

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Agenda - Final

Monday, November 17, 2025

3:00 PM

**Monterey Peninsula Airport District, Board Meeting Room. 200 Fred Kane Drive,
Suite 200, Monterey, CA 93940**

Airport Land Use Commission

IMPORTANCE NOTICE REGARDING PARTICIPATION IN THE AIRPORT LAND USE COMMISSION MEETING

To participate in this County of Monterey Airport Land Use Commission meeting, public participants are invited to observe and address the Commission in-person at the Board Meeting Room.

Instructions for the public to participate are below:

Participate at the Physical Meeting Site: Monterey Peninsula Airport District, Board Meeting Road.
200 Fred Kane Drive, Suite 200, Monterey, CA 93940.

Meeting Instructions:

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). Comments should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Commission and will be placed in the record.
2. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents via email to the Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). Documents should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the document relates, the public is requested to include the file number in the subject line.
3. If applicants or members of the public want to present documents and/or Power Point presentations while speaking, they should submit the document and/or presentation electronically by 2:00 p.m. on the business day prior to the commission meeting date to Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make the document and/or presentation available to present during the meeting.
4. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to Commission staff JensenF1@countyofmonterey.gov (Fionna Jensen). To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (e.g., if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

5. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Airport Land Use Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). The Airport Land Use Commission name and meeting date, and "general comment", should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.

6. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the Commission staff at JensenF1@countyofmonterey.gov (Fionna Jensen). Such requests include but are not limited to: Wheelchair Accessible Facilities, Sign Language Interpreters and Printed Materials in large print, Braille, or on disk, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. The request should be made no later than 12:00 p.m. (i.e., noon) two (2) business days prior to the Airport Land Use Commission meeting date in order to provide time for the Commission staff to address the request.

7. The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

3:00PM - CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL**

Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.

PUBLIC COMMENTS

The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.

COMMISSIONER'S COMMENTS

Commissioners may speak on non-agenda items within the purview of the Commission.

APPROVAL OF MINUTES

1. Approval of the October 27, 2025, Airport Land Use Commission meeting minutes.

Attachments: [Cover Page](#)
 [ALUC_Draft Minutes_102725](#)

CONSENT**SCHEDULED ITEMS**

Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.

2. REF2500540 - CITY OF PACIFIC GROVE

Public hearing to consider whether the proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance (ALUC File No. REF250040) are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

Attachments: [Staff Report](#)
 [Attachment A - Draft ALUC Resolution Monterey Regional Airport](#)
 [Attachment B - City of Pacific Grove Consistency Analysis Letter](#)

ANNOUNCEMENTS**ADJOURNMENT**



County of Monterey

Item No.1

Board Report

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

Legistar File Number: 25-836

November 17, 2025

Introduced: 11/12/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approval of the October 27, 2025, Airport Land Use Commission meeting minutes.



County of Monterey
Airport Land Use
Commission

Agenda Item No.1
Legistar File Number: 25-836

Item No.1

Monterey Peninsula Airport District
- Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940

November 17, 2025

Introduced: 11/12/2025

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Approval of the October 27, 2025, Airport Land Use Commission meeting minutes.

County of Monterey

Monterey Peninsula Airport District - Board Meeting Room
200 Fred Kane Drive, Suite 200
Monterey, California 93940



Meeting Minutes - Draft

Monday, October 27, 2025

3:00 PM

**Monterey Peninsula Airport District, Board Meeting Room. 200 Fred Kane Drive,
Suite 200, Monterey, CA 93940**

Airport Land Use Commission

3:00 P.M. - CALL TO ORDER

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Scherer presiding, convened at 3:03 p.m. Commission members and members of the public attended/participated physically

PLEDGE OF ALLEGIANCE**ROLL CALL**

Commissioners (or Proxy) Present:

Commissioners Carbone, Cleveland, Scherer, Kerr, Cohan and Donaldson

Commissioners Not Present and Not Represented by Proxy:
Commissioners Leffel

ALUC (Monterey County) Staff Present:
Fionna Jensen, Housing and Community Development (HCD)-Planning

For Informational Purposes Only, Members of the Public Participating:
City of Monterey staff
Project Applicant (MHT Holdings LLC; Charles Tope)

PUBLIC COMMENTS

None

COMMISSIONER'S COMMENTS

Confirmation of ALUC proxies.

