

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place  
Salinas, CA 93901  
Thyme Room



## **Meeting Minutes - Draft**

**SPECIAL MEETING**

**Wednesday, April 10, 2024**

**5:00 PM**

**1441 Schilling Place, 2nd Floor, Salinas, CA 93901**

**Thyme Room**

**Housing Advisory Committee**

---

**IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HOUSING ADVISORY COMMITTEE MEETING**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Housing Advisory Committee alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

**PLEASE NOTE: IF ALL HAC MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/94576329233?pwd=NktLRnNhektEZ1d4ZHdNWjR6UmJyUT09>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 945 7632 9233 when prompted.

**PUBLIC COMMENT:** Please submit your comment (limited to 250 or less) to the HAC Clerk at [HAChearingcomments@co.monterey.ca.us](mailto:HAChearingcomments@co.monterey.ca.us). In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Housing Advisory Committee Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Housing Advisory Committee meeting.

Public Comments received by 5:00 p.m. on the Tuesday prior to the HAC meeting will be distributed to the HAC via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

**ALTERNATIVE FORMATS:** If requested, the agenda shall be made available in appropriate

alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5390.

**INTERPRETATION SERVICE POLICY:** The Monterey County Housing Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5390. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Housing Advisory Committee

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Comité de Asesor de Vivienda del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

**TENGA EN CUENTA: SI TODOS LOS MIEMBROS DEL COMITÉ DE ASESOR DE VIVIENDA ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/94576329233?pwd=NktLRnNhektEZ1d4ZHdNWjR6UmJyUT09>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 945 7632 9233 cuando se le solicite.

**COMENTARIO PÚBLICO:** Por favor envíe su comentario (limitado a 250 palabras o menos) al

personal del Comité de Asesor de Vivienda del Condado de Monterey al correo electrónico: [HAChearingcomments@co.monterey.ca.us](mailto:HAChearingcomments@co.monterey.ca.us). En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Comité de Asesor de Vivienda del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Comité de Asesor de Vivienda del Condado de Monterey. Los comentarios públicos recibidos antes de las 5:00 p.m. del martes anterior a la reunión del Comité de Asesor de Vivienda del Condado de Monterey se distribuirán al Comité de Asesor de Vivienda por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5390.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros del Comité de Asesor de Vivienda del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5390. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Comité de Asesor de Vivienda del Condado de Monterey.

**The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Housing Advisory Committee’s alternative actions on any matter before it.**

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report**

**Participate via Zoom Meeting Link:**

**<https://montereycty.zoom.us/j/94576329233?pwd=NktLRnNhektEZ1d4ZHdNWjR6UmJyUT09>**

**Participate via Phone: 1-669-900-6833**

**Meeting ID Access Code: 945 7632 9233**

**Password (if required): 143264**

**5:00 P.M. - CALL TO ORDER**

**Chair Barajas called the meeting of order at 5:01 p.m.**

**ROLL CALL**

**Members Present: Jose Luis Barajas, Sandi Austin, Cary Swensen, Peter Said, Mitch Winick**

**Members Absent: Virginia H. Mendoza**

**Staff Present in Person: Darby Marshall, Anita Nachor**

**Staff Present by Zoom: Dawn Yonemitsu and Craig Spencer**

**PUBLIC COMMENT**

**There were no public comments to the agenda.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Committee Secretary, Darby Marshall informed the Housing Advisory Committee of correspondence received and distributed for Agenda Item No. 2a – Gard/PLN210223.**

**APPROVAL OF MINUTES**

- 1. Approve the December 21, 2022 and March 13, 2024 Draft Action Minutes.**

**[24-269](#)**

**Committee Member Said suggested the following changes to the March 13, 2024 minutes.**

**On page 20 - COMMITTEE COMMENTS, REQUEST AND REFERRALS**

**Remove Item #2**

**Change Item #5 to read: Suggestion to staff that Doug Yount make a presentation as a developer to the HAC. Mr. Yount understands the processes with the County.**

