

MONTEREY COUNTY PLANNING COMMISSION

Meeting: November 18, 2015 at 10:30 a.m.	Agenda Item No.: 6
Project Description: Consider recommendation to the Board of Supervisors to amend the County's General Plan by adopting the County of Monterey 2015-2023 Housing Element.	
Project Location: County-wide	APN: N/A
Planning File Number: REF140087	Applicant: County of Monterey
Planning Area: County-wide	Flagged and staked: N/A
Zoning Designation: N/A	
CEQA Action: Negative Declaration	
Department: RMA-Planning and Economic Development Department	

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing to consider an amendment to the County's General Plan to update the Housing Element and adopt a resolution (Exhibit B) to recommend that the Board of Supervisors:

- 1) Adopt the Negative Declaration for the County of Monterey 2015-2023 Housing Element (Exhibit C);
- 2) Adopt the County of Monterey 2015-2023 Housing Element (Exhibit B, Attachment 1) in substantially the same form as attached herein; and
- 3) Direct staff to submit the County of Monterey 2015-2023 Housing Element with related documents to the State Department of Housing and Community Development for certification.

PROJECT OVERVIEW:

The County is required to update the Housing Element of the General to cover the 2015-2023 period. On July 29, 2015, the Planning Commission conducted a public workshop to review a Public Review Draft of the 2015-2023 Housing Element for the County of Monterey. Staff updated the draft (Exhibit B, Attachment 1) based on comments at the workshop, further research, and comments received from the State Department of Housing and Community Development (HCD) (Exhibit D) and the State of California Public Utilities Commission (Exhibit E).

In addition, an Initial Study and Draft Negative Declaration (Exhibit C) have been prepared in compliance with CEQA. County has received two comment letters, one from the State of California Public Utilities Commission (Exhibit E) and one from the State of California Department of Transportation (Exhibit F). Neither affect the conclusions of the Initial Study.

See Exhibit A for further discussion.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- Economic Development Department
- Housing Advisory Committee (HAC)
- County Counsel
- Airport Land Use Commission (ALUC)
- State of California Department of Housing and Community Development (HCD)
- State of California Department of Transportation (DOT)
- State of California Public Utilities Commission (PUC)

/S/ Nadia Amador



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November 12, 2015

cc: Front Counter Copy; Planning Commission; Fire Protection Districts; RMA-Public Works Department; RMA-Environmental Services; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Jane Barr, Economic Development Department; Jacqueline R. Onciano, RMA Services Manager; Nadia Amador, Project Planner; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer; Planning File REF140087.

Attachments: Exhibit A Project Discussion
Exhibit B Draft Planning Commission Resolution
• Attachment 1- 2015-2023 County of Monterey Housing Element, October 2015
Exhibit C Negative Declaration/Initial Study and State Clearinghouse Letter
Exhibit D California HCD Letter dated November 3, 2015
Exhibit E California PUC Letter dated October 23, 2015
Exhibit F California DOT Letter dated October 28, 2015
Exhibit G Airport Land Use Commission, Resolution No. 15-003

This report was reviewed by  Jacqueline R. Onciano, Planning Services Manager.