APPROVAL OF MINUTES

1. Approval of the September 22, 2025 Airport Land Use Commission Meeting.

The Commission voted 6-0 (6 ayes – 0 nays, and 1 abstain) to approve the minutes of the September 22, 2025 regular meeting. Motion to approve made by Commissioner Kerr and seconded by Commissioner Cleveland.

CONSENT

None

SCHEDULED ITEMS

2. **REF250035 - MHT Holdings LLC**
Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed conversion of a portion of an existing office building at 2555 Garden Road, Monterey, into

an event space and vehicle storage (ALUC File No. REF250035) consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

Proposed Use: Consider the partial conversion of an existing office building into event space and vehicle storage. Proposed Action: Find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan, subject to two conditions of approval.

Staff presented.

Commission Cleveland inquired as to the timing of compliance with ALUC conditions and on-going compliance.

Commissioner Scherer asked what types of events would be held (private car events, etc.)

Commissioner Cohan had questions regarding on-going occupancy. Staff recommended that an additional condition of approval be applied, requiring a notice be recorded on title, limiting occupancy to be consistent with the ALUCP.

Commissioner Carbone made a motion, seconded by Commissioner Kerr, to find the project consistent with the 2019 Monterey Regional Airport Land Use Compatibility Plan (6 ayes, 0 nays, 1 absent), subject to four conditions of approval. Motion passes.

3. Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport. Proposed Action: For information only. No action required.

No update at this time. County of Monterey is expected to submit a project to the ALUC.

4. Future Airport Land Use Compatibility Plan (ALUCP) Update

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

No update at this time.

ANNOUNCEMENTS

None

ADJOURNMENT

Meeting adjourned at 3:30 pm.

Next scheduled regular meeting: November 17, 2025.



County of Monterey

Item No.2

Board Report

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

Legistar File Number: 25-835

November 17, 2025

Introduced: 11/12/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

REF2500540 - CITY OF PACIFIC GROVE

Public hearing to consider whether the proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance (ALUC File No. REF250040) are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance (ALUC File No. REF250040) consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

PROPOSED PROJECT:

On October 22, 2025, the City of Pacific Grove submitted an application (ALUC File No. REF250040) to ALUC staff requesting a consistency review of the City's draft Housing Element Update, which includes updates/amendments to the Land Use Element and Safety Element, Zoning Ordinance, and Land Use and Zoning Maps.

The City of Pacific Grove previously submitted an application (ALUC File No. REF230031) to the ALUC to consider an update to the City's Housing Element (6th Cycle). This prior Housing Element was being updated to demonstrate the City's ability to accommodate its 6th Cycle Regional Housing Need Allocation (RHNA). On October 23, 2023, the ALUC found the City's draft Housing Element consistent with the 2019 ALUCP. Since the ALUC's consistency determination for the City's prior draft Housing Element, the City has revised the Housing Element in response to HCD review comments and updated RHNA compliance needs. The revised Housing Element has been submitted to the ALUC for review. The primary change is a revised Sites Inventory, which increases feasible residential capacity through the identification of additional underutilized parcels and expanded mixed-use opportunities to ensure the City maintains a sufficient buffer above its RHNA allocation. Other associated amendments have since been prepared and are ready for ALUC review in conjunction with the modified draft Housing Element. These include Housing Element Implementation updates/amendments to the Land Use Element and Safety Element, Zoning Ordinance, and Land Use and Zoning Maps. These updates are discussed below. The City's Draft Housing Element may be viewed in its entirety on the City's public website at the following link:

https://www.cityofpacificgrove.gov/our_city/departments/community_development/housing/housing_element.php

The previously considered Housing Element included 73 housing inventory sites. As proposed, the City's draft Housing Element has a modified list of housing inventory sites (certain sites have been removed or added), but the overall number of inventory sites has remained the same (73). For example, Inventory Sites #54, #58, #49, and #48 shown in the prior Housing Element are no longer proposed in the revised draft Housing Element (**Attachment A1**). However, the "Dennett, Sinex, and Grove Acre" (sites #38 - 40) and an extension of the "Sensed Service Commercial" (site #56) have now been added to the draft Housing Element as inventory sites.

To fully accommodate the City's RHNA, the City is pursuing the following Zoning Ordinance amendments to rezone certain properties (Attachment A3), which are included as a part of this consistency review. All of these sites are located within Safety Zone 7, and are described below.

