



County of Monterey Planning Commission

Item No.5

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

Agenda Item No.5

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REF260002 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

- a. Consider the 2025 Annual Progress Report for the Monterey County General Plan(s);
- b. Consider the 2025 Annual Progress Report for the 2024-2031 Housing Element; and
- c. Consider and provide input regarding priorities for the 2026-2027 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 Planning Commission:

- 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 2025 Annual Progress Report for the Monterey County General Plan(s) (**Exhibit A**);
- c. Consider the 2025 Annual Progress Report for the 2024-2031 Housing Element (**Exhibit A**);
- d. Consider and provide input regarding priorities for the 2026-2027 Long-Range Planning Work Program (**Exhibit B**); and
- e. Recommend that the Board of Supervisors authorize the HCD Director to submit the 2025 Annual Progress Report for the Monterey County General Plan(s) and 2025 Annual Progress for the 2024-2031 Housing Element.

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 five staff with two vacancies). 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 2025 Annual Progress Report for the 2010 General Plan Implementation (2025 GPI APR) and the 2024-2031 Housing Element Progress (2025 Housing APR). In 2024, there were two amendments to the Local Coastal Program, which falls under the County's 1982 General Plan (Coastal). One amendment modified all Coastal Land Use Plans (LUPs) to allow for Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs/JADUs) and the other amendment modified the County's LCP in order to regulate vacation rentals in the Coastal Zone.

For the reporting period from April 1, 2025, through March 31, 2026, one 2010 General Plan Implementation (GPI) task was completed and progress was made on a number of others included in the County's 2025 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 2026-27. 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 B**.

For the reporting period from April 1, 2025, through March 31, 2026, progress was made on 32 Work Program tasks, four of which were completed (with a fifth item anticipated for completion before the end of the reporting period), plus two state mandated annual reports were submitted - See Exhibit C and Exhibit E for more information.

Work Program Tasks Completed

1. Accessory Dwelling Unit (Coastal) Ordinances [Task 21-18; REF200029] and Land Use Plan (Big Sur Coast, Carmel Area, North County) updates [Tasks 23-09, 22-07, 24-06; REF240016] - California Coastal Commission certified the Coastal ADU Ordinance and associated Local Coastal Program amendments on October 10, 2025 and the Board of Supervisors subsequently approved final adoption of the regulations on November 18, 2025. [REF210034]
2. Noise Ordinance Update [Task 24-05] - Amended Monterey County Code (MCC) Chapter 10.60 is anticipated to go before the Board of Supervisors for a first reading in March 2026. Staff is anticipating that this item will be completed during the reporting period.
3. North County Wildlife Protection and Eucalyptus Removal Pilot Program [Task 23-15] - Completed and implemented a pilot program to fund wildfire protection and eucalyptus removal in North Monterey County in FY25-26.
4. Vacation Rental Ordinances (Coastal) [Task 21-06. REF130043 (Coastal)] - California Coastal Commission certified the Coastal Vacation Rental Ordinance and associated Local Coastal Program amendments on August 13, 2025 and the Board of Supervisors subsequently approved final adoption of the regulations on September 23, 2025.
5. Zoning Ordinance and Map Updates for 2010 General Plan* [Task 44; REF140023] - Zoning map updates and draft ordinance were considered by the Planning Commission on April 30, 2025 and were formally adopted by the Board of Supervisors on August 12, 2025.

Since adoption of the 2010 General Plan, a total of 82 Work Program tasks have been completed, 60 of which were GPI tasks. The HCD's Advanced Planning Team currently has five of the seven assigned positions filled and seeks to fill two remaining Senior Planner positions in the coming months.

Work Program Highest Priorities for 2026-2027

HCD proposes to continue to advance active projects/tasks on the Work Program during FY 2026-27. 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 2026-27 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 2026-27, as time and resources allow. Please see **Exhibit B** for the full list.

- 1) Housing Element 6th Cycle Update and Implementation, including;
 - Rezoning
 - Accessory Dwelling Unit Ordinances (Inland)
 - Permit Streamlining
- 2) Priority Board Referrals, including;
 - Battery Energy Storage System (BESS) Ordinance
 - Amended Vacation Rental Ordinances
 - Rooster Ordinance
- 3) Fire Preparedness/Home Hardening and Defensible Space;
- 4) Chualar Community Plan;
- 5) Water Allocation Policy;
- 6) Safety Element Update;
- 7) Environmental Justice Element, with Open Space Element updates as required by State Law;
- 8) Fort Ord Habitat Resource Management Plan;
- 9) Big Sur Coast Land Use Plan Update;
- 10) Moss Landing Community Plan Update;
- 11) Castroville Community Plan Update; and
- 12) Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project.

Staff requests that the Planning Commission provide input to the Board of Supervisors regarding the FY 2026-27 Work Program priorities.

Housing Element Annual Progress Report

During Calendar Year 2025, the County is reporting 8 low-income units, 6 moderate income units and 179 above moderate-income units. Table B from the 2025 Housing APR, tracks RHNA compliance by affordability level, and is included as **Exhibit C**. The County is required to report on progress in implementing policies and programs in the Housing Element as part of General Plan implementation efforts in Table D. One change to the 2025 Housing APR included updates to Table D to include more robust tracking and reporting of housing element implementation. 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 2025 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 past Housing Element Cycles 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/ho>

using-element-implementation-and-apr-dashboard

Housing Pipeline Report

On December 10, 2025, the Planning Commission received a report from Staff on affordable and workforce application with the County. The Staff Report and attachments can be accessed at:

[https://monterey.legistar.com/MeetingDetail.aspx?](https://monterey.legistar.com/MeetingDetail.aspx?ID=1352316&GUID=C74B038C-4F4E-4666-A618-E0B14DF1512A&Options=info|&Search=)

[ID=1352316&GUID=C74B038C-4F4E-4666-A618-E0B14DF1512A&Options=info|&Search=](https://monterey.legistar.com/MeetingDetail.aspx?ID=1352316&GUID=C74B038C-4F4E-4666-A618-E0B14DF1512A&Options=info|&Search=)

Staff recommend the Planning Commission consider this report and recommend that the Board of Supervisors authorize the HCD Director to submit as required to the state. Staff requests that the Planning Commission provide direction regarding the Long-Range Planning Work Program and priorities.

DISCUSSION

See **Exhibit D** - 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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Reviewed and Approved by: Melanie Beretti, AICP, Chief of Planning 831-755-5285

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

Exhibit A - 2025 General Plan & Housing Element Annual Progress Reports

Exhibit B - Draft Long-Range Planning Work Program Overview

Exhibit C - 2025 Housing APR Table B

Exhibit D - 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; Melanie Beretti (HCD); Craig Spencer (HCD); Ashley Paulsworth (CAO); Kelly Donlon (County Counsel); Planning File No. REF260002.