Monterey County Planning Commission Referrals

MEETING:	**3/26/2025**	
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 informtaiton on approved and pending ADU applications. Staff presented addiitional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. Staff will return to the Planning Commission in 2024 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing in 2024.	Pending
2	18.11	10/31/18	Duflock/Diehl	Gonzales/Fowler (EHB)	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently, including information specific to the number of rebuilds, determining where rebuilding hurdles may exist, and brainstorming on ways to improve.	Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024. Staff recomment this become a recurring annual summer update report and discussion at the Planning Commission. Staff anticipates returning to the Commission in July 2025.	Ongoing (Annual)
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 is anticipated to come before the Planning Commission at its April 9, 2025 meeting, combining it with the annual housing element report. A subsequent mid-year status update in late summer 2025.**	Ongoing (Semi-Annual)

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4	21.1	9/8/21	Getzelman	Beretti	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 Telecommunication Ordinance is a priority item on the Long-Range Planning Work Program for the current Year 2023-2024, however, this item has not been assigned to a Planning staff member due to other higher priority assignments and is not active. The Wireless Telecommunications Ordinance will remain a priority task for Year 2024-2025, and 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.	Ongoing
5	22.2(a)	3/9/22	Diehl	Price/Scariot	Request for information related to the 1982 General Plan (Coastal Zone) implementation and its approach to an update.	Staff is conducing anlaysis of the 1982 General Plan and Big Sur Coast Land Use Plan (BSLUP) compared to state general plan law, as part of the BSLUP comprehensive update, to evaluate which general plan mandatory requirements may be out of date or deficient. A report will be provided to the Planning Commission tentatively planned for the first half of 2025 to share the outcome of this analysis and options.	Pending
6	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. Next July 2025.	Ongoing (Semi-Annual)

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7	22.3	3/30/22	Diehl	Sanchez	Request for quarterly progress on drafting a Development Evaluation System as directed by General Plan policy.	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 quareterly update a list of projects that processed/are in process that would have used DES if it were in place. **As of March 26, 2025, there has been no activity realated to DES and staff anticipates presenting the General Plan/Housing Element Annual Report and Long-Range Planning Work Program to the Planning Commission at it's April 9, 2025 meeting. Future quarterly status updates anticipated to be provided in July and October 2025**.	Ongoing (Quarterly)
8	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public invovelment.	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 recieved Board of Supervisors direction at its March 11, 2025 meeting and are preparing an updated Draft HEU6 for resubmittal to CA HCD anticipated April 2025.**	Ongoing
9	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 revist 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
10	22.7	3/29/23	Diehl & Mendoza	Sanchez	Request a presentation then quraterly updates on Pajaro River Levee improvement plans and Pajaro Community flood recovery efforts.	A quarterly report will be provided to the Planning Commission on an ongoing basis. **The last quarterly report came before the Planning Commission on March 12, 2025. The next anticiapted quarterly report is planned for June 2025 to the Commission.**	Ongoing (Quarterly)

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11	23.1	11/8/23	Shaw	Beretti	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
12	24.1	5/29/24	Mendoza/Work	Sanchez	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive	Planning staff provided a status update report at the January 29, 2025 Planning Commission meeting. The PC requested that staff inform the Commission when there are major activities/status changes regarding the demolition and redevelopment of the property.	On-Going (As Appropriate)
13	24.2	6/1/24	Work	Beretti	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. Staff plans to provide the Commission with semi-annual updates.	Ongoing (Semi-Annual)
14	24.3	6/5/24	Shaw	Beretti	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
15	24.5	8/28/24	Daniels	Price	Keep the Planning Commission apprised regarding the Vacation Rental regulations status and discussions for the Coastal Zone.	Staff will provide udpates to Planning Commission as Vacation Rental Ordinance (Title 20) is submitted to and considered by the California Coastal Commission. Coastal Commission staff has preliminarily reviewed the County regulations, have scheduled an extension of the County application for it's 2/5/25 meeting, and tenatively plan to present to the Coastal Commission for consideration at its July 2025 meeting in the Monterey Area.	On-Going
16	24.6	9/11/24	Daniels	Beretti	Request to evaluate and consider San Benancio Road and Corral de Tierra for possible higher priority maintenance by County.	This referral arose out of community feedback and discussion related to agricultural operations on Corral del Cielo Road (Abalone Creek Ranch). **HCD staff has relayed and discussed this request with Public Works, Facilities and Parks Department (PWFP). PWFP has noted this request regarding maintenance priority of San Benancio Road and Corral de tierra. Staff recommends this referral be deemed complete.**	**Complete March 26, 2025**

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17	24.7	Summer 2024	Daniels/Diehl	Scariot/Beretti	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".	On-going
18	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	**At its February 12, 2025 meeting, the Planning Commission received this report and requested that staff present the updateto the Board of Supervisors relaying the Commission's recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff anticipates presenting this to the Board in the coming months.**	**On-going**