- **Downtown District** - Increase base zoning for Commercial-Downtown (C-D) from a maximum density of 30 units per acre to 45 units per acre, with a minimum density of 30 units per acre;
- **Forest Hill District** - Establish a maximum density of 45 units per acre with a minimum density of 30 units per acre for all parcels zoned Commercial-Forest Hill (C-FH); and
- **Light Commercial and Heavy Commercial Districts** - Increase base zoning for the Light Commercial (C-1) and Heavy Commercial (C-2) from a maximum density equal to the nearest residential land use category up to 30.0 units per acre to 30 units per acre, regardless of the nearest residential land use category, except for C-2 districts within the Coastal Zone.
- **R-2-B-3 District** - Rezone the area bounded by Dennett Street, Sinex Avenue, and Grove Acres Avenue, currently zoned Medium Density Residential (R-2-B-3) at 8.7 units per acre, to High Density Residential (R-3) at 29 units per acre.
- **Other Areas** - One site will be rezoned from Medium Density Residential (R-2) at 17.4 units per acre to High Density Residential (R-3) at 29 units per acre.

Additionally, certain amendments to the Land Use Element of the General Plan and Land Use Map (**Attachment A2**) are necessary to ensure consistency with the Housing Element and to implement land use policies to accommodate housing in the locations and at the densities specified within the Housing Element. Text changes to the Zoning Ordinance include adding certain definitions, clarifying height and setback requirements, adding ministerial permit criteria, and other amendments to implement the Housing Element's programs (**Attachment A4**).

Additionally, the modified Housing Element now includes new and modified programs necessary to facilitate housing development during the planning period, including streamlined permit processing for multifamily housing, enhanced monitoring to prevent net-loss of housing capacity, and implementation of updated land use regulations to remove government constraints. It is important to note that none of the above-mentioned rezones, text amendments, or Housing Element Programs introduce site-specific development approvals.

Draft Land Use Element

The City's updated Land Use Element seeks to align the land-use planning with the updated housing element and maintain compatibility with the Airport Land Use Compatibility Plan by concentrating

development within established urban areas. The update refines land use categories, clarifies development standards, and updates the Land Use Map to reflect existing conditions, planned infill opportunities, and mixed-use capacity within the established built environment. Additional policies address infrastructure capacity and coordination, ensuring that future growth occurs only where adequate water, sewer, and transportation systems exist. Overall, the updated Land Use Element is designed to ensure internal consistency among the City's Housing Element, Health and Safety Element, and Zoning amendments.

Draft Health and Safety Element

The updated Health and Safety Element fulfills the State's requirements under Government Code §65302(g) and Senate Bill 379 by incorporating a comprehensive update to the background data and hazard mapping in the current, adopted Health and Safety Element to reflect current and projected conditions in the planning area, along with amendments and additions to policies that strengthen resilience to natural and human made hazards and enhance emergency preparedness and response. It maintains airport hazard avoidance and disclosure provisions, ensuring continued consistency with ALUCP policies related to overflight awareness, lighting design, and emergency coordination. Specifically, new and amended policies in the Draft Health and Safety Element would:

- Add climate change adaptation policies, including strategies for sea-level rise, extreme heat, wildfire smoke, drought, and severe storms.
- Updates hazard mapping and data using current FEMA, coastal flooding, tsunami, erosion, seismic, and wildfire risk models to inform land use decisions.
- Introduce policies to address vulnerable populations, including seniors, renters, and individuals with disabilities, in hazard mitigation and emergency preparedness planning.
- Enhances emergency preparedness and critical facility resiliency, including evacuation route planning, redundancy of essential services, and coordination with regional response agencies.

CONSISTENCY DETERMINATION ANALYSIS:

ALUC staff reviewed the City's proposed development in accordance with the adopted ALUCP as discussed below:

NOISE COMPATIBILITY

The proposed General Plan & Zoning Amendments were reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours). Per this review, the entirety of the City is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24).

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. The City is located entirely inside the 14 Code of Federal

Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Monterey Regional Airport. Currently, none of the existing buildings within the City penetrate the Part 77 airspace surfaces. The proposed amendments do not include increasing the height allowance for proposed projects beyond what is needed to comply with the Part 77 Surfaces, and is an allowed use with respect to airspace protection criteria. Also, any new or remodeled structures would be subject to the existing maximum height restrictions of the City's Zoning Ordinance and would be required to conform to CFR Part 77 requirements. If future development exceeds 100 feet in height, which is not anticipated, FAA and ALUC review and approval would be required. Therefore, it is not anticipated that future structures would penetrate into the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended.

