

# Attachment C

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA  
AMENDING SECTION 20.08.060 OF TITLE 20 (COASTAL ZONING) 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 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code to rezone a 0.497 acre parcel located directly south of the intersection of Crest Road and 17-Mile Drive, and bounded on the east and west by Highway 68 and 17-Mile Drive, respectively, from Resource Conservation with a Design Control Overlay (Coastal Zone) [RC-D(CZ)] to Medium Density Residential, 4 units an acre, with a Design Control Overlay (Coastal Zone) [MDR/4-D (CZ)]. The property is located at 4209 Sunridge Road, Pebble Beach in the coastal unincorporated area of Monterey County (APN: 008-053-001-000).*

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

**SECTION 1. ZONING DISTRICT MAP.** Section 20-16, Sectional District Maps, found in Section 20.08.060 of the Monterey County Code, is hereby amended as shown on the map attached hereto as Exhibit A and incorporated herein by reference. Said amendment reclassifies a 0.497-acre parcel located directly south of the intersection of Crest Road and 17-Mile Drive, and bounded on the east and west by Highway 68 and 17-Mile Drive, respectively, from Resource Conservation with a Design Control Overlay (Coastal Zone) [RC-D(CZ)] to Medium Density Residential, 4 units an acre, with a Design Control Overlay (Coastal Zone) [MDR/4-D (CZ)]. The property is located at 4209 Sunridge Road, Pebble Beach in the coastal unincorporated area of Monterey County (APN: 008-053-001-000).

**SECTION 2. 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 whether any one or more sections, subsections, sentences, clauses, or phrases is declared invalid.

**SECTION 3. EFFECTIVE DATE.** This Ordinance shall become effective on the thirty-first day after its adoption or the day certification by the California Coastal Commission becomes final and effective, whichever is later.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Mary Adams, Chair  
Monterey County Board of Supervisors

A T T E S T:

Valerie Ralph,  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

APPROVED AS TO FORM:



Kelly L. Donlon  
Assistant County Counsel

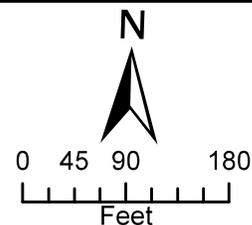
**To be Rezoned from "Resource Conservation, with a Design Control overlay (Coastal Zone) [RC-D (CZ)]" to "Medium Density Residential, 4 units per acre, with a Design Control overlay (Coastal Zone) [MDR/4-D (CZ)]".**



**REZONING: SECTIONAL DISTRICT MAY 20-16 OF SECTION 20.08.060**

**APN: 008-053-001-000**

**FILE # PLN200314, STEWART**



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