

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

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August 19, 2024

State Department of Housing and Community Development
C/O Land Use and Planning Unit
651 Bannon Street, Suite 400
Sacramento, CA 95811

Subject: County of Monterey Draft Housing Element Sixth Cycle Update

Dear Esteemed Reviewers,

The County of Monterey is pleased to submit to the Department of Housing and Community Development (CA HCD) its Draft Housing Element Sixth Cycle Update for the initial 90-day review period.

First Draft Submittal – 90 day comment period

This cover letter is attached to the County's Draft Housing Element Sixth Cycle update. Staff understand that this first CA HCD review will take up to 90 days and would be grateful for a shorter review period if possible given that the County is currently not in compliance with Housing Element mandates.

The County acknowledges that this is a Draft document. Staff continues to receive and review comments from the public on this draft and will continue to consider comments until final adoption by the County Board of Supervisors. At this time, the County would like your feedback on the attached draft (if any). The County intends to revise the Housing Element to address any comments received by CA HCD as well consider any final changes in response to public comment before submitting the final draft.

The County would like to highlight that our proposed buffer exceeds that recommended in each of the income categories. Staff highlights this because there may be a desire to remove some sites from the draft including those sites listed below:

- 1) Site 53 (8th Street, Marina, APN 031-101-018-000) – At the June 11th meeting, the Board expressed interest in including this site as an alternative to Site 7 (Reservation Road (Blanco Triangle), formerly Site 13) at the request of staff in a neighboring City. Site 53 was suggested as an alternative to site 7, not in addition to site 7. The County has included both sites in the draft HEU6 for submittal to CA HCD to allow time for added due diligence necessary to consider the County adding a UC property within City limits. The County intends for one, not both sites, to remain in the final Sites Inventory; and
- 2) Site 48 (100 Sill Road in Las Lomas, APN 412-073-002-000) – This site is located in the Coastal Zone where rezoning is likely to be difficult. There is history of prior attempt to develop housing at the site (Rancho Los Robles) which was ultimately unsuccessful after a lengthy litigation and administrative process that included the California Coastal Commission (CCC). This site may be removed in a future draft depending on coordination with CCC and public review and input.

Even if these sites are removed, and in review of any other potential future revisions, the County of Monterey will continue to ensure that we have planned for meeting our RHNA obligations with an appropriate buffer.

AB 215 – Compliance with Public Participation Requirements:

In accordance with state law, the County posted the draft Sixth Cycle Housing Element (HEU6) for public review and comment for 37 days from May 6, 2024 through June 11, 2024. On June 11, 2024, the Board of Supervisors conducted a public workshop to consider the draft HEU6, receive public comment, and provide direction. The County considered public comments and made revisions to the draft Housing Element that took 68 days (more than 10 days) after the 37 day public comment period ended. As a result of the revisions made to the draft HEU6 after the public comment period, the County posted the revised draft on the website for 7 days, from August 12-19, 2024 prior to this first submittal to CA HCD on August 19, 2024.

Thank you for all the guidance provided throughout this process and staff looks forward to feedback and comments (if any). Please feel free to contact us if you have any questions or need additional information.

Sincerely,



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Cc: File REF220020

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Enclosures

- August 19, 2024, County of Monterey draft Housing Element Sixth Cycle update
- Appendix C – Monterey County Sites Inventory
- Completeness Checklist