SAFETY COMPATIBILITY

All identified housing inventory sites are located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this General Plan & Zoning Amendments. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

MONTEREY REGIONAL AIRPORT REVIEW:

On November 4, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with the proposed project.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC adopt a resolution finding the proposed project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

Prepared by: Edgar Sanchez, Assistant Planner

SanchezE8@CountyofMonterey.gov, (831) 783-7058,

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Attachment A - Draft ALUC Resolution Monterey Regional Airport

- Attachment A1 - Draft Housing Inventory Sites

- Attachment A2 - Draft Land Use Map
- Attachment A3 - Draft Zoning Maps
- Attachment A4 - Zoning Ordinance Amendment Summary Matrix

Attachment B - City of Pacific Grove Consistency Analysis Letter

The Draft Housing Element, Land Use Element, Health and Safety Element, and Zoning Ordinance Amendments are not attached to this staff report due to length and file size, but may be reviewed here:

https://www.cityofpacificgrove.gov/our_city/departments/community_development/housing/housing_element.php

cc: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Pacific Grove (Jon Biggs); Project Planner (Aarron Campbell); ALUC File No. REF250040.



County of Monterey

Item No.2

Airport Land Use Commission

Legistar File Number: 25-835

November 17, 2025

Introduced: 11/12/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

REF2500540 - CITY OF PACIFIC GROVE

Public hearing to consider whether the proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance (ALUC File No. REF250040) are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

RECOMMENDATION:

Staff recommends that the Monterey County Airport Land Use Commission (ALUC) find the proposed amendments to the City of Pacific Grove's General Plan and Zoning Ordinance (ALUC File No. REF250040) consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport.

PROPOSED PROJECT:

On October 22, 2025, the City of Pacific Grove submitted an application (ALUC File No. REF250040) to ALUC staff requesting a consistency review of the City's draft Housing Element Update, which includes updates/amendments to the Land Use Element and Safety Element, Zoning Ordinance, and Land Use and Zoning Maps.

The City of Pacific Grove previously submitted an application (ALUC File No. REF230031) to the ALUC to consider an update to the City's Housing Element (6th Cycle). This prior Housing Element was being updated to demonstrate the City's ability to accommodate its 6th Cycle Regional Housing Need Allocation (RHNA). On October 23, 2023, the ALUC found the City's draft Housing Element consistent with the 2019 ALUCP. Since the ALUC's consistency determination for the City's prior draft Housing Element, the City has revised the Housing Element in response to HCD review comments and updated RHNA compliance needs. The revised Housing Element has been submitted to the ALUC for review. The primary change is a revised Sites Inventory, which increases feasible residential capacity through the identification of additional underutilized parcels and expanded mixed-use opportunities to ensure the City maintains a sufficient buffer above its RHNA allocation. Other associated amendments have since been prepared and are ready for ALUC review in conjunction with the modified draft Housing Element. These include Housing Element Implementation updates/amendments to the Land Use Element and Safety Element, Zoning Ordinance, and Land Use and Zoning Maps. These updates are discussed below. The City's Draft Housing Element may be viewed in its entirety on the City's public website at the following link:

https://www.cityofpacificgrove.gov/our_city/departments/community_development/housing/housing_element.php

The previously considered Housing Element included 73 housing inventory sites. As proposed, the City's draft Housing Element has a modified list of housing inventory sites (certain sites have been removed or added), but the overall number of inventory sites has remained the same (73). For example, Inventory Sites #54, #58, #49, and #48 shown in the prior Housing Element are no longer proposed in the revised draft Housing Element (**Attachment A1**). However, the "Dennett, Sinex, and Grove Acre" (sites #38 - 40) and an extension of the "Sensed Service Commercial" (site #56) have now been added to the draft Housing Element as inventory sites.

To fully accommodate the City's RHNA, the City is pursuing the following Zoning Ordinance amendments to rezone certain properties (**Attachment A3**), which are included as a part of this consistency review. All of these sites are located within Safety Zone 7, and are described below.

