

Monterey County Planning Commission Referrals

MEETING:		7/10/2024					
SUBJECT:		Planning Commission Referrals					
DEPARTMENT:		Housing & Community Development Department					
Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
1	18.08	7/25/18	Diehl/Daniels	Marshall	Request for an update on Tiny Homes. Referral revised 09/08/2021 by Commissioner Diehl requested the matter be revisited in light of recent State and local policy direction on ADUs	A report was be provided to the Planning Commission January 11, 2022 on the Inland ADU Ordinance and EHB Policies. A report on tiny homes was presented at a meeting in April 2022. The Planning Commission requested a follow up based upon further analysis by staff. During the October 26, 2022 meeting the Planning Commission requested informtation on approved and pending ADU applications. Staff presented addiitonal ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission in 2024 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing in 2024.	Pending
2	18.11	10/31/18	Duflock/Diehl	Gonzales/Riley-Olms	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently. Commissioner Diehl clarified the need for additional information specific to the number of rebuilds to determine where rebuilding hurdles may exist.	A report was provided to the Planning Commission on April 24, 2024. At this meeting staff received additional questions and direction from the Planning Commission, which continued the item to a date uncertain. Staff will return to the Planning Commission at a future date in summer 2024.	Pending
3	19.01	11/13/19	Diehl	Marshall	Request Staff to return with a quarterly status report regarding any workforce housing or affordable housing applications within the County.	A quarterly report will be provided to the Planning Commission on an ongoing basis. Report update was brought before the Planning Commission on March 13, 2024.	Ongoing

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4	21.1	9/8/21	Getzelman	Spencer	Request for update to the Wireless Telecommunication Ordinance and establish objective design standards	Planning staff worked with the Planning Commission Ad Hoc committee on an update to the ordinance and the objective design criteria. An Ad Hoc meeting to discuss the draft ordinance was conducted on December 20, 2021. Per Ad Hoc direction, certain sections of the draft ordinance are to be revised and brought back for further Ad Hoc review. The Wireless Telecommunication Ordinance is a priority item on the Long-Range Planning Work Program for the current Year 2023-2024, however, this item has not been assigned to a Planning staff member due to other higher priority assignments and is not active. The Wireless Telecommunications Ordinance will remain a priority task for Year 2024-2025, and a status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2	3/9/22	Diehl	Beretti	Request for information related to the 1982 General Plan implementation and its approach to an update. Additionally, a request for a status on the required Community Plans for all Community Areas designated in the 2010 General Plan.	Staff is conducting analysis of the 1982 General Plan and Big Sur Coast Land Use Plan (BSLUP) compared to state general plan law, as part of the BSLUP comprehensive update, to evaluate which general plan mandatory requirements may be out of date or deficient. A report will be provided to the Planning Commission tentatively planned for summer 2024 providing the outcome of this analysis and options.	Pending
6	22.3	3/30/22	Diehl	Spencer	Request for quarterly progress on drafting a Development Evaluation System as directed by General Plan policy and bi-annual updates on land use plans, as appropriate.	The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025, Planning Commission will receive a quarterly update on June 26, 2024. A status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program. Staff proposes to incorporate status updates on DES as part of its quarterly reporting for Referral No. 22.7, as staff also reports on Community Plan development as part of its quarterly updates for Referral No. 22.3	Pending

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7	22.5	9/14/22	Diehl	Beretti	Request status and process for updating the Housing Element including opportunities for public involvement.	The Draft Housing Element Sixth Cycle Update (Draft HEU6) public review period was May 6, 2024 through June 6, 2024. A workshop was presented at the Planning Commission on Wednesday May 15, 2024 and June 5, 2024 to consider the Draft HEU6, receive public input, and provide direction to staff. Per Planning Commission's recommendation it was referred to Board of Supervisors on June 6, 2024 and June 11, 2024. The Board gave staff direction to submit Draft to State HCD.	Ongoing
8	22.6	9/14/22	Diehl	Spencer	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revisit the regulations related to structural connections between primary and accessory structures.	Planning staff will present at future meeting. Any interested party may request an interpretation related to these matters in the interim.	Ongoing
9	22.7	3/29/23	Diehl & Mendoza	Sanchez	Presentation on Pajaro River Levee improvement plans and a presentation on the proposed crisis for community plans as envisioned in the 2010 General Plan (Pajarao and Chualar as first priorities). Request for continual updates on how we are making progress towards those community plans that are supposed to help us address the infrastructure problems in these areas. Request to be regularly visited.	Planning staff will provide quarterly status reports on the consent agenda. A quarterly update was provided incorporating updates regarding the Boronda Community Plan (not yet started) as well as updates regarding the Development Evaluation System (DES - PC Referral No. 22.3) at the June 26, 2024 Planning Commission. Staff has included with the July 10, 2024 referrals agenda item a brief memo responding to Pajaro Levee questions that arose at the June 26, 2024 meeting.	Ongoing
10	23.1	11/8/23	Shaw	Beretti	Request to consider revising County Code to increase public notice requirements for actions requiring public hearings to all owners of real property within three hundred (300) feet of the real property that is the subject of the public hearing for properties, to five hundred (500) feet.	Planning staff will present at a future meeting, in combination with PC Referral 24.3.	Pending
11	23.2	1/10/24	Daniels	Beretti	Request to have a presentation regarding Highway 68 traffic roundabouts.	TAMC staff are tentatively scheduled to present an overview and status update to the Commission at it's August 14, 2024 meeting.	Pending

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12	24.1	5/29/24	Mendoza/Work	Beretti	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive	Planning staff will present at a future meeting.	Pending
13	24.2	6/1/24	Work	Beretti	Request to have a presentation regarding the San Lucas drinking water supply issue and history.	Planning staff will provide background summary documentation of this matter to the Commission in August 2024.	Pending
14	24.3	6/5/24	Shaw	Beretti	Request to receive information regarding HCD's public outreach and notification procedures for various planning matters, and consider opportunities to improve public engagement and outreach.	Planning staff will present at a future meeting, in combination with PC Referral 23.1.	Pending
15	24.4	6/26/24	Daniels	Beretti	Request for regular updates regarding Pebble Beach Equestrian Center Historic Review	Staff will provide regular verbal updates to PC until matter of historic status and demolition is resolved.	Pending