



County of Monterey Planning Commission

Item No.5

Monterey County Government Center
Cayenne Conference Room
1441 Schilling Place, 1st Floor

Agenda Item No.5

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REFERRAL 19.01 - SEMI-ANNUAL REPORT OF AFFORDABLE AND WORKFORCE HOUSING APPLICATIONS WITHIN THE COUNTY

Consider receiving an update on affordable and workforce housing applications within the County.

Project Location: Countywide

Proposed CEQA action: Statutory Exemption pursuant to Section 15262 of the CEQA.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Receive an update on affordable and workforce housing applications within the County.

SUMMARY/DISCUSSION

This report provides a status update regarding Planning Commission Referral No. 19.01 (Semi-Annual Report of Affordable and Workforce Housing Applications within the County). On April 9, 2025, the Planning Commission received the “housing pipeline” report with the General Plan and Housing Element Annual Progress Reports. The April housing pipeline is included as Exhibit B.

Since April, the following applications been received or had a change of status:

PLN250255 - New Builder’s Remedy preapplication proposing 24-moderate-income units in Carmel Valley. This project is proposed for the same parcel as PLN240139, which proposed a 6-level home with ADU and JADU for a total of three units. Because these are proposed on the same property, the units are not included in the Pipeline total.

PLN240322 - Builder’s Remedy preapplication for 100-units at Rio Road and Val Verde in Carmel Valley was voided when a complete application was not submitted within the 180-days as required. This application is expected to be resubmitted and restart the 180-application period before the County’s 6th Cycle Housing Element is certified.

PLN250002 - Builder’s Remedy preapplication for 24-unit reuse of the Blue Sky Lodge in Carmel Valley was voided when a complete application was not submitted within the 180-days as required. This application is expected to be resubmitted and restart the 180-application period before the County’s 6th Cycle Housing Element is certified.

PLN020016 - Approved project scope reduced from 319-lots to 16-lots when tentative maps for Phases B through Q expired.

PLN070192 - Project approvals expired in June 2017, with no Conditions of Approval cleared.

Builder’s Remedy applications PLN240344, PLN250004, and PLN250005 are not included in the pipeline total. These projects are for the same property and propose between 75 and 200-units. If any of these projects are built, 20% of the units will be restricted for moderate-income households.

Staff identified several errors in the number of units included in the April 2025 report. After correcting these errors and the changes in status for the projects listed above, the pipeline projects County still needs new projects that will create 879 very low-income units, 335 low-income units, and 212 moderate-income units. The current pipeline has a surplus of above moderate-income units.

OTHER AGENCY INVOLVEMENT

None

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The following attachments are on file with HCD:

Exhibit A - 6 November 2025 Housing Pipeline

Exhibit B - April 2025 Housing Pipeline Materials