



County of Monterey Planning Commission

Item No.5

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 5

Legistar File Number: PC 24-022

March 13, 2024

Introduced: 3/5/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF140023 - UPDATE TO ZONING MAPS AND CLASSIFICATIONS

- a. 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
- b. Provide input to staff.

Project Location: Countywide (Non-Coastal (Inland) Areas)

Proposed CEQA action: Consider and find this workshop is statutorily exempt per Section 15262 of the CEQA guidelines.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. 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
- b. Provide input to staff.

SUMMARY:

The adoption of the 2010 General Plan for the unincorporated inland areas of Monterey County necessitates that all inland zoning maps be updated to implement the land use designations of the 2010 General Plan. This project began in 2014 and was presented to the Planning Commission in 2014 and 2015. The project was included last year as a part of the Long Range Work Program (LRWP), and staff has completed preliminary work on reviewing the current land use and zoning maps and identified the areas where updates need to occur.

Today, staff is presenting the current project which is a direct implementation of the 2010 General Plan policies. Therefore, the policy discussion and direction were previously vetted during the General Plan process. These General Plan policies and land use designations require codification into Title 21 of the Monterey County Code and necessitate updates to the County's zoning maps.

The original project was incomplete due to staff turnover and other priorities. A portion of the original project was implemented as a separate project, the Mixed Use Zoning District (Chapter 21.17), which the Board of Supervisors adopted on July 7, 2020.

Staff has begun the preliminary work to implement the project this year. The following is a highlight of what is included as a part of the current project implementation:

- Updates to the County's zoning maps to implement the 2010 General Plan land use designations.
- Amendment to Chapter 21.08 (Establishment and Designation of Zoning Districts) to codify the transition from Sectional District Maps to GIS shapefiles.
- Amendment to Chapter 21.39 (Community Plan Zoning District) to codify this section is applicable to adopted Community Plans and Master Plans.
- Amendment to Chapter 21.50 (Urban Reserves Zoning District) to codify that staff needs to review Board adopted Memorandum of Agreements and Memorandum of Understanding between the County and cities for applicable development occurring in the unincorporated County.
- Implementation of the Agricultural and Winery Corridor Plan (AWCP) will result in a new Chapter being added to Title 21.

Portions of this original project will be implemented as future projects, given the time lag between when the project was begun and subsequent actions to date. These future projects will be expected to begin depending on existing staff priorities, as outlined in the Long Range Work Program, and how these projects dovetail with the implementation of the 6th Cycle Housing Element. The following are the future projects that were included in the original project scope:

- Implementation of the Affordable Housing Overlay (AHO) may result in a General Plan amendment and a new Chapter being added to Title 21.
- Updates to the Fort Ord Master Plan (FOMP), associated land use designation, and zoning maps.

DISCUSSION

To read the full discussion and background, please refer to the Detailed Discussion included as Exhibit A.

Staff recommends that the Planning Commission receive staff's presentation on the project and provide input to staff.

OTHER AGENCY INVOLVEMENT

Housing and Community Development Department staff will work with ITD for updates to the GIS maps and Office of County Counsel to review the draft ordinances as they are developed.

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The following attachment is on file with HCD:

Exhibit A - Detailed Discussion