

**PLANNING COMMISSION RESOLUTION RECOMMENDING  
APPROVAL OF ZONING AMENDMENTS**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

Resolution No. 09009 )  
Resolution of the Monterey County )  
Planning Commission recommending )  
Adoption of an ordinance amending )  
Title 21 (Zoning Ordinance) to the )  
Monterey County Board of Supervisors )

This resolution is made with reference to the following facts:

**I. RECITALS:**

1. The proposed Donald and Barbara Chapin project (PLN080039) consists of: A Rezone of the portion of the property designated as MDR/1 and Combined Development Permit to allow the consolidation and resubdivision of eight existing lots of record resulting in a new configuration of eight parcels which are for residential development: one parcel (Parcel B) for a 58 unit apartment complex with a manager's unit and resident's center, six parcels for single family lots, one parcel to subdivide an existing single family dwelling, one well lot, and a remainder parcel. The project is located at the northern corner of Axtell Street and Preston Street and areas north and west of Davis Street, Castroville (hereafter the "Property".) and the EIR prepared for the Project.
2. The proposed zoning ordinance is attached to this Resolution as **Attachment A** and is incorporated herein by reference. The ordinance would amend Section 21-104 of the Sectional District Maps of Section 21.08.060 of Title 21 (Zoning) of the Monterey County Code to apply High Density Residential/18 Units per Acre ("HDR/18") to the areas zoned as MDR/1 on the subject property.
3. The reason for zoning action is to make the zoning consistent with the General Plan. On April 10, 2007, the Board of Supervisors amended the County's 1982 General Plan and North County Area Plan (inland) to incorporate the Castroville Community Plan, as applicable to the inland area, and adopted a resolution of intent to amend the North County Land Use Plan of the Local Coastal Program to incorporate the Castroville Community Plan as applicable to the coastal zone. Prior to taking this action, the Board certified an EIR for the Castroville Community Plan. (Resolution No.s. 07-101, 07-102, and 07-103). The County has not since rezone the subject property to conform to the Castroville Community Plan.
4. The proposed zoning is consistent with the General Plan as amended by the Castroville Community Plan. The amendment will accommodate the proposed residential subdivision and its associated uses.
5. Staff has prepared an addendum to the Castroville Community Plan EIR to assess the Chapin project and determined that the Chapin project would not have significant environmental effects not already analyzed in the EIR nor increase the severity of environmental effects as analyzed in the EIR. The Planning Commission has considered the addendum and the EIR prior to making this recommendation.

6. The Planning Commission held a duly noticed public hearing on January 28, 2009 to make a recommendation to the Board on, among other actions, adoption of this ordinance.

## II. DECISION:

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission hereby recommends that the Board of Supervisors adopt the ordinance attached hereto as Attachment A amending Title 21 (Zoning Ordinance) of the Monterey County Code.

**PASSED AND ADOPTED** on this January 28, 2009, upon motion of Commissioner Diehl, seconded by Commissioner Rochester, by the following vote, to-wit:

AYES: Brown, Diehl, Isakson, Ottone, Rochester, Salazar, Sanchez, Vandevere

NOES:

ABSENT: Pessagno

RECUSE: Padilla

By Mike Novo

MIKE NOVO, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON:

**ATTACHMENT A  
DRAFT ZONING ORDINANCE AND ZONING MAP**

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

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AMENDING SECTION 21.08.060 OF TITLE 21 (ZONING) OF THE MONTEREY COUNTY CODE TO APPLY HIGH DENSITY RESIDENTIAL TO THE SUBJECT PROPERTY (FILL IN ADDRESS AND APN).

*County Counsel Summary*

*This ordinance amends Section 21-104 of the Sectional District Maps of Section 21.08.060 of Title 21 (Zoning) of the Monterey County Code to apply high density residential district zoning to the subject located at the northern corner of Axtell Street and Preston Street and areas northeast of Davis Street, Castroville (Assessor Parcel Numbers: 030-011-009-000 and 030-011-011-000).*

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

**SECTION 1.** Section 21-104 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to change the zoning on the portion of the property designated as MDR/1-Z from the MDR/1-Z designation to HDR/18, as shown on the map attached hereto as Exhibit A and incorporated herein by reference.

