



SIXTH CYCLE HOUSING ELEMENT SITES INVENTORY AND PROGRAMS REVISIONS

Monterey County Planning Commission
June 5, 2024

ACTION

- Receive a presentation on the Draft Housing Element Sixth Cycle Update (Draft HEU6)
- Conduct a public workshop to review the and receive public input regarding the Draft HEU6
- Provide direction to staff

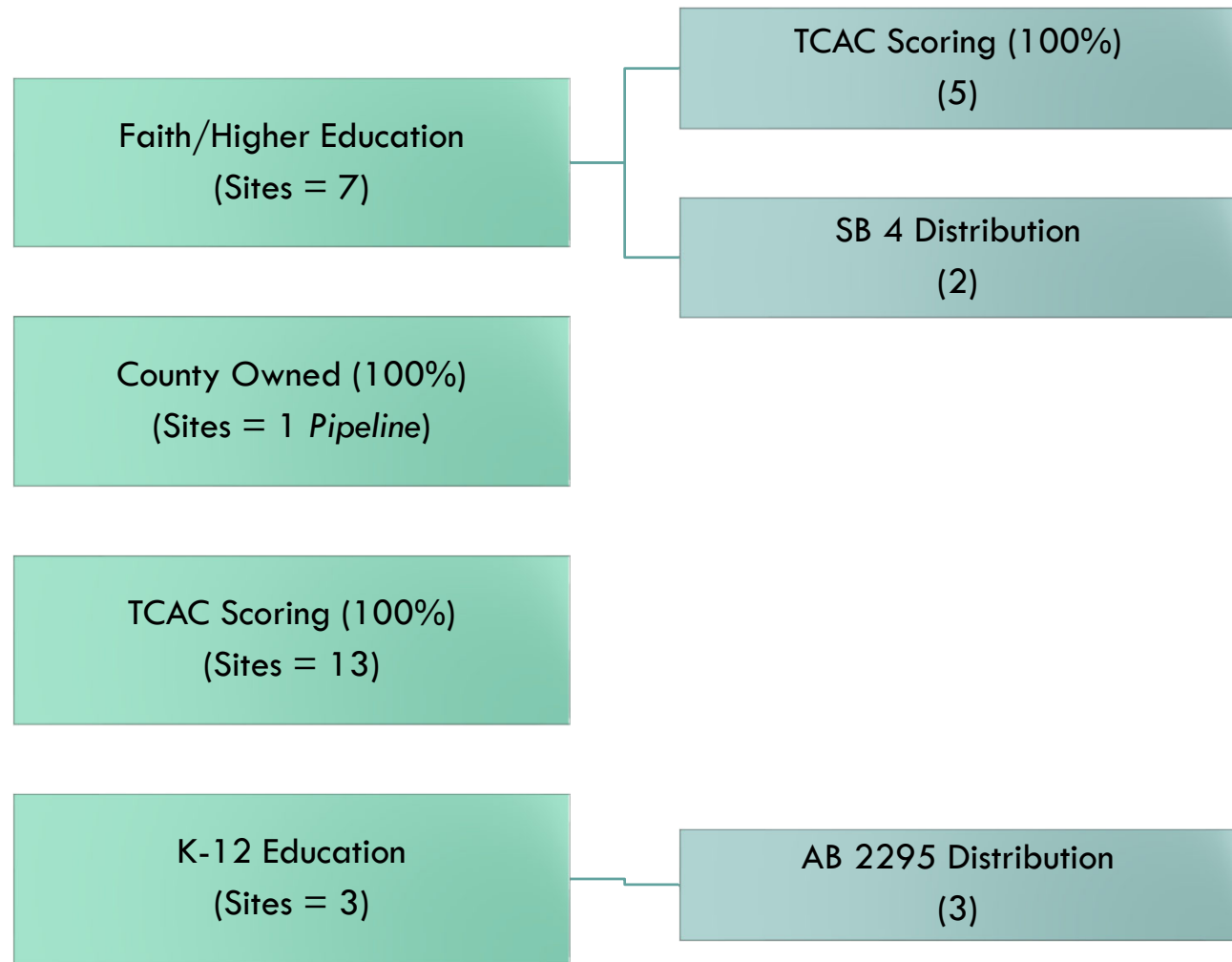
SPECIFIC CHANGES MADE

- Added To Pipeline
 - Added new site 835 E Laurel (County-owned)
- Reduce # Sites (e.g., owner requested removal, sprawl sites)
 - Updated Sites: 5, 6, 9, 10, 14, 33, 34, 46, 49, 55, 56, 57, 61-67, 69, 71, 72, 74, 75, 76
- Updated faith & higher ed sites to 100% affordable TCAC or SB4 distribution
 - Updated Sites: 8, 13, 48
- Updated K-12 sites to align with AB2295
 - Updated Sites: 39, 60
- Include or Consider Known Development Proposals
 - Development Proposal Used: 11, 32
 - Development Proposal Reviewed: 2, 3, 4 23 27, 28, 29

