

## Monterey County Planning Commission

<b>MEETING:</b> May 26, 2010 9:00 A.M.	<b>AGENDA NO.:</b> 1
<b>Project Description:</b> Consider recommending adoption of the 2009-2014 Housing Element	
<b>Project Location:</b> County-Wide	
<b>Plan Area:</b> N.A.	<b>Flagged and Staked:</b> N.A.
<b>Zoning Designation:</b> N.A.	
<b>CEQA Action:</b> Negative Declaration	
<b>Department:</b> RMA, Redevelopment and Housing Office and Planning Department	

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider the draft 2009-2014 Housing Element, the Environmental Initial Study, Draft Negative Declaration and adopt a Resolution recommending that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration;
2. Adopt the 2009-2014 Housing Element into the County's 1982 General Plan; and
3. Direct staff to submit the 2009-2014 Housing Element with related documents to the State Department of Housing and Community Development for certification.

### **OVERVIEW OF PROPOSED ACTION:**

On September 9 and September 30, 2009, the County conducted study sessions with the Planning Commission to review a Preliminary Draft 2009-2014 Housing Element. That draft has now been revised based on comments received from the Housing Advisory Committee (HAC), the Planning Commission and the State Department of Housing and Community Development (HCD). In addition, an Environmental Initial Study and Draft Negative Declaration have been prepared in compliance with State requirements. Adoption of this Housing Element and certification by HCD will allow the County to continue to compete for State housing funds. The Draft Housing Element, Environmental Initial Study, and Draft Negative Declaration have been provided to the Planning Commissioners under separate cover. Copies of these documents are available for public review at the Planning Department and the Redevelopment and Housing Office. The draft Resolution is attached to this staff report.

### **DISCUSSION:**

The Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the County. State law requires that the County update its Housing Element approximately every five years based on a schedule set by legislation (this is being extended to every eight years for future updates). The County's current certified Housing Element covers the planning period from 2003 to August 2009.

State law also prescribes the content and process for adopting the Housing Element, and mandates review of the Element by HCD. Following are the statutory requirements of what the Housing Element must address:

- Identify adequate sites to meet the Regional Housing Needs Allocation (RHNA) through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels;
- Assist in the development of adequate housing to meet the needs of lower and moderate income households;
- Address and, where possible, remove governmental constraints to the maintenance, improvement and development of housing;
- Conserve and improve the condition of the existing affordable housing stock; and
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability or sexual orientation

State law specifies that the Housing Element must assess housing needs and evaluate the current housing market in the County and then identify programs that will meet housing needs. Also included in this evaluation is the RHNA which is an estimate of the number of housing units that should be provided in the County to meet its share of new households in the region. In addition to this information, the Housing Element document must evaluate and review its past housing programs and consider this review in planning future housing strategies.

A critical component of HCD's review of the Housing Element is the local jurisdiction's ability to accommodate its RHNA through land use planning efforts. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Association of Monterey Bay Area Governments (AMBAG), as the regional council of governments, is responsible for allocating the RHNA to individual jurisdictions within the region. For the 2009-2014 Housing Element update for the unincorporated areas of the County, AMBAG has assigned a RHNA of 1,554 units in the following income distribution:

- |                          |           |
|--------------------------|-----------|
| ▪ Very Low Income:       | 347 units |
| ▪ Low Income:            | 261 units |
| ▪ Moderate Income:       | 295 units |
| ▪ Above Moderate Income: | 651 units |

However, with units constructed or already approved in Community Plans, Specific Plans and individual projects, the County has already met a significant portion of its RHNA, with a remaining RHNA of only 174 units to be accommodated:

- |                    |           |
|--------------------|-----------|
| ▪ Very Low Income: | 142 units |
| ▪ Low Income:      | 12 units  |
| ▪ Moderate Income: | 20 units  |

The revised draft Housing Element proposes to accommodate all of the remaining RHNA within the inland infill area of the adopted Castroville Community Plan. Specific sites have been

identified that are currently zoned appropriately and could be developed with housing at densities that could supply housing at the required income levels. State law does not require that the County guarantee that this housing gets built, but only that it can be accommodated.

In addition to the components of the Housing Element summarized above, a number of State laws were passed during the last Housing Element cycle that impact the required content of the 2009-2014 Housing Element. These State laws require, among other things, that local jurisdictions address housing for extremely low income households; make provisions within the community for transitional housing, supportive housing and single room occupancy units; address housing for the homeless through emergency shelters; and, address housing for persons with disabilities through the removal of constraints to housing.

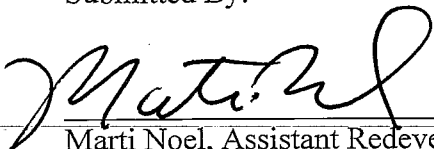
This Housing Element will be adopted as an amendment to the County's 1982 General Plan and has been determined to be consistent with that General Plan. A General Plan Update (draft 2010 GPU) has been prepared by the County. Although the 2010 General Plan Update is currently going through public hearings and may be considered for adoption by the Board of Supervisors within the next few months, it is critical to complete the Housing Element adoption and state certification process as soon as possible in order for the County to remain eligible to apply for State housing grants this year. In addition, the Housing Element is subject to a unique planning cycle and procedural requirements that put it on a different approval cycle than the other elements of the General Plan. This Draft Housing Element and the associated environmental review have been reviewed by the General Plan update team to ensure that it is consistent with the 2010 General Plan update, as currently drafted.