**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 the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 3. EFFECTIVE DATE.** This Ordinance shall become effective on the 31<sup>st</sup> day after its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2009 by the following vote:

AYES: Supervisors

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Louis R. Calcagno, Chair  
Monterey County Board of Supervisors

Attest:

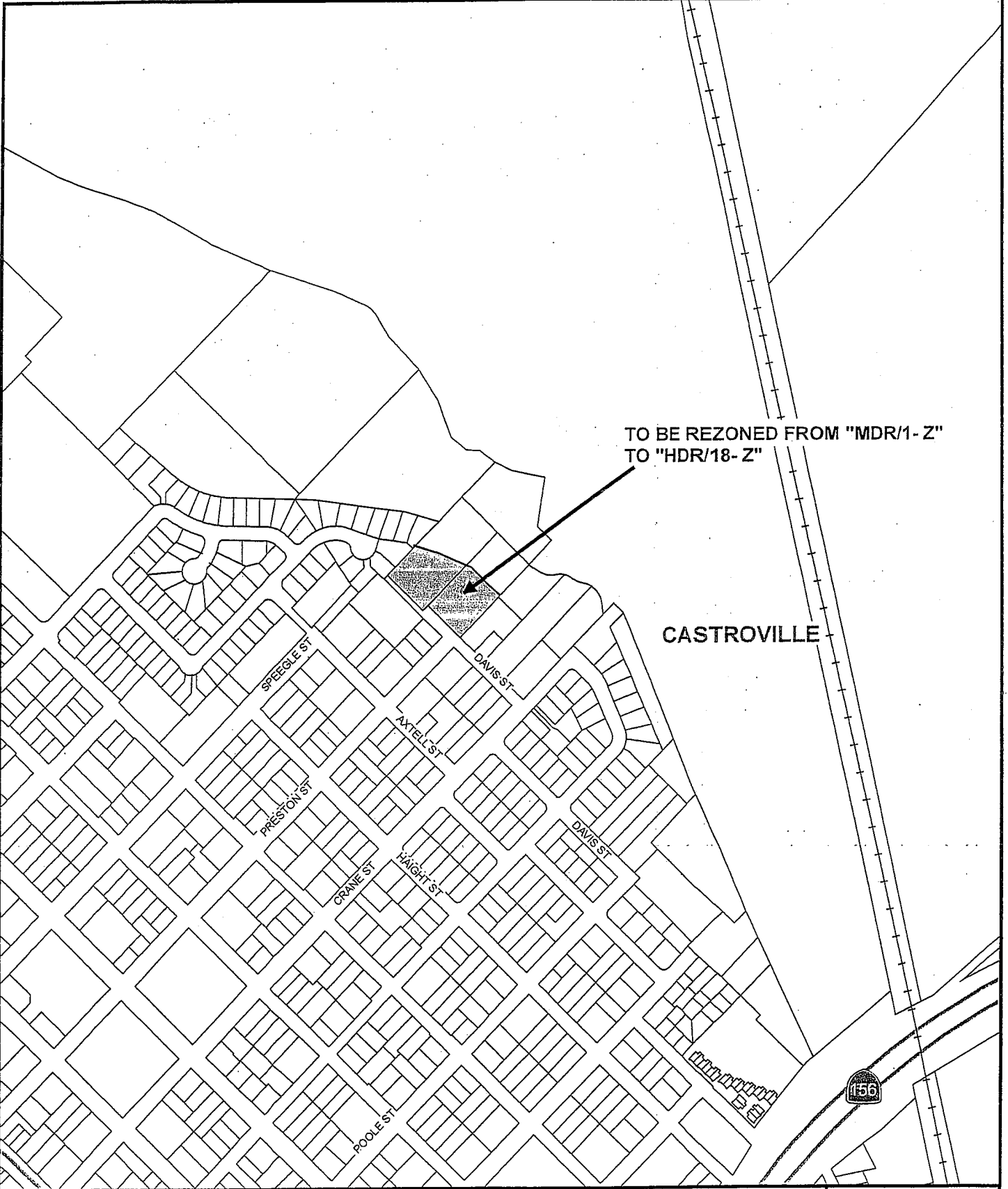
Gail T. Borkowski,  
Clerk of the Board of Supervisors

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

Deputy

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Leroy W. Blankenship, Assistant County Counsel



TO BE REZONED FROM "MDR/1- Z"  
TO "HDR/18- Z"

CASTROVILLE



REZONING: SECTION 21-104, TITLE 21

APN: 030-011-009-000 & 030-011-011-000

FILE # PLN080039, CHAPIN

