

Update to Zoning Maps & Zoning Classification – REF 140023

August 12, 2025

Agenda Item No. #8

Item No. 8 - REF 140023



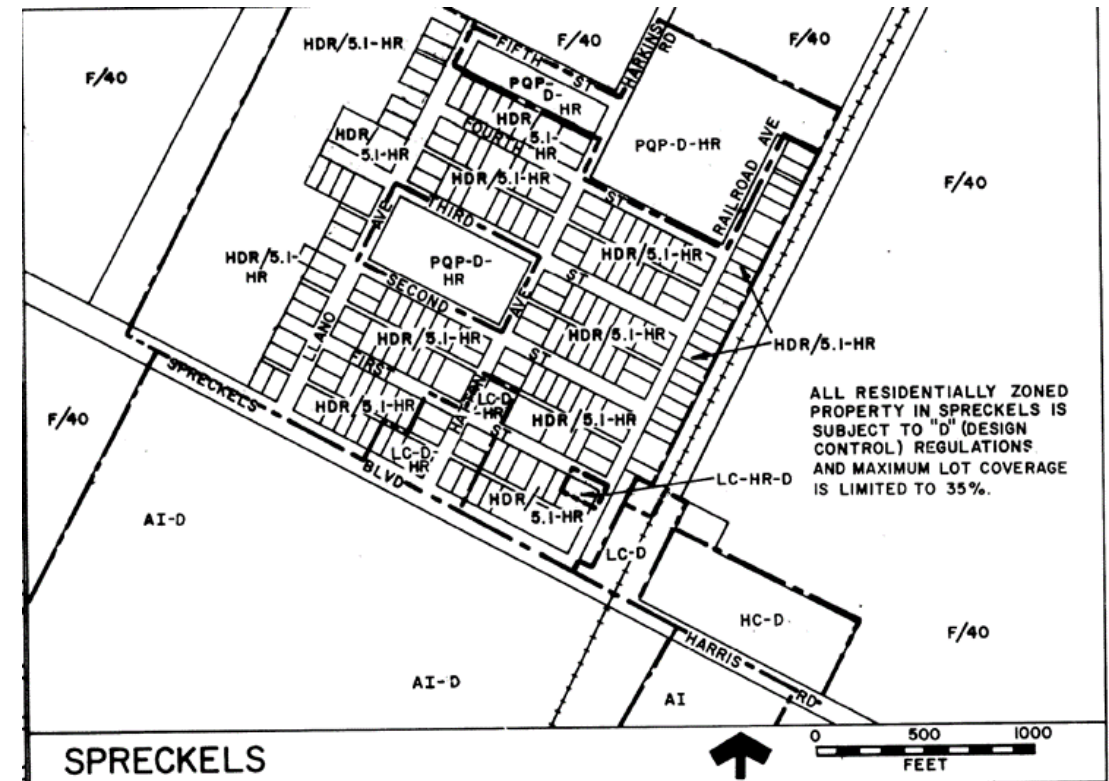
Requested Action

- Adopt an ordinance amending Title 21 of the Monterey County Code to amend Chapter 21.08, Chapter 21.50, and Sections 1-108 of Section 21.08.060 of Title 21 of the Monterey County Code to reclassify multiple zoning districts for consistency with their 2010 County of Monterey General Plan land use designations



Project Scope

- Update to Sectional District Maps
 - All Inland Area Zoning Map
- Amendments to Title 21
 - Corrections and Amendments to MCC Chapter 21.08; and
 - Amendment to MCC Chapter 21.50.



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Land Use Designation vs. Zoning

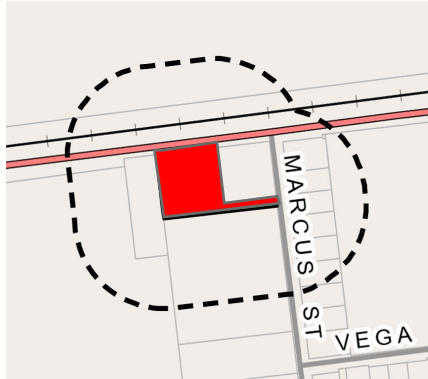
- Land Use Designation:
 - Is prescribed in the county's general plan land use element
 - Reflects the desired future development patterns for an area
 - Designates general locations and intensity for development, such as residential, commercial, industrial, and public uses
- Zoning:
 - Should implement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



Update to Sectional District Maps

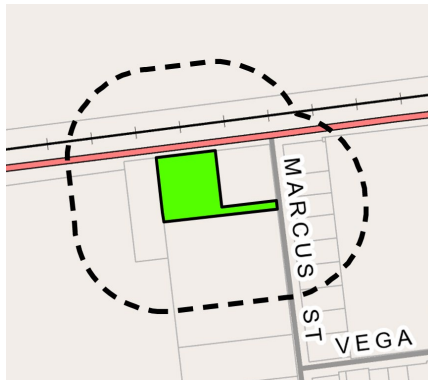
Residential – Rural

Land Use
Designation

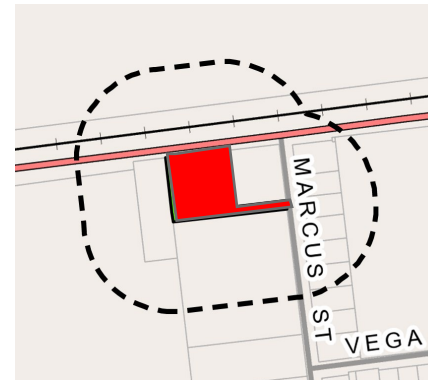


Farmland (F/40)

Zoning



Rural Density Residential



Amendments to Title 21

- Update Title 21:
 - Chapter 21.08 (Establishment and Designation of Zoning Districts)
 - MCC section 21.08.010 – correction for Mixed Use Zoning District.
 - MCC section 21.08.030.C – amendments to process for addressing the uncertainty of zoning district boundaries.
 - MCC section 21.08.030.D – addition to clarify instances where there is an absence of zoning on a parcel.
 - MCC section 21.08.060 – correction to incorporation of all Sectional District Maps.
 - Chapter 21.50 (Urban Reserve Zoning District)
 - MCC section 21.50.030.D – addition to clarify regulations for development proposals for compliance with Board-adopted Memorandum of Agreement (MOA) and Memorandum of Understanding (MOU).



Planning Commission / Public Input

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- Planning Commission Recommendation on April 30, 2025
- Public Comment



Recommendation

- Find adoption of the ordinance consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan (SCH #2007121001) pursuant to CEQA (California Environmental Quality Act) Guidelines Section 15162; and
- Adopt an ordinance to amend Chapters 21.08 and 21.50 of the Monterey County Code (Title 21, inland zoning) to reclassify multiple zoning districts for consistency with the 2010 County of Monterey General Plan land use designations.