**Action: A motion was made by Committee Member Said to approve the December 21, 2024 and corrected minutes of March 13, 2024. Committee Member Swensen seconded the motion.**

**SCHEDULED MATTERS**

- 2. a. Receive a developer variance request for compliance with the Inclusionary Housing Ordinance and 2010 General Plan Land Use Policy LU-2.13, and**
- b. Make a recommendation to the Monterey County Planning Commission on the applicant’s request.**

**[24-270](#)**

**2a. No motion required. The Committee received and discussed the developer variance request for compliance with the Inclusionary Housing Ordinance and 2010 General Plan Land Use Policy LU-2.13. Discussion held. Receive and file.**

**2b. Action: A motion was made by Committee Member Said to approve staff's recommendation of a 20% contribution on all 16 units thereby placing an inclusionary requirement on inclusionary units (13 market rate, 3 moderate, balance in-lieu fee) to the Monterey County Planning Commission per the applicant's request. Committee Member Winick seconded the motion. HAC did not support staff recommendation to require applicant to provide 5% workforce housing because requirement was not formally incorporated into County Code.**

- 3.**
- a. Receive a report on information previously requested from the development community; and
  - b. Consider discussion points for a follow up meeting with the development community.

[24-271](#)

**3a. No motion required. The Committee received and discussed the report on previously requested from the development community. Discussion held. Receive and file.**

**3b. No motion required. The Committee received and discussed the report on discussion points for the follow up meeting with the development community. Discussion held. Receive and file.**

### **Discussion Points**

#### **Suggest Discussion on the following:**

- What changes can be addressed in the Monterey County Ordinance or General Plan that might be able to enable development bi-rite? (SAID)**
- What can the County do to make the process quicker? (Identify Parcels, administrative process of approvals, process of permits). (WINICK)**
- The County could partner with private developers to build affordable housing. The County has access to resources such as Bonding, land, money, etc. (WINICK)**
- What could the County do to become a priority to build affordable housing? (WINICK)**

- What are the Agriculture Mitigation Policy constraints? (SAID)
  
- Address the policies on parking spaces for developments that meet affordability requirements. (SAID)
  
- What are some of the success stories from the developers on building affordable housing in California? (WINICK)
  
- The development community’s perception on centralized permitting that will assist on streamlining the bureaucratic process in reducing the wait time to approve permits. Having a model of one centralized area where permits are given out. (BARAJAS)
  
- What are the challenges of building in the Coastal Zone. What process are impeding the approvals? Once the challenges are ascertained relay those challenges to the Coastal Commission to see how they can be addressed. (BARAJAS).

The Housing, Health, Human Services Community proposed a Joint Meeting with the Housing Advisory Committee on Monday, May 6, 2024 at 5:00 p.m.

#### OTHER MATTERS

There were no other matters.

#### COMMITTEE COMMENTS, REQUEST AND REFERRALS

##### Future Agenda Item

The HAC Committee Members would like a month to review the Inclusionary Housing Ordinance. The review will assist the HAC Committee Members in advising the Board of Supervisors in the future.

Analyzing ideas about whether Include 20% less than 5 units or 10 units.

HAC Committee Members requested to cancel the May 8, 2024 HAC meeting.

HAC Committee Member requested to have a HAC special meeting on June 12, 2024.

#### DEPARTMENT UPDATE

During the previous meeting the HAC Committee requested information on what information the County collects in regard to affordable housing.

Darby Marshall stated that he created a spreadsheet that provides the information that was collected by the County in regards to affordable Housing. The spreadsheet will be included in the packet for the HAC special meeting on June 12, 2024.



**ADJOURNMENT**

**Chair Barajas moved to adjourn. The meeting was adjourned at 6:50 p.m.**

**NEXT SCHEDULED MEETING**

**June 12, 2024 Special Meeting**