PIPELINE PROJECTS AS PROPOSED

Pipeline Sites		Unit Assumptions				
Project	Site #	Very Low	Low	Moderate	Above Moderate	Total
East Garrison	77	36	29	33	242	340
Rancho Canada Village	78	0	0	28	111	139
September Ranch (One Carmel)	79	0	0	15	80	95
Laguna Seca Office Park (McIntosh)	80	4	4	6	65	79
Castroville Oaks (CHISPA)	81	67	58	75	15	215
Quail Hills (Morisoli)	82	0	0	48	319	367
East Laurel (Eden)	83	67	63	0	2	132
	Total	174	154	205	834	1367

AFFORDABLE SITES & METHODOLOGY



APPROACH OPTIONS

Option #1

- Specific Changes
- IHO Allocation
- Remove Site 44

Option #2

- Specific Changes
- RHNA Allocation
- Remove Site 13

Type of Units	Option 1 (IHO)					Option 2 (RHNA)				
	Very Low	Low	Mod.	Above Mod.	Total	Very Low	Low	Mod.	Above Mod.	Total
RHNA	1,070	700	420	1,136	1,556	1,070	700	420	1,136	1,556
Pipeline Units (Credits)	174	154	205	0	533	174	154	205	0	533
ADUs (Credits)	0	9	0	261	270	0	9	0	261	270
Planned Units (Opportunity)	1,234	970	496	2,299	5,000	1,622	1,121	462	1,355	4,560
TOTAL	1,408	1,133	701	2,560	5,803	1,796	1,284	667	1,616	5,363
% Buffer	32%	62%	67%	125%	N/A	68%	83%	59%	42%	N/A
Application County Reductions (Sites 2/3/4, 27/28/29, 23)	(86)	(34)	(30)	(785)	(925)	(466)	(252)	(96)	(121)	(925)
% Buffer Remaining	24%	57%	60%	56%	N/A	24%	47%	36%	32%	N/A

APPROACH OPTIONS COMPARED

HAZARDS

FIRE

- NO sites in extreme fire hazard areas
- Minimal # of sites in very high fire hazard area
 - Considered per HCD guidance on site selection (e.g., vacant with minimal redevelopment needed, high resource areas, etc.).
- Per CA Govt Code section 65583.2(b)(4), including property affected by fire hazard is not prohibited but potential constraints and mitigation measures required for development must be identified.
- Local Hazard Mitigation Plan and General Plan Safety Element (updating based on sites inventory) can provide mitigation measures for fire hazard

FLOODING

- Minimal # sites with portion in floodplain (site capacity reduced)
- Some sites with surface drainage impacts (address during entitlement/permitting)

HOUSING PROGRAMS

CA law and HCD guidance require programs with specific actions and timelines that heavily incentivize and remove constraints to development of affordable units.

Examples of additional program offerings might include:

- By-Right Approval for 100% affordable projects on Housing Element Sites
- Updating Objective Design Standards with greater specificity to help standardize and streamline off-site improvements.
- Rezone density addressing infrastructure constraints (e.g., 30 units/acre on sewer; 20 units per acre on septic).
- Incentives packages for developers including, but not limited to, increased density bonus, priority processing, and potential fee waivers.

NEXT STEPS

Update Draft HEU6 → Submit to CA HCD

- June 11 – Board of Supervisors
 - Pending direction
- 3-4 weeks to update Draft HEU6
- 7-day public availability
- Submit to CA HCD for initial review (90 days)

Update Draft HEU6 → Return to Board and/or PC → Submit to CA HCD

- June 11 – Board of Supervisors
 - Pending direction
- 3-4 weeks to update Draft HEU6
- 7-day public availability
- 4-6 weeks to return to Board and/or PC
- Submit to CA HCD for initial review (90 days)

RECOMMENDATION

- Receive a presentation on the Draft Housing Element Sixth Cycle Update (Draft HEU6)
- Conduct a public workshop to review the and receive public input regarding the Draft HEU6
- Provide direction to staff



THANK YOU!

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