



County of Monterey Planning Commission

Item No.4

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: PC 25-034

April 09, 2025

Introduced: 4/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

REF250006 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element;
- c. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
- d. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

RECOMMENDATIONS:

It is recommended that the Board of Supervisors:

- a. Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
- b. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s) (**Exhibit A**);
- c. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element (**Exhibit A**);
- d. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
- e. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program (**Exhibit C**).

SUMMARY:

Pursuant to California Government Code Section 65400, after the Board of Supervisors has adopted all or part of a general plan, the planning agency (in this case the County of Monterey Housing & Community Development Department or "HCD") shall do both of the following:

- 1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan; and
- 2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes relevant in part:

- a. The status of the plan and progress in its implementation;
- b. Progress toward meeting the Regional Housing Needs Allocation (RHNA);
- c. Applications for housing in the prior year, the number of units applied for, and the number of units approved or disapproved;
- d. Revisions and Rezones to accommodate RHNA;
- e. Progress toward consultation with Native American Tribes; and
- f. Information about density bonuses and incentives granted in the prior year.

County of Monterey HCD staff maintains a list of projects known as the Long-Range Planning Work Program (Work Program) that contains General Plan implementation measures, revisions required pursuant to law, and responses to referrals from the Board of Supervisors and other appointed bodies to serve effective and orderly growth and development in the County. The Work Program is attached as **Exhibit C**. Staff is seeking Planning Commission direction and recommendation to the Board on the priorities for HCD in FY 2025-26.

Staff proposes to continue to advance priority tasks as outlined in the Work Program and as resources allow in the following general prioritization:

- 1) State or federal legally mandated activities;
- 2) Board policy priorities;
- 3) Tasks with awarded grant funds;
- 4) General Plan implementation priorities (policies with completion dates); and
- 5) Other tasks as time and resources allow.

Work Program tasks are assigned to an Advanced Planning team member (currently 6 staff with one vacancy). For tasks that are assigned and underway, HCD management makes every effort to maintain active progress through to completion, unless a formal determination is made that other tasks take higher priority. Tasks that have not been assigned to staff but remain a high priority will be assigned as staff availability opens up.

When new requests or referrals are submitted to HCD, staff looks to the Board, and Planning Commission, when appropriate, for clear direction regarding the level of priority and urgency assigned to new tasks in relation to approved Work Program tasks.

General Plan Annual Progress Report

Annually, HCD prepares a combined Annual Progress Report (APR) on the status of the General Plan and progress toward meeting Housing Element policies, including RHNA. **Exhibit A** to this report contains the 2024 Annual Progress Report for the 2010 General Plan Implementation (2024 GPI APR) and the 2024-2031 Housing Element Progress (2024 Housing APR). In 2024, there were two amendments to the Local Coastal Program, which falls under the County's 1982 General Plan (Coastal). One amended added a historic resources zoning overlay to a property in Del Monte Forest and the other amended the land use designation on a property in Moss Landing.

For the reporting period from April 1, 2024, through March 31, 2025, one 2010 General Plan Implementation (GPI) task was completed and progress was made on a number of other included in the County's 2024 GPI APR to the state are listed below (noted by an *) in the Long-Range Planning

Work Program (Work Program) section.

Long-Range Work Program

Included with this report is the draft Long-Range Work Program for Fiscal Year 2024-25. This Work Program lays out a path forward to ensure the highest priority tasks, studies and ordinances are successfully advanced/completed, while identifying high priority activities that will be required to realize the policies of the General Plan as well as other priority policies, plans and major projects managed by or with substantial collaboration with HCD. The Work Program is summarized, including task prioritization, in **Exhibit C**.

For the reporting period from April 1, 2024, through March 31, 2025, progress was made on 29 Work Program tasks, four of which were completed, plus two state mandated annual reports were submitted - See Exhibit C and Exhibit E for more information.

Work Program Tasks Completed

1. Salinas Valley (Zone 2C) Groundwater Basin Investigation* [Tasks 80, 192, 155; REF140088] - Board accepted the study; Amendment to 2010 General Plan Policy PS-3.1 and implementation measures anticipated in 2025 [Task 26-01].
2. East Garrison Final Phase Amendment [Task 21-22a; PLN030204-AMD2] - Approved by Board in June 2024; Approved by Department of Finance in fall 2024.
3. Restrictive Covenants Education Project and Racial Equity Timeline [Task 23-12] - Published three StoryMaps (timelines), distributed educational materials to public libraries, and restrictive covenants map developed.
4. Vacation Rental Ordinances (Inland) [Task 21-06; REF100042(Inland)] - Ordinances adopted by Board and Final Environmental Impact Report (EIR) certified; Inland ordinances are in effect.

Since adoption of the 2010 General Plan, a total of 77 Work Program tasks have been completed, 59 of which were GPI tasks. The HCD's Advanced Planning Team currently has six of the seven assigned positions filled and seeks to fill the remaining Principal Planner vacancy in April 2025.

Work Program Highest Priorities for 2025-2026

HCD proposes to continue to advance active projects/tasks on the Work Program during FY 2025-26. Tasks may be prioritized by the Board of Supervisors, with input and recommendation from the Planning Commission, of the top 10-12 projects/tasks to focus on in the 2025-26 Fiscal Year. Prioritized projects will receive necessary staff resources and funding allowing for the completion, or significant advancement toward completion, of those priorities. Other Work Program tasks will continue to be advanced during FY 2025-26, as time and resources allow. Please see **Exhibit C** for the full list.

