

ORDINANCE NO. 3499 C.S.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MONTEREY

**REZONING PORTIONS OF THE NORTH FREMONT SPECIFIC PLAN PLANNING AREA
FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED COMMUNITY – NORTH FREMONT
(PC-NF)**

THE COUNCIL OF THE CITY OF MONTEREY DOES ORDAIN, as follows:

SECTION 1:

WHEREAS, the Planning Commission recommended that the City Council adopt the North Fremont Specific Plan that implements the General Plan vision for the North Fremont Commercial District as a mixed use and pedestrian oriented neighborhood;

WHEREAS, the North Fremont Specific Plan planning area (planning area) consists of the zoning designations Community Commercial (C-2) and Visitor Accommodation Facilities (VAF);

WHEREAS, City Council adoption of an ordinance amending the Zoning Map is required to change the property within the Planning Area currently zoned Community Commercial (C-2) to Planned Community – North Fremont (PC-NF) (Exhibit A);

WHEREAS, Section 38-52 of the Zoning Ordinance indicates that an adopted Specific Plan may be used to define development and use standards for a designated PC district, consistent with the General Plan land use designation(s) for land within the PC district;

WHEREAS, because the Visitor Accommodation Facility (VAF) designations are controlled by the City Charter and any amendments require a vote of the citizens, no changes are proposed to the VAF zoning;

WHEREAS, Zoning Map amendments qualify as a project under the California Environmental Quality Act (CEQA);

WHEREAS, the Planning Commission recommended City Council adoption of a Mitigated Negative Declaration, which was prepared according to the California Environmental Quality Act (CEQA) Section 15072 and circulated for public review for the required 30-day public review period, from October 28 – November 28, 2013 (CEQA Section 15073), during which time all related documents were made available at the Monterey City Hall Planning Office and on the City's website; and,

WHEREAS, at a duly noticed public hearing of December 10, 2013, the Planning Commission received a report, considered public testimony, and held a discussion on the zoning map amendment recommendation, and after discussion, voted unanimously to recommend that the City Council rezone the properties.

NOW THEREFORE, the Monterey City Council declares as follows:

SECTION 2: Rezone portions of the North Fremont Specific Plan Planning Area from Community Commercial (C-2) to Planned Community – North Fremont (PC-NF), as indicated on Exhibit A.

SECTION 3: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect thirty (30) days from and after its final passage and adoption.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF MONTEREY this 15th day of April, 2014, by the following vote:

AYES:	5	COUNCILMEMBERS:	Downey, Haffa, Selfridge, Sollecito, Della Sala
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None
ABSTAIN:	0	COUNCILMEMBERS:	None

APPROVED:

ATTEST:



Mayor of said City



City Clerk thereof