- **Downtown District** - Increase base zoning for Commercial-Downtown (C-D) from a maximum density of 30 units per acre to 45 units per acre, with a minimum density of 30 units per acre;
- **Forest Hill District** - Establish a maximum density of 45 units per acre with a minimum density of 30 units per acre for all parcels zoned Commercial-Forest Hill (C-FH); and
- **Light Commercial and Heavy Commercial Districts** - Increase base zoning for the Light Commercial (C-1) and Heavy Commercial (C-2) from a maximum density equal to the nearest residential land use category up to 30.0 units per acre to 30 units per acre, regardless of the nearest residential land use category, except for C-2 districts within the Coastal Zone.
- **R-2-B-3 District** - Rezone the area bounded by Dennett Street, Sinex Avenue, and Grove Acres Avenue, currently zoned Medium Density Residential (R-2-B-3) at 8.7 units per acre, to High Density Residential (R-3) at 29 units per acre.
- **Other Areas** - One site will be rezoned from Medium Density Residential (R-2) at 17.4 units per acre to High Density Residential (R-3) at 29 units per acre.

Additionally, certain amendments to the Land Use Element of the General Plan and Land Use Map (**Attachment A2**) are necessary to ensure consistency with the Housing Element and to implement land use policies to accommodate housing in the locations and at the densities specified within the Housing Element. Text changes to the Zoning Ordinance include adding certain definitions, clarifying height and setback requirements, adding ministerial permit criteria, and other amendments to implement the Housing Element's programs (**Attachment A4**).

Additionally, the modified Housing Element now includes new and modified programs necessary to facilitate housing development during the planning period, including streamlined permit processing for multifamily housing, enhanced monitoring to prevent net-loss of housing capacity, and implementation of updated land use regulations to remove government constraints. It is important to note that none of the above-mentioned rezones, text amendments, or Housing Element Programs introduce site-specific development approvals.

Draft Land Use Element

The City's updated Land Use Element seeks to align the land-use planning with the updated housing element and maintain compatibility with the Airport Land Use Compatibility Plan by concentrating

development within established urban areas. The update refines land use categories, clarifies development standards, and updates the Land Use Map to reflect existing conditions, planned infill opportunities, and mixed-use capacity within the established built environment. Additional policies address infrastructure capacity and coordination, ensuring that future growth occurs only where adequate water, sewer, and transportation systems exist. Overall, the updated Land Use Element is designed to ensure internal consistency among the City's Housing Element, Health and Safety Element, and Zoning amendments.

Draft Health and Safety Element

The updated Health and Safety Element fulfills the State's requirements under Government Code §65302(g) and Senate Bill 379 by incorporating a comprehensive update to the background data and hazard mapping in the current, adopted Health and Safety Element to reflect current and projected conditions in the planning area, along with amendments and additions to policies that strengthen resilience to natural and human made hazards and enhance emergency preparedness and response. It maintains airport hazard avoidance and disclosure provisions, ensuring continued consistency with ALUCP policies related to overflight awareness, lighting design, and emergency coordination. Specifically, new and amended policies in the Draft Health and Safety Element would:

- Add climate change adaptation policies, including strategies for sea-level rise, extreme heat, wildfire smoke, drought, and severe storms.
- Updates hazard mapping and data using current FEMA, coastal flooding, tsunami, erosion, seismic, and wildfire risk models to inform land use decisions.
- Introduce policies to address vulnerable populations, including seniors, renters, and individuals with disabilities, in hazard mitigation and emergency preparedness planning.
- Enhances emergency preparedness and critical facility resiliency, including evacuation route planning, redundancy of essential services, and coordination with regional response agencies.

CONSISTENCY DETERMINATION ANALYSIS:

ALUC staff reviewed the City's proposed development in accordance with the adopted ALUCP as discussed below:

NOISE COMPATIBILITY

The proposed General Plan & Zoning Amendments were reviewed for consistency with Table 4A and Exhibit 4B of the ALUCP (Noise Compatibility Criteria and Long Range Noise Exposure Contours. Per this review, the entirety of the City is located outside of the 65-75 CENL contours and, therefore, is not expected to be exposed to loud airport noise and is considered a compatible use. All future projects will conform to noise standards pursuant to the California Building Code (California Code of Regulations, Title 24).

