

Exhibit B.2

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AMENDING SECTION 21.08.060 OF TITLE 21 (NON-COASTAL ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE COUNTY OF MONTEREY.

County Counsel Summary

This ordinance amends Section 21-16 of the Sectional District Maps of Section 21.08.060 of Title 21 (Non-coastal zoning) of the Monterey County Code to change the zoning classification from the "PQP-D-S-RAZ" (Public/Quasi-Public with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) zoning classification to the "MDR-D-S-RAZ (24)" (Medium Density Residential with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, and a 24 foot building height limit) zoning classification on 129 parcels, including 12 condominium lots, located on approximately 37.7 acres (West Course of the Rancho Canada Golf Course; Assessor's Parcel Numbers 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-033-000, 015-162-039-000, 015-162-040-000 and 015-162-043-000). The ordinance also changes the zoning classification from "PQP-D-S-RAZ" (Public/Quasi-Public with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) zoning classification to the "LDR-S-D-RAZ" (Low Density Residential with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) zoning classification on approximately 4.6 acres (Assessor's Parcel Numbers 015-162-046-000 and 015-162-047-000). The rezoning would become operative only if and when the first final map for the Rancho Canada Subdivision is recorded.

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

SECTION 1. Section 21-16 of the Sectional District Maps of the Monterey County Code is hereby amended to change the zoning from "PQP-D-S-RAZ" (Public/Quasi-Public with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) to "MDR-D-S-RAZ (24)" (Medium Density Residential with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, and a 24 foot building height limit) on approximately 37.7 acres (West Course of the Rancho Canada Golf Course; Assessor's Parcel Numbers 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-033-000, 015-162-039-000, 015-162-040-000 and 015-162-043-000), as shown on the map attached hereto as Exhibit A and incorporated herein by reference, with said zoning reclassification to occur and become operative only if and when the first final map of the Rancho Canada Village subdivision (PLN040061) is approved and recorded, resulting in the creation of 129 lots on approximately 37.7 acres.

SECTION 2. Section 21-16 of the Sectional District Maps of the Monterey County Code is hereby amended to change the zoning form "PQP-D-S-RAZ" (Public/Quasi-Public with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) to "LDR-D-S-

RAZ” (Low Density Residential with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays) on approximately 4.6 acres (*Assessor’s Parcel Numbers* 015-162-046-000 and 015-162-047-000) as shown on the map attached hereto as Exhibit A and incorporated herein by reference, with said zoning reclassification to occur and become operative only if and when the first final map for the Rancho Canada Village subdivision (PLN040061) is approved and recorded.

SECTION 3. The rezoning is consistent with Policy CV-1.27 of the 2010 General Plan. The property to be rezoned is within the Special Treatment Area for Rancho Canada Village set forth in Policy CV-1.27, which allows for residential development with a density of up to 10 units/acre. The Rancho Canada Village subdivision project (PLN040061), at a density of 3.25 units/acres, is consistent with the General Plan density. This ordinance updates the zoning of the property to be consistent with the density allowed by CV-1.27 and the proposed residential land use and density of the sites being rezoned. The rezoning also assures that application of MDR and LDR development standards are applied respectively to specific lots to be created if and when the Rancho Canada Village subdivision final map is recorded.

SECTION 3. 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 4. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED this ____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

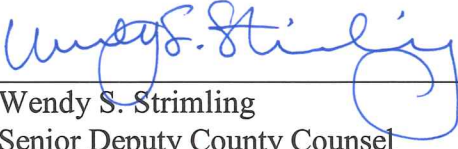
Jane Parker, Chair
Monterey County Board of Supervisors

A T T E S T:

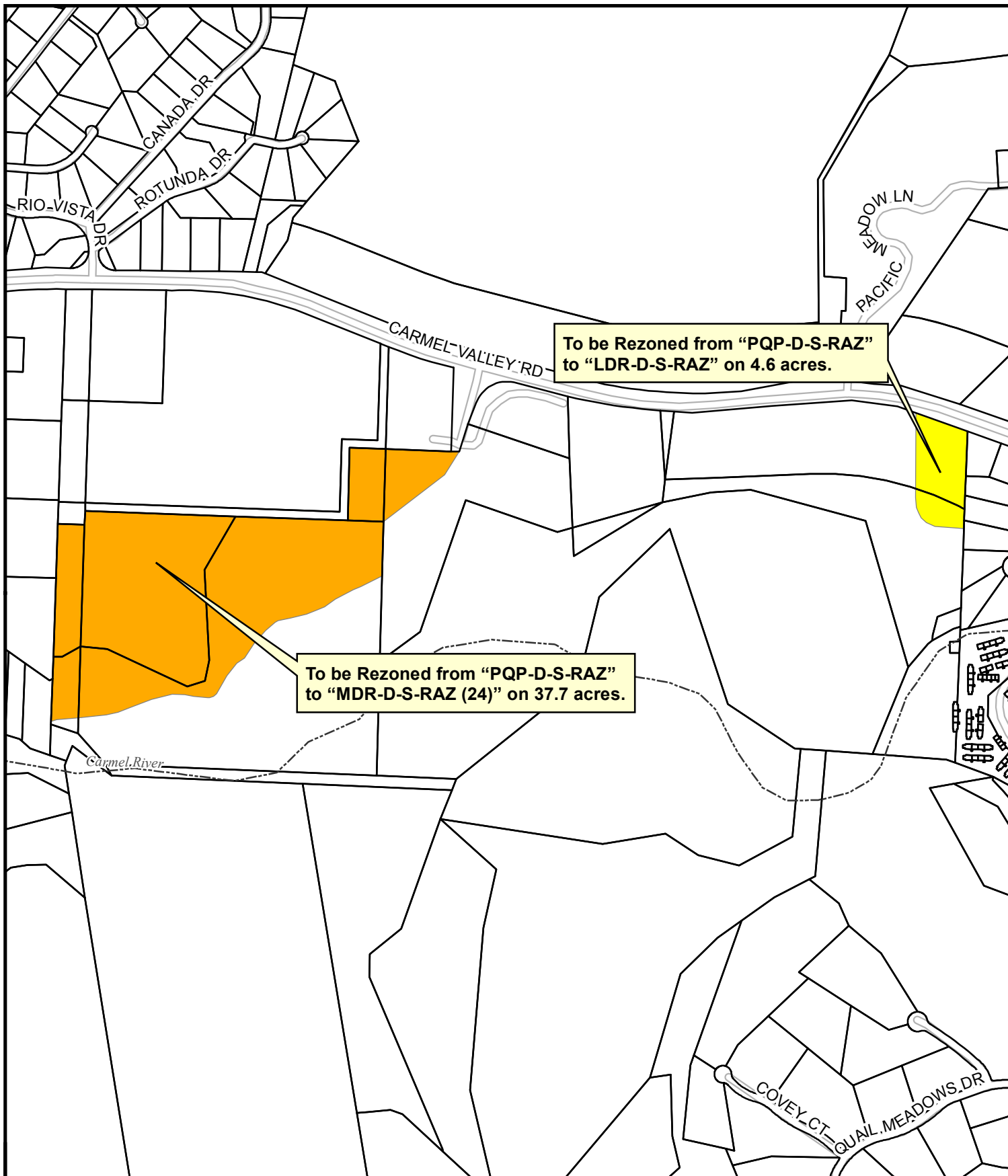
GAIL T. BORKOWSKI
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM BY:



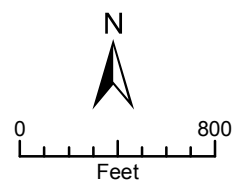
Wendy S. Strimling
Senior Deputy County Counsel



REZONING: SECTION 21-16, TITLE 21

APN: 015-162-009-000, 015-162-016-000, 015-162-017-000, 015-162-025-000, 015-162-026-000,
015-162-027-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-041-000,
015-162-042-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000

FILE # PLN040061 RANCHO CANADA VILLAGE



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