

Exhibit A

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County of Monterey Planning Commission Referrals

MEETING:	4/29/2026	
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	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.	Pending
2	26.01	10/31/2018, 3.29.2023, updated 01.18.2026	Diehl & Mendoza	Gonzales/Fowler (EHB)	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>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)

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3	19.01	11/13/19	Diehl	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)
4	21.1	9/8/21	Getzelman	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, however, it is not yet assigned and active due to other higher priority long-range planning items. A status update was presented to the Planning Commission on March 11, 2026 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2(b)	3/9/22	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)	The Development Evaluation System (DES) remains on the Long-Range Planning Work Program. As of September 24, 2025, there has been no activity related to DES and staff anticipates merging DES into 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).	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.	The County of Monterey submitted the third draft of the Sixth Cycle (2023-2031) Housing Element Update (HEU6) to the California Department of Housing and Community Development (CA HCD) on March 13, 2026, for a mandatory 60-day review period. The draft and associated background information is accessible at https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development/general-plan-elements-updates.	Ongoing

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8	22.6	9/14/22	Diehl	Beretti	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.	Pending
9	23.1	11/8/23	Shaw	TBD	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	Alameda	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	Beretti	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	<p>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. At the 3.9.2026 and 4.13.2026 Legislative Committee, agenda item no. 4 and no. 5, respectively, included update and prioritization of San Lucas Clean Drinking Water program. The Legislative Committee recieved standing reports and updates regarding San Lucas that 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 adopted its 2026 Legislative Platform and 2025-26 Strategic Grant Services Program in January 2026, and held it's annual legislative workshop on March 6, 2026. Moving forward staff intends to provide just the link to the Legislative Committee agendas/reports as means to provide access to the Planning Commission to the County's regular updates/reports regarding San Lucas.</p>	Ongoing (As Appropriate)
12	24.3	6/5/24	Shaw	TBD	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

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13	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	<p>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. EHB staff presented an update and request for direction including a request for funding to the Board of Supervisors at its February 3, 2026 meeting for unpermitted food vendor enforcement and coordination https://monterey.legistar.com/LegislationDetail.aspx?ID=7829705&GUID=21A65371-E750-41FD-AB1C-D23C1656634F&Options=&Search=. Generally, the Board action supported unpermitted food vendor enforcement being re-prioritized for enforcement by EHB, funding for law enforcement to provide support to EHB's enforcement efforts, supporting k-rails or other barrier at 499 Salinas Road and Board letter to Union Pacific (property owner) for coordination/maintenance, continued education and outreach, and coordination/follow up between EHB, HCD code compliance, and District Attorney to develop program needs/approach and return to the Board at a future date. Separately, HCD Planning has determined that a Mobile Food Vendor interpretation is not appropriate and instead HCD Code Enforcement will coordinate with EHB and other partners to consider a programmatic approach to curbing unpermitted food vendors as directed by the Board at its 2/3/26 meeting. Staff recommends this referral be deemed complete and closed.</p>	Complete

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14	24.9	9/25/2024	Diehl	Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permissibility 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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