Pursuant to the California Environmental Quality Act (CEQA), the County prepared an Environmental Initial Study and draft Negative Declaration for the Housing Element 2009-2014. The Environmental Initial Study concluded that the adoption of the Housing Element would not result in any new housing beyond which is already allowed by the current General Plan and zoning and therefore will not result in a significant impact on the environment.

**OTHER AGENCY INVOLVEMENT:**

The Monterey County Housing Advisory Committee (HAC) has been working with staff on the Housing Element Update during the past year. Three presentations (December 10, 2008, May 13, 2009, and August 12, 2009) were made before the HAC to solicit comments from the public and from the HAC members. In addition, in August 2008 the HAC appointed a Subcommittee which worked directly with staff on the preparation of the Preliminary Draft Housing Element.

Submitted By:



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May 18, 2010

**Before the Planning Commission in and for the  
County of Monterey, State of California**

Resolution No. \_\_\_\_\_  
Resolution of the Monterey County Planning  
Commission recommending that the  
Board of Supervisors approve the  
Housing Element 2009-2014 to Amend  
the County General Plan

The Draft Negative Declaration and Housing Element 2009-2014 came before the Planning Commission at a duly noticed public hearing on May 26, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes the following recommendation with reference to the following facts:

**RECITALS**

1. The Housing element is one of the seven required elements of the County's General Plan. The County's current certified Housing Element covers the planning period from 2003 to August 2009. Until recently, Housing Elements have been required to be updated every five years, unless extended by State law (Article 10.6 Section 65580 of the California Government Code). This Housing Element covers the planning period of July 2009 through August 2010.
2. In 2008, the Association of Monterey Bay Area Governments (AMBAG) certified the Regional Housing Needs Allocation (RHNA) of 1,554 units for the unincorporated areas of Monterey County.
3. On August 13, 2008 the Monterey County Housing Advisory Committee (HAC) appointed a Sub-Committee to work with staff on the preparation of the draft Housing Element.
4. On December 10, 2008 and on May 13, 2009 the HAC received presentations on the Preliminary draft Housing Element 2009-2014. On August 12, 2009 the HAC approved a recommendation to transmit the draft Housing Element to the Planning Commission for consideration and submittal to the State Department of Housing and Community Development for an initial review.

5. On September 9, 2009 and on September 30, 2009 the Monterey County Planning Commission received a presentation and conducted a public workshop on the Preliminary Draft Housing Element and recommended that the Housing Element be submitted to HCD for the initial review.
6. State law (Government Code Section 65585) requires that draft and adopted housing elements be submitted to the State Department of Housing and Community Development (HCD) for review with compliance with State law. On October 8, 2009 the County submitted a draft of the Housing Element 2009-2014 to HCD for review. HCD responded with comments on December 10, 2009. Based on discussions with HCD the County prepared a revised Draft Housing Element.
7. The Housing Element 2009-2014 will be adopted as an amendment to the County's 1982 General Plan. A General Plan Update (draft 2010 GPU) has been prepared by the County. Although the 2010 General Plan Update is currently going through public hearings and may be considered for adoption by the Board of Supervisors within the next few months, it is critical to complete the Housing Element adoption and state certification process as soon as possible in order for the County to remain eligible to apply for State housing grants.
8. The Housing Element 2009-2014 has been determined to be consistent with the County's 1982 General Plan, as amended. The RHNA for the unincorporated areas of Monterey County can be entirely accommodated with already constructed or approved projects, Community Plans, and Specific Plans.
9. Pursuant to the California Environmental Quality Act (CEQA), the County prepared an Environmental Initial Study, Notice of Intent to Adopt a Negative Declaration, and draft Negative Declaration for the Housing Element 2009-2014. The Environmental Initial Study concluded that the adoption of the Housing Element would not have a significant impact on the environment. The Environmental Initial Study and Draft Negative Declaration were circulated for public review from April 22, 2010 to May 24, 2010.
10. The Planning Commission Finds on the basis of the sole record before it that there is no substantial evidence that the Housing Element will have a significant effect on the environment and that the Negative Declaration reflects the Lead Agency's independent judgment and analysis. All of the housing associated with meeting the County's RHNA can be entirely accommodated on sites appropriately zoned for the housing densities needed to meet the required affordability levels.

11. The Planning Commission conducted a public Hearing on May 26, 2010 which was duly noticed including publication in the Salinas Californian and Monterey County Heard.

**DECISION**

NOW, THEREFORE, the Planning Commission of the County of Monterey, State of California, hereby recommends that the Board of Supervisors adopt the Negative Declaration, approve the Housing Element 2009-2014 to Amend the County General Plan to replace the Housing Element 2002-2008 (adopted in October 2003) with the Housing Element 2009-2014, and direct staff to submit the Housing Element to the State Department of Housing and Community Development for certification.

Upon a motion of Commissioner \_\_\_\_\_;

Seconded by Commissioner \_\_\_\_\_,

And carried by the following vote:

AYES:

NOES:

ABSENT: