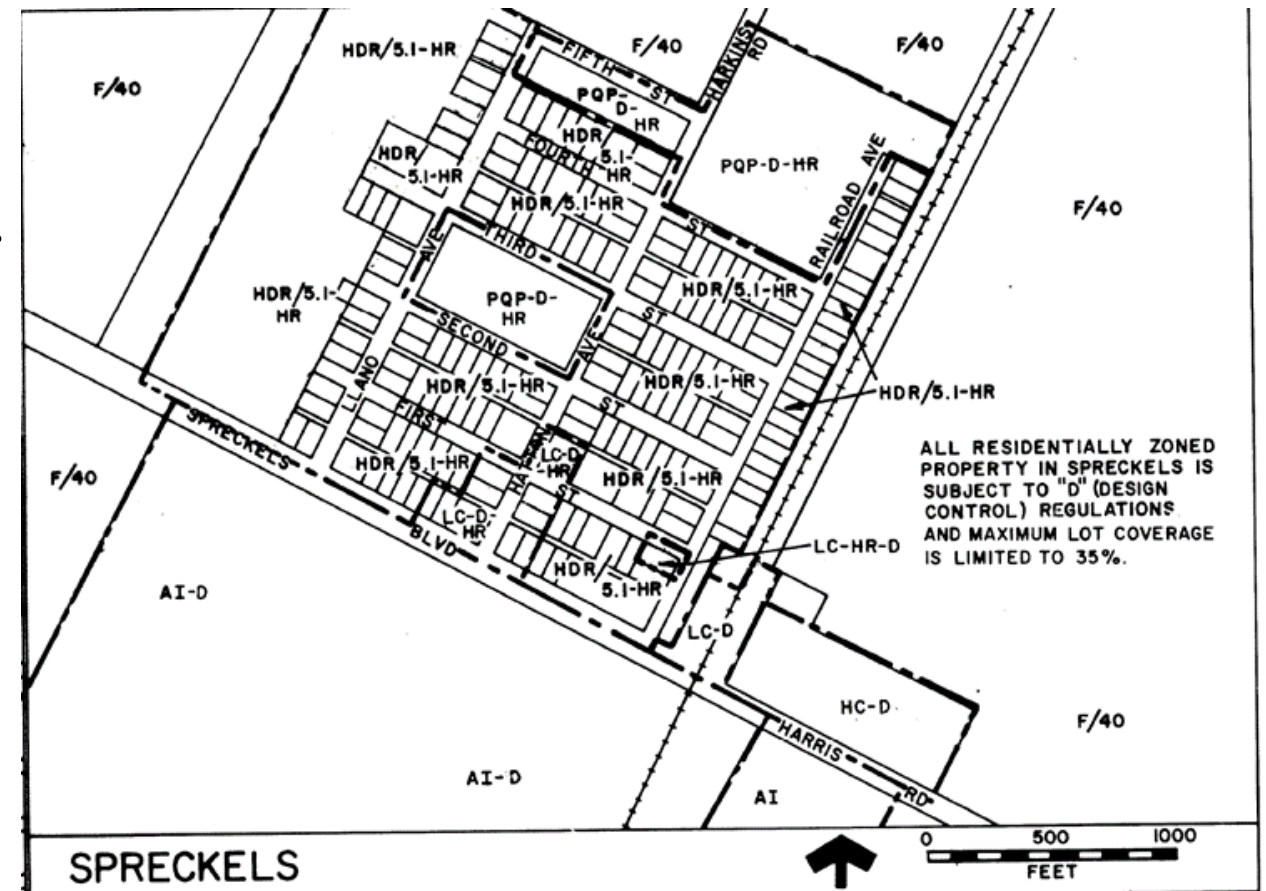
March 13, 2024

Agenda Item No. 5



Requested Action

- Receive a status update on the project to implement the 2010 General Plan (inland areas of unincorporated Monterey County) land use designations, which necessitates updates to the zoning maps and associated Title 21 additions and amendments; and
- Provide input on project scope to staff.