- 1) Housing Element 6th Cycle Update, Rezoning and Implementation;
- 2) Permit Process Streamlining;
- 3) Castroville Community Plan Update;
- 4) Moss Landing Community Plan Update;
- 5) Chualar Community Plan
- 6) Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project;

- 7) Safety Element Update;
- 8) Environmental Justice Element;
- 9) Vacation Rental Ordinances (Coastal certification)
- 10) Accessory Dwelling Unit Ordinances & Land Use Plans (Coastal certification; Inland)
- 11) Big Sur Coast Land Use Plan Update; and
- 12) Fort Ord Habitat Resource Management Plan.

Staff requests that the Planning Commission provide input and recommendation to the Board of Supervisors regarding the FY 2025-26 Work Program priorities.

Housing Element Annual Progress Report

Calendar year 2024 was the first full reporting year of the 6th Cycle Housing Element period. On the first Housing Element Annual Progress Report of the new Cycle, the County is reporting 89 low-income units and 192 above moderate-income units. Table B from the 2024 Housing APR, tracks RHNA compliance by affordability level, and is included as **Exhibit B**. The County is required to report on progress in implementing policies and programs in the Housing Element as part of General Plan implementation efforts. Because the County does not have an adopted 6th Cycle Housing Element, progress implementing the programs adopted during the previous housing element cycle are reported. The 6th Cycle Housing Element will include new policies and programs aimed at accommodating RHNA numbers issued for the 2024-2031 planning horizon and progress toward these policies and programs will be reported in future years.

The full 2024 Housing APR can be found at:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>

The California Department of Housing & Community Development has created a variety of dashboards that allow users to access data reported during the Fifth Housing Element Cycle for all jurisdictions in the state. These dashboards can be accessed at:

<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard>

Housing Pipeline Report

Exhibit D to this report contains a table showing housing units, broken down by income category, that have been applied for or approved, but no building permits have been issued for the construction, so these units are not included in the progress toward RHNA. This table is referred to as our “Housing Pipeline Report.” The table includes subdivisions and discretionary permits approved but not constructed, projects with applications for subdivisions or new housing units that have been applied for and are under review, and Builder’s Remedy applications. Within the pipeline there are 1,251 housing units approved or pending a decision but not constructed.

See **Exhibit D** - Housing Pipeline Summary.

Staff recommends the Planning Commission consider this report and recommend that the Board of

Supervisors accept the 2024 General Plan Implementation and Housing Element Annual Progress Report and authorize the HCD Director to submit as required to the state. Staff also recommends that the Planning Commission receive the housing pipeline report and requests direction regarding the Long-Range Planning Work Program and priorities.

DISCUSSION

See **Exhibit E** - Detailed Discussion.

ENVIRONMENTAL REVIEW:

Staff finds that progress reports are not a project as defined by the California Environmental Quality Act (CEQA), Guidelines Sections 15060(c)(3) and 15378. These reports are an administrative activity that will not result in direct or indirect physical changes to the environment. They are for information purposes only. Activities identified in these reports implement policies of the 1982 and 2010 General Plans and the 2015 Housing Element, which were subject to CEQA review. In addition, CEQA will be addressed, as appropriate, with each task as it is completed.

OTHER AGENCY INVOLVEMENT:

Implementation of the 2010 General Plan (Non-Coastal) and the 1982 General Plan (Coastal) involves close coordination between all the land use departments and agencies (Planning, Building, Housing, Engineering/Public Works, Environmental Services, Environmental Health, County Administrative Office, Fire Districts, and Water Resources Agency). In addition, County Counsel's office actively participates in the legal review of ordinances and plans prepared as part of GPI and Work Program implementation.

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Prepared and Reviewed by: Melanie Beretti, AICP, Chief of Planning 831-755-5285

Approved by: Craig Spencer, HCD Director

The following Exhibits are on file with the Clerk of the Board:

Exhibit A - 2024 General Plan & Housing Element Annual Progress Reports

Exhibit B - 2024 Housing APR Table B

Exhibit C - Draft Long-Range Planning Work Program Overview

Exhibit D - Housing Pipeline Summary

Exhibit E - Detailed Discussion

cc: Front Counter Copy; Fenton & Keller; Brian Finegan Law Office (Michael Harrington); Grower-Shipper Association (Christopher Valadez); Law Offices of Michael D. Cling (Michael Cling); Monterey County Farm Bureau (Norm Groot); Salinas Valley Water Coalition (Nancy Isakson); Prunedale Neighbors Group (Ed Mitchell); Anthony Lombardo and Associates (Dale Ellis); Horan Lloyd Law Firm (Pamela Silkwood); Big Sur Multi-Agency Advisory Council c/o Colleen Courtney; Highway 68 Coalition (Mike Weaver); Carmel Residents Association; Carmel Valley Association; Marjorie Kay; The Open Monterey Project (Molly Erickson); LandWatch (Michael DeLapa); Janet Brennan; John H. Farrow; Craig Spencer (HCD); Ashley Paulsworth (CAO); Kelly Donlon (County Counsel); Planning File No. REF250006.