AIRSPACE PROTECTION

ALUCP Policy 4.2.3 addresses the objective of airspace protection to avoid the development of land use conditions that would pose hazards to flight, such as airspace obstructions, wildlife hazards, and land use characteristics that pose other potential hazards to flight by creating visual or electronic interference. The City is located entirely inside the 14 Code of Federal

Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Monterey Regional Airport. Currently, none of the existing buildings within the City penetrate the Part 77 airspace surfaces. The proposed amendments do not include increasing the height allowance for proposed projects beyond what is needed to comply with the Part 77 Surfaces, and is an allowed use with respect to airspace protection criteria. Also, any new or remodeled structures would be subject to the existing maximum height restrictions of the City's Zoning Ordinance and would be required to conform to CFR Part 77 requirements. If future development exceeds 100 feet in height, which is not anticipated, FAA and ALUC review and approval would be required. Therefore, it is not anticipated that future structures would penetrate into the Part 77 airspace surfaces, and no further conditions regarding airspace protection are recommended.

SAFETY COMPATIBILITY

All identified housing inventory sites are located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element amendment would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums), and there are no limitations on residential density within Safety Zone 7. Safety Zone 7 is the most permissible safety zone of the ALUCP. This Safety Zone allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses. Therefore, no further conditions regarding safety compatibility are recommended.

OTHER FLIGHT HAZARDS

No development is proposed as part of this General Plan & Zoning Amendments. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit. Applicability of specific conditions would be better suited during the review of specific project developments. Therefore, no further conditions regarding other flight hazards are recommended.

MONTEREY REGIONAL AIRPORT REVIEW:

On November 4, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review. District staff had no issues with the proposed project.

CONCLUSION:

Based on review and analysis of the proposed project, staff recommends that the ALUC adopt a resolution finding the proposed project consistent with the 2019 Airport Land Use Compatibility Plan for Monterey Regional Airport.

Prepared by: Edgar Sanchez, Assistant Planner

SanchezE8@CountyofMonterey.gov, (831) 783-7058,

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Attachment A - Draft ALUC Resolution Monterey Regional Airport

- Attachment A1 - Draft Housing Inventory Sites

- Attachment A2 - Draft Land Use Map
- Attachment A3 - Draft Zoning Maps
- Attachment A4 - Zoning Ordinance Amendment Summary Matrix

Attachment B - City of Pacific Grove Consistency Analysis Letter

The Draft Housing Element, Land Use Element, Health and Safety Element, and Zoning Ordinance Amendments are not attached to this staff report due to length and file size, but may be reviewed here:

https://www.cityofpacificgrove.gov/our_city/departments/community_development/housing/housing_element.php

cc: ALUC Commissioners; ALUC Counsel; Monterey Peninsula Airport District (C. Morello); City of Pacific Grove (Jon Biggs); Project Planner (Aarron Campbell); ALUC File No. REF250040.

Attachment A

This page intentionally left blank.

DRAFT RESOLUTION

Before the Monterey County Airport Land Use Commission, State of California

Resolution No. 25-

Finding that the proposed amendments to the City of Pacific Grove's Housing Element, Land Use Element, Health and Safety Element, Zoning Ordinance, and Land Use and Zoning Maps are consistent with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport. REF250040, City of Pacific Grove, (multiple Assessor's Parcel Numbers).

WHEREAS, on October 22, 2025, the City of Pacific Grove submitted an application (ALUC File No. REF250040) requesting a consistency determination for its updated General Plan and Zoning Ordinance, including the Draft 6th Cycle Housing Element, updated Land Use and Health & Safety Elements, and related Land Use Map and Zoning Map updates; and

WHEREAS, the ALUC is responsible for the review of local land use regulations affecting land uses within the Airport Influence Area for Monterey Regional Airport, as identified in the Monterey Regional Airport Land Use Compatibility Plan (ALUCP), incorporated herein by reference, for consistency with the ALUCP; and

WHEREAS, the City of Pacific Grove previously submitted a Draft Housing Element (ALUC File No. REF230031), which the Commission found consistent with the 2019 ALUCP on October 23, 2023; and

WHEREAS, the City revised the Housing element in response to State Department of Housing and Community Development (HCD) review comments and updated Regional Housing Needs Allocation (RHNA) compliance needs; and

WHEREAS, the modified Housing Element includes revisions to the Sites Inventory, which increases feasible residential capacity through the identification of additional underutilized parcels and expanded mixed-use opportunities to ensure the City maintains a sufficient buffer above its RHNA allocation; and

WHEREAS, these updates will be implemented through zoning amendments (rezones and land use designation changes), which increase residential densities in specific commercial and residential districts, all within existing urbanized areas. Proposed text changes to the Zoning Ordinance include adding certain definitions, clarifying height and setback requirements, adding ministerial permit criteria, and other amendments to implement the Housing Element's programs; and

WHEREAS, the updated Land Use Element refines land use categories, strengthens support for infill and mixed-use development, and establishes clearer coordination between land use and infrastructure capacity; and

WHEREAS, the updated Health and Safety Element incorporates a comprehensive update to the background data and hazard mapping in the current, adopted Health and Safety Element to reflect current and projected conditions in the planning area, along with amendments and additions to policies that strengthen resilience to natural and human-made hazards and enhance emergency preparedness and response

WHEREAS, all proposed amendments are to ensure internal consistency among the City's Housing Element, Health and Safety Element, Land Use Element, and Zoning amendments to align with the requirements of State Law and support Housing Element implementation; and

WHEREAS, pursuant to ALUCP Exhibit 4B, Noise Compatibility Criteria and Long Range Noise Exposure Contours, the entirety of the City is located outside of the 65-75 Community Noise Equivalent Levels (CNELs), and therefore, the proposed development is a compatible use; and

WHEREAS, the City is entirely located within the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical, and transitional surfaces for Monterey Regional Airport. Currently, none of the existing buildings within the City penetrate the Part 77 airspace surfaces. The proposed amendments do not include increasing the height allowance for proposed projects beyond what is needed to comply with the Part 77 Surfaces, and is an allowed use with respect to airspace protection criteria; and

WHEREAS, any new or remodeled structures would be subject to the existing maximum height restrictions of the City's Zoning Ordinance and would be required to conform to CFR Part 77 requirements. If future development exceeds 100 feet in height, which is not anticipated, FAA and ALUC review, and approval would be required. Therefore, it is not anticipated that future structures would penetrate into the Part 77 airspace surfaces; and

WHEREAS, all affected sites are located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C of the Monterey Regional Airport Safety Zones, which allows for residential development at unrestricted densities, a maximum intensity of 300 persons per acre for non-residential land uses, and all development types, except hazards to flight, outdoor stadiums, and similar very high intensity uses.

WHEREAS, the proposed amendments contemplate uses that are allowed within Safety Zones 7, will not introduce a substantial number of vulnerable occupants into an area subject to higher aircraft-related risk, and are therefore a compatible use under ALUCP Table 4B; and

WHEREAS, no development is proposed as part of this General Plan & Zoning Amendments. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is downlit; and

WHEREAS, the ALUC has reviewed the proposed amendments for noise compatibility, airspace protection, safety compatibility, and other flight hazards and determined compatibility with ALUCP subject to the conditions incorporated here by reference; and

WHEREAS, this Resolution only finds the amendments proposed in the City of Pacific Grove's November 13, 2025, Planning Commission staff report (Item 8A) consistent with the 2019 ALUCP (attached and incorporated by reference). This Resolution does not make a consistency determination on the entirety of the City's General Plan or Zoning Ordinance, as required by Government Code Section 65302.3; and

WHEREAS, on November 4, 2025, ALUC staff forwarded project information to Monterey Airport District (District) staff for review, whom raised no issues; and

WHEREAS, on November 17, 2025, the ALUC conducted a duly noticed public meeting to consider the proposed updated Housing Element, Land Use Element, Health and Safety Element, Zoning Ordinance, and Land Use and Zoning Maps; and

NOW, THEREFORE, BE IT RESOLVED, the Monterey County Airport Land Use Commission does hereby find that the proposed amendments to the City of Pacific Grove's Housing Element, Land Use Element, Health and Safety Element, Zoning Ordinance, and Land Use & Zoning Maps are consistent with the 2019 ALUCP for Monterey Regional Airport.

PASSED AND ADOPTED on this 17th day of November 2025, upon motion of Commissioner _____ and seconded by Commissioner _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Craig Spencer, Secretary to the ALUC

By: _____
Fionna Jensen, Designee of Secretary to the ALUC
November 17, 2025

Attachments:

1. Draft Housing Inventory Sites
2. Draft Land Use Map
3. Draft Zoning Maps
4. Zoning Ordinance Amendment Summary Matrix

Incorporated by reference:

