

Exhibit B

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ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,
AMENDING SECTION 20.12.070 AND SECTIONAL DISTRICT MAP 16 OF SECTION
20.08.060 OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING
CLASSIFICATION OF A CERTAIN PROPERTY IN THE COUNTY OF MONTEREY**

County Counsel Summary

This ordinance amends Section 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 amend the zoning classification of a 0.3 acre parcel from Medium Density Residential with a density of 2 units an acre, a height limit of 18 feet and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Serving Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. This ordinance also amends Section 20.12.070(E) to remove reference to the Lincoln Green Cottages. These changes are to ensure that the zoning is consistent with the land use designation in the Carmel Area Land Use Plan. This Property is located at 26208 & 26200 Carmelo Street (Assessor's Parcel Number 009-403-003-000).

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

SECTION 1. Findings and declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. The purpose of this ordinance is to correct the zoning of the subject property to be consistent with the approved land use designation in the Carmel Area Land Use Plan. To effectuate this change, Section 16 of the Sectional District Maps of Section 20.08.60 need to be amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. Also, Section 20.12.070(E) of the Monterey County Code needs to be amended to remove reference to the Lincoln Green Cottages.

C. This ordinance amends the Monterey County Coastal Implementation Plan, which is part of the County's Local Coastal Program. Pursuant to the Coastal Act, the County may amend the certified Local Coastal Program provided the County follows certain procedures. The procedures include the following: the County's Planning Commission holds a noticed public hearing and makes a recommendation to the Board of Supervisors on the proposed amendment; the Board of Supervisors holds a noticed public hearing to adopt the ordinance subject to California Coastal Commission certification, and submits the proposed amendment to the Coastal

Commission for certification together with materials sufficient for a thorough and complete review; and the Coastal Commission certifies the amendment and confirms the County's action. Accordingly, this ordinance will not go into effect until after the Coastal Commission certifies the amendment and confirms the Board's action.

D. The amendments in this ordinance are intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519).

E. State law provides a statutory exemption from the California Environmental Quality Act ("CEQA") for consideration and adoption of local coastal programs. CEQA Guidelines Section 15265(a)(1) applies to activities and approvals undertaken by a local government necessary for the adoption of a local coastal program. This exemption also applies to amendments to local coastal program. This ordinance is part of a local coastal program amendment, and requires certification by the California Coastal Commission prior to taking effect.

SECTION 2. Subsection (E) of Section 20.12.070 of the Monterey County Code is amended to read as follows:

E. Visitor-Serving Uses.

1. On that portion of the Odello property known as "Odello East", visitor-serving uses and employee housing in addition to the permitted residential uses are permitted pursuant to Section 20.146.120.C.2.

2. Up to sixteen (16) visitor-serving units and one manager apartments are permitted to remain on the property commonly known as "Grosvenor Inn".

~~3. Up to four visitor-serving units are permitted to remain on the property commonly known as "Lincoln Green Cottages".~~

SECTION 3. ZONING DISTRICT MAP. Section 16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to reclassify a 0.3 acre property from Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay [MDR/2-D(18)(CZ)] to Visitor Service Commercial with a height limit of 18 feet and a Design Control Overlay [VSC-D(18)(CZ)]. The map attached hereto as **Exhibit 1** is incorporated herein by reference.

SECTION 4. 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 5. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption or upon California Coastal Commission confirmation that County's ordinance satisfies the Coastal Commission's certification order, whichever occurs later.

PASSED AND ADOPTED on this _____ day of _____ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Christopher M. Lopez
Monterey County Board of Supervisors

A T T E S T:

VALERIE RALPH
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM BY:

Kelly L. Donlon
Chief Assistant County Counsel

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