



Board Report

File #: PC 24-063, **Version:** 1

REF220020 - GENERAL PLAN HOUSING ELEMENT SIXTH CYCLE UPDATE

Public workshop to consider the Draft Housing Element Sixth Cycle Update.

Project Location: Unincorporated County of Monterey

Proposed CEQA Action: Statutory Exemption pursuant to Section 15262 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Receive a presentation on the Draft Housing Element Sixth Cycle Update;
- b. Conduct a public workshop to review and receive public input regarding the Draft Housing Element Sixth Cycle Update; and
- c. Provide direction to staff.

SUMMARY:

On May 6, 2024, the County released its draft Sixth Cycle Housing Element (HEU6) for public review with the original comment period end date of June 6, 2024 (See Exhibit 1). During the public review period, the Planning Commission (Commission) conducted a public workshop on May 15, 2024 (File No. PC 24-055). The Commission continued the workshop to June 5, 2024, to allow more time for review of the draft HEU6 and to consider options and address questions and comments about the draft HEU6. On May 6th the Commission also requested that the Board of Supervisors (Board) delay consideration of the draft HEU6 and submittal to the California Department of Housing and Community Development (CA HCD) to allow more time to consider public feedback and make responsive edits to the draft to reflect the feedback. In response to the Commission, staff prepared a request for the Board to consider continuing the originally planned June 4, 2024 housing element workshop to a date certain of June 11, 2024, and extended the public review period for the draft HEU6 through June 11th.

The continued Planning Commission workshop on June 5, 2024, will begin with staff presenting a recap of what staff heard from the Commission and public at the May 6th workshop and response to certain specific questions and data requests that were made. Key issues and questions raised included, but were not limited to:

- Review of other county jurisdictions' sites inventory methodology and housing element programs and policies;
- Review of County of Monterey's track record with affordable housing implementation including certain data concerning the County's inclusionary housing ordinance (Chapter 18.40 of the Monterey County Code);
- Consider alternative sites inventory methodologies with the goal of reducing the number of sites including eliminating sites that are not near existing development and/or services as well as reducing the overall housing units planned for to reduce buffers for all categories to better align with the type of housing that is needed and affordable to the County's residents and work force;
- Consider options for policies and programs that will better assist the County incentivize and support the desired types of housing development that is higher density and offers deeper affordability (via deed restriction or by design), including options for incentives packages for development that meets certain

- desired affordability and/or density (or affordable by design) goals; and
- Develop a HEU6 executive summary that better consolidates the take-homes from the document and is more digestible for the public.

On May 20, 2024, the Board of Supervisor's Health, Housing, and Human Services Committee and the County's Housing Advisory Committee conducted a joint public workshop where public comment echoed the desire to consider an alternative approach to sites identification and more refinement of the policies and programs in the draft HEU6.

Staff met with CA HCD on May 22, 2024 to discuss questions and options for responding to public comment. In summary, CA HCD staff is supportive of efforts to revise the draft prior to submitting for their review; no additional public review and comment period is required if the draft is revised in response to comments; and CA HCD desires to see the justification for methodologies and assumptions proposed in the County's plan. In addition, since the May 6th workshop staff has researched other similar jurisdictions for sites inventory approach and programs/policies and has conducted an in-depth review of the proposed opportunity sites and methodology and developed some options for consideration. At the Commission's June 5th workshop, staff will walk through its research findings, options for sites identification and unit allocation methodology, program and policies, and will also be prepared facilitate a detailed discussion with the Commission. At the close of the workshop, staff looks to the Commission for recommended amendments and next steps for the draft HEU6 for the Board's consideration. Staff will convey the Commission's recommendations to the Board at its June 11, 2024 workshop for consideration and direction.

The County is in the public review and comment period on the Draft HEU6 and is seeking input from as many people in our community as we can reach. Staff maintains a list of interested parties who, upon request, are notified of engagement opportunities and public meetings. Written comments and questions about the HEU6 effort continue to be accepted. Requests for notice or any comments and questions have been directed to GeneralPlanUpdates@co.monterey.ca.us which is monitored by several County staff, and to Jaime Guthrie at GuthrieJS@countyofmonterey.gov or by phone at (831) 796-6414.

Next Steps

After reviewing public comment and receiving direction from the Commission and Board, pursuant to that direction staff will incorporate feedback, as appropriate, to the draft HEU6 and submit the draft HEU6 for the initial CA HCD review which is anticipated to take up to 90 days. The anticipated timeline to attain state certification is as follows:

- June 2024 - HEU6 Workshops with the Planning Commission (June 5, 2024) and Board of Supervisors (June 11, 2024)
- Summer 2024 - Actual timeline will depend on direction from the Commission and Board as well as the magnitude of any modifications to the draft HEU6
 - June/July - Final HEU6 Sites Inventory determination and consideration/incorporation of comments received during public review and comment period.
 - July - Airport Land Use Commission (ALUC) meeting - request finding of Draft HEU6 consistency with Airport Land Use Compatibility Plan (ALUCP).

- July/August - Notice of Preparation (NOP) of PEIR for 30-day public review period and response to data request from consultant.
- July/August - County submittal and CA HCD 90-day review period of the draft HEU6.

-- Fall/Winter 2024-25

- Consideration of and response to CA HCD's written findings from the 90-day review period.
- County submittal and CA HCD 60-day review period of revised draft HEU6.
- Draft PEIR release for 45-day public review period.
- Final PEIR release for 10-day public review period.

-- Spring 2025

- Final PEIR, Findings and Statement of Overriding Considerations - 10 months from final HEU6 sites inventory determination and completed data request submittal to Harris.
- Re-zone sites determined in the final HEU6 sites inventory.
- Board of Supervisors certify Final PEIR and adopt HEU6.
- CA HCD certify HEU6.

ENVIRONMENTAL REVIEW:

Proposed Statutory Exemption

Pursuant to Section 15262 of the CEQA Guidelines, this presentation and workshop are statutorily exempt as early discussion on possible future actions that do not involve a commitment to a project.

Programmatic Environmental Impact Report

Pursuant to California Government Code section 65584(a)(2), the County has a mandate to remove governmental barriers to housing production. Preparation of a Programmatic Environmental Impact Report (PEIR) is a reasonable action to complement the suite of programs in the Housing Plan chapter designed to simplify the process for development of housing through the planning period 2023-2031. Opportunity sites within the HEU6 will be analyzed in the PEIR for potential environmental impacts under CEQA. Environmental analysis in the PEIR will contemplate the potential effects of the HEU6 on County resources at a programmatic level.

Future project-specific environmental review for sites analyzed as part of the PEIR "shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report." (Public Resources Code (PRC) section 21083.3(b)).

OTHER AGENCY INVOLVEMENT:

Multiple County departments are involved in the development of the General Plan Housing Element Sixth Cycle Update including the Health Department's Environmental Health Bureau and its Planning, Evaluation and Policy Unit; Civil Rights Office; County Administrative Office's Sustainability Program, Homeless Services, and Office of Community Engagement and Strategic Advocacy; Department of Emergency Management; Department of Social Services; and the Public Works, Facilities and Parks Department.

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Approved by: Craig W. Spencer, HCD Director

The following attachments are on file with HCD:

Exhibit A - Link to County of Monterey Draft Housing Element Sixth Cycle Update (2023-2031)

www.countyofmonterey.gov/home/showdocument?id=131689

Exhibit B - Public Correspondence