

Exhibit A

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County of Monterey Planning Commission Referrals

MEETING:		1/28/2026					
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	TBD	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	<p>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 information on approved and pending ADU applications. Staff presented additional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission in the first half of 2026 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing. Staff recently responded to a related public inquiry from Big Sur, and staff's response was provided to the Commission at it's 9/24/2025 meeting.</p>	Pending
2	26.01	10/31/2018, 3.29.2023, updated 01.18.2024	Diehl & Mendoza Gonzales/Fowler (EHB)		<p>Disaster Recovery Efforts, Status, and Process improvements - This referral combines prior referrals 18.11 (Wildfire Rebuilds) and 22.7 (Pajaro Disaster Recovery) to provide a more comprehensive periodic update on disaster recovery efforts, determining where hurdles exist, and brainstorming ways to improve. Response will include wildfire recovery 2015 to date and major flood recovery including Pajaro.</p>	<p>Staff proposes to merge 2 referrals and provide one comprehensive recurring annual spring/summer update report and discussion at the Planning Commission regarding disaster recovery efforts, status, and process improvements. Staff anticipates returning to the Commission in spring 2026.</p> <p>>Wildfire rebuild update reports Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024.</p> <p>>Monthly updates are presented to the Pajaro Regional Flood Management Agency regarding Pajaro River at Watsonville Project, including a project map, and can be accessed at https://www.prfma.org/meeting-agendas.</p> <p>>The County of Monterey Department of Emergency Services maintains the Pajaro Recover webpage, and updated information on recovery efforts can be accessed at https://www.readymontereycounty.org/recover/pajaro-recovery.</p>	Ongoing (Annual)

Item #	3	4	5	Item #	PC Ref #	Assignment Date	Referred By	Item	Report	Status
	19.01	21.1	22.2(b)	11/13/19	Diehl	11/13/19	Marshall	Request Staff to return with a semi-annual status report regarding any workforce housing or affordable housing applications within the County.	This semi-annual report "housing pipeline" report was presented to the Planning Commission at its April 9, 2025 meeting, combined with the annual housing element report. A subsequent mid-year status update was provided at the December 10, 2025 meeting.	Ongoing (Semi-Annual)
	9/8/21		3/9/22	Getzelman	Wikle	9/8/21	Wikle	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 Telecommunications Ordinance remains on the Long-Range Planning Work Program for FY 2025-26, however, it is not yet assigned and active. A status update was presented to the Planning Commission on April 9, 2025 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
				Diehl	Sanchez			Request for a semi-annual status update on the required Community Plans for all Community Areas designated in the 2010 General Plan plus Coastal Land Use Plans updates.	Semi-Annual status updates to be provided January and July each year. First quarterly of 2025 presented January 8, 2025 and mid-year update provided September 2025. The next semi-annual update will be provided to the Commission during the first quarter of 2026, and will be presented in tandem with the Commission's consideration of the Annual General Plan Implementation Report and Long-Range Work Program priorities for 2026-27.	Ongoing (Semi-Annual)

