



# County of Monterey Planning Commission

**Item No.4**

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

## Agenda Item No. 4

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**Current Status:** Agenda Ready

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### **REF220020/REF220017/REF220018 - GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE**

Receive a second presentation on the General Plan Housing Element Sixth Cycle Update (2023-31), Safety Element Update, and new Environmental Justice Element and consider the Draft Community Engagement Plan.

Project Location: Unincorporated County of Monterey

Proposed CEQA Action: Statutory Exemption pursuant to Section 15262 of the CEQA Guidelines

#### STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Receive a presentation from the consultant on the General Plan Housing Element Sixth Cycle Update (2023-31), Safety Element Update, and new Environmental Justice Element;
- b. Consider the General Plan Elements Updates Community Engagement Plan; and
- c. Provide direction to staff.

#### SUMMARY:

On November 7, 2022, the Planning Commission received an overview of the General Plan Elements update work planned over the coming year and a half. Staff is returning to the Planning Commission with the consultant to provide additional information about the General Plan Elements update process, and provide greater detail regarding the Housing Element Sixth Cycle Update for the Commission's consideration and input (Exhibit 1). Staff is also presenting the Draft Community Engagement Plan for these updates to the Planning Commission for its consideration and input (Exhibit 2).

#### DISCUSSION:

##### *Housing Element Sixth Cycle Update (REF220020)*

The November 7th presentation to the Planning Commission provided a summary of the policy framework through an equity lens that drives the General Plan Elements update. A tentative timeline was introduced for the Housing Element to be certified by State Housing and Community Development (CA HCD) and adopted by the County of Monterey Board of Supervisors by December 31, 2023. The community engagement process was briefly addressed and is described in more detail as part of the Housing Element Update process. The presentation includes explanation by the consultant of legislated requirements to be included in the update and expected outcomes from the update.

The story told by the data of Housing in unincorporated County of Monterey will serve to fulfill the mandate to identify sites and zoning designations that can accommodate a Regional Housing Needs Assessment (RHNA) of 3,326 housing units distributed across four Income levels (1,070 Very Low, 700 Low, 420 Moderate, and 1,136 Above Moderate). An analysis of past policies, practices, and investments over time is required to recognize racial and economic disparities and remediate these disparities in opportunity to housing access. AB 686, or the Affirmatively Furthering Fair Housing (AFFH) Act requires the Housing Element promote inclusive communities and further housing choice through government programs, policies, and operations. Sites and zoning identified in the Housing Element to accommodate at least 2,190 RHNA units (1,070 Very Low, 700 Low, 420 Moderate) are required to be located in areas that transform racially and ethnically concentrated areas of poverty into areas of opportunity.

Tentative timeline for the Housing Element Sixth Cycle Update:

- Nov/December 2022 - Public meetings/Workshops/Focus Groups
- Winter 2022-23 - Focus Groups, develop Draft, and provide a project briefing to the Planning Commission (late March)
- April/May 2023 - Project briefing to the Board of Supervisors (early April) and 30 days Public Review + 10 days for Revisions
- June 1, 2023 - 90 days CA HCD review begins
- Aug/Sep 2023 - Make CA HCD revisions to Draft and provide project briefing to the Planning Commission
- October 1, 2023 - Draft Housing Element to CA HCD for 60 days
- December 6, 2023 - Board adopt Housing Element Sixth Cycle Update

*Safety Element Update (REF220018) and New Environmental Justice Element (REF220017)*

Subsequent to the Planning Commission's November 7, 2022 meeting, staff and the consultant have further refined the tentative timeline for developing the Safety Element Update and preparation of the new Environmental Justice Element. The current tentative timeline is below:

- Winter 2022/23 - Convene Community Advisory Committee + Planning Commission + Board of Supervisors Overview
- Spring & Summer 2023 - Convene Safety Committee + Community Survey & Outreach
- Autumn 2023 - Draft Elements + Environmental Review + Community Open House
- Winter 2023/24 - Planning Commission + Board of Supervisors Adopt Elements

Based on the current timeline, the Safety Element and Environmental Justice Element are planned to be final and adopted by the Board of Supervisors by March 2024.

### *Community Engagement*

The consultant proposes a Community Engagement Plan that includes workshops with diverse groups of citizens and residents in the County, efforts to promote participation from underrepresented segments of the community, stakeholder focus groups, a community survey, and informational messaging. Spanish language translation for public meetings will be available. County staff will augment the consultant portion of the Community Engagement Plan with boots-on-the-ground outreach efforts to community-based organizations and targeted pop-ups at strategic locations within areas of the community identified as hubs for those unable to participate in conventional forms of civic engagement and the policymaking process.

Monterey County is developing a list of interested parties and compiling comments and feedback for these efforts. Interested parties will receive notice of engagement opportunities and public meetings upon request. Written comments and questions about the effort will also be accepted. Requests for notice or any comments and questions should be directed to Jaime Scott Guthrie at [GuthrieJS@co.monterey.ca.us](mailto:GuthrieJS@co.monterey.ca.us) <<mailto:GuthrieJS@co.monterey.ca.us>> or by phone at (831) 796-6414.

ENVIRONMENTAL REVIEW:

This presentation can be Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines as an early discussion on possible future actions that do not involve a commitment to a project. The Housing Element Sixth Cycle Update will require a CEQA determination prior to adoption.

OTHER AGENCY INVOLVEMENT:

Multiple County departments are involved in the development of these General Plan Elements Updates including the: Health Department's Environmental Health Bureau and its Planning, Evaluation and Policy Unit; Civil Rights Office; County Administrative Office's Sustainability Program, Office of Community Engagement and Strategic Advocacy, and Office of Emergency Services; and the Public Works, Facilities and Parks Department.

Prepared by: Jaime Scott Guthrie, AICP, Senior Planner 831-796-6414

Reviewed by: Melanie Beretti, AICP, Principal Planner - Advanced Planning 831-755-5285

Approved by: Craig Spencer, Chief of Planning

The follow attachments are on file with HCD:

Exhibit 1 - Presentation

Exhibit 2 - Draft Community Engagement Plan