Context

- Adoption of the 2010 General Plan created the need to update zoning maps and amend Title 21 (non-coastal zoning ordinance) of the Monterey County Code
- Planning Commission hearings and workshops between 2014 and 2015
- Core project of updating zoning maps remains uncompleted
- Staff is reviving the project to complete updates to the zoning maps and, as needed, updates to Title 21



Land Use Designation vs. Zoning

- Land Use Designation:
 - Is prescribed in the county's general plan land use element
 - Reflects the desired future development patterns for an area
 - Designates general locations and intensity for development, such as residential, commercial, industrial, and public uses
- Zoning:
 - Should implement the land use designations
 - Sets design and development requirements (standards)



Land Use Designation and Zoning in Monterey County

Land Use Designation

Residential
– Rural
Density 5
Acres+/Unit

Resource
Conservation

Permanent
Grazing 10
– 160 Ac
Min

Visitor
Accommodations/Professional
Offices

Light
Industrial

Zoning

Rural
Density
Residential
20
Acres/Unit

Resource
Conservation 2,300
Acres/Unit

Permanent
Grazing
160 Acres
Minimum

Visitor
Accommodations/Professional
Office

Light
Industrial



Project Scope

Current Project

- Update Zoning maps
 - Amendments to Title 21 as necessary
- Implement Agricultural and Winery Corridor (Chapter 9.J in the 2010 General Plan) in Title 21

Agriculture and Winery Corridors

-  Central/ Arroyo Seco/ River Road Segment
-  Jolon Road Segment
-  Metz Road Segment



Future Projects

- Implementation of Affordable Housing Overlay (AHO)
- Fort Ord Master Plan
 - Update Plan
 - Update Land Use Maps
 - Update Zoning Maps

Affordable/Workforce Housing Program

- LU-2.11 The County shall encourage the development of affordable and workforce housing projects through the establishment of an Affordable Housing Overlay Program, based on the following parameters.
- a. The following areas shall be designated as Affordable Housing Overlay (AHO) Districts (*maps are located at the end of this Element*):

Current Project

1. Zoning map updates with 2010 GP
 - Update Title 21:
 - Chapter 21.08 (Establishment and Designation of Zoning Districts)
 - Chapter 21.39 (Community Plan Zoning District)
 - Chapter 21.50 (Urban Reserve Zoning District)
2. Add a new Chapter to Title 21 to implement the Agricultural and Winery Corridor Plan
 - **CEQA:** Utilize CEQA Guidelines Section 15162 (consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan)
 - **GP Amendment:** None needed



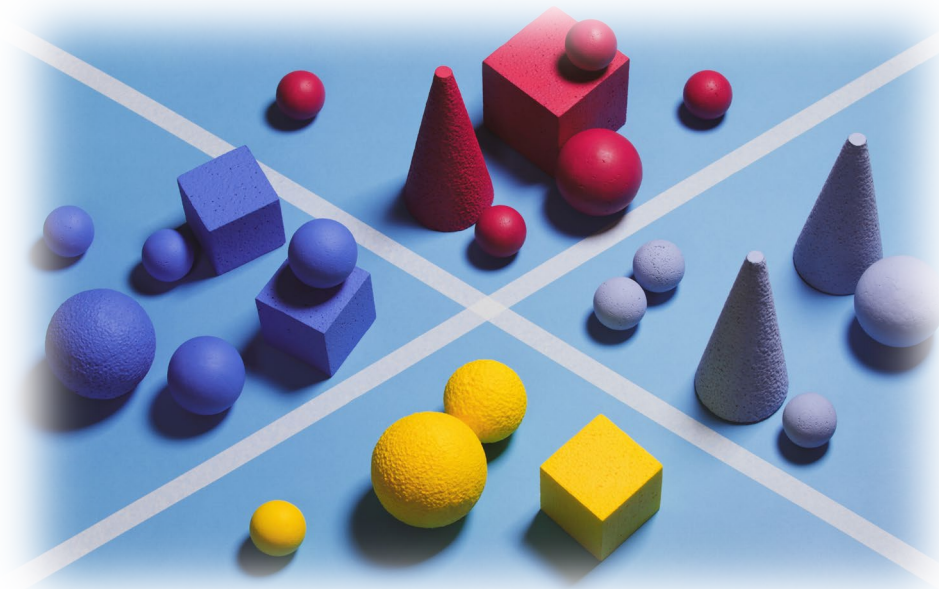
Future Projects

- Implementation or revision of the Affordable Housing Overlay (2010 General Plan Land Use Element Policy LU-2.11)
- Fort Ord Master Plan Update
- **CEQA:** Would trigger CEQA review, not meet conditions of CEQA 15162 (previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan)
- **GP Amendment:** Require GP Amendment



Status Update & Next Steps

- Preliminary research & review of land use and zoning maps
- Return to the Planning Commission in late summer



Recommendation

- Find this workshop is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262;
- Receive a status update on the project to implement the 2010 General Plan (inland areas of unincorporated Monterey County) land use designations, which necessitates updates to the zoning maps and associated Title 21 additions and amendments; and
- Provide input on project scope to staff.