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6	22.3	3/30/22	Diehl	Sanchez	Request for semi-annual progress on drafting a Development Evaluation System as directed by General Plan policy. **Respond with Referral 22.2(b)	<p>The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025. 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, then again on June 26, 2024 and September 25, 2024. At the 9/25/24 meeting, PC requested staff include with each quarterly update a list of projects that processed/are in process that would have used DES if it were in place.</p> <p>As of September 24, 2025, there has been no activity related to DES, and it remains a priority project via the General Plan/Housing Element Implementation and Long-Range Planning Work Program for Years 25-26 and staff anticipates merging this effort with Housing Element Sixth Cycle implementation moving forward. At its 9/10/25 meeting, the Commission requested that updates regarding DES be integrated and included in the updates for Referral 22.2(b) regarding community and land use plans status. This referral will be next updated with the first 2026 report to the Commission for Referral 22.2(b).</p>	Ongoing (Semi-Annual)
7	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public involvement.	<p>The Draft Housing Element Sixth Cycle Update (Draft HEU6) was submitted to the California Department of Housing and Community Development (CA HCD) on August 29, 2024 for CA HCD's 90-day review period ending November 19, 2024. A status update was presented to Planning Commission on January 8, 2025 and staff received Board of Supervisors direction at its March 11, 2025 meeting and an updated Draft HEU6 was resubmitted for 2nd 60-day State HCD review on June 26, 2025. Staff received CA HCD's findings letter on August 25, 2025 and is in process of responding to developer updated Draft HEU for 3rd submittal. Staff provided a status update to the CA HCD's Letter of Inquiry regarding status and updated steps and timeline. A Housing Element Update was presented to the Board of Supervisors at the October 28, 2025 meeting, and an updated Draft HEU6 is anticipated for 7-day public review release late December 2025 or early January 2026.</p>	Ongoing

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8	22.6	9/14/22	Diehl	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revis 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.	Pending
9	23.1	11/8/23	Shaw	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
10	24.1	5/29/24	Mendoza/Work	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive; Updated 1/29/2025 for staff to inform the Commission when there are major activities/status changes regarding demolition and redevelopment of the property.	Demolition of the burned structures is complete. Proposed rebuild project redesign underway (PLN200234).	On-Going (As Appropriate)

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11	24.2	6/1/24	Work	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	Planning staff provided a status update report at the December 11, 2024 Planning Commission meeting. At that meeting the Commission requested to receive on-going updates regarding this matter. Resolution of the San Lucas community drinking water supply is being driven by the State Water Resources Control Board, and the matter is a 2026 priority for legislative and funding advocacy for the Board of Supervisor via its Legislative Committee. Moving forward staff intends to provide links to relevant agendas/reports pertaining to San Lucas as means to provide updates to the Planning Commission. At the 12.08.2025 Legislative Committee, agenda items no. 5 & 6 include update and prioritization of San Lucas Clean Drinking Water program. Reports and updates can be accessed at https://monterey.legistar.com/MeetingDetail.aspx?ID=1362693&GUID=195B9DEC-7C60-4C6E-933A-A0041EC7C7B5&Options=info&Search=. The Board of Supervisors will adopt its 2026 Legislative Platform and 2025-26 Strategic Grant Services Program in January 2026, and will hold its annual legislative workshop February 13, 2026.	Ongoing (As Appropriate)
12	24.3	6/5/24	Shaw	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
			TBD			

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13 24.7	Summer 2024 Daniels/Diehl Scarlot/Wikle	Provide report regarding process for consideration of enacting a moratorium on new visitor serving units in the Big Sur Coast Land Use Plan area, pending the comprehensive update of the BSLUP.	Staff provided a report to the Planning Commission on January 29, 2025. The Commission did not support a moratorium, however, did request staff explore an interpretation of what is considered a "Rustic Campground". Through the Big Sur LUP update process, the definition of Rustic Campground (and other visitor serving facilities) is being refined. Staff requests that this referral be closed, and work continue via the BSLUP update process.	Complete
14 24.8	10/25/2024 Mendoza Scarlot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	At its June 25, 2025 meeting, the Planning Commission emphasized the high priority of this matter; the Planning Commission will prepare a letter to the Board (to be on future PC agenda, when drafted) with recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff still anticipates presenting at the Board in the coming months, as follow up to the February 12, 2025 presentation to the Planning Commission. HCD anticipates bringing forward an interpretation of when a Mobile Food Vendor is considered a restaurant or eating and drinking establishment, and therefore subject to land use permitting in February 2026 to the Planning Commission.	On-going
15 24.9	9/25/2024 Diehl Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permisibility of composing toilets and other self-containment units given new technologies.	Staff anticipates providing a report to the Planning Commission in winter 2026 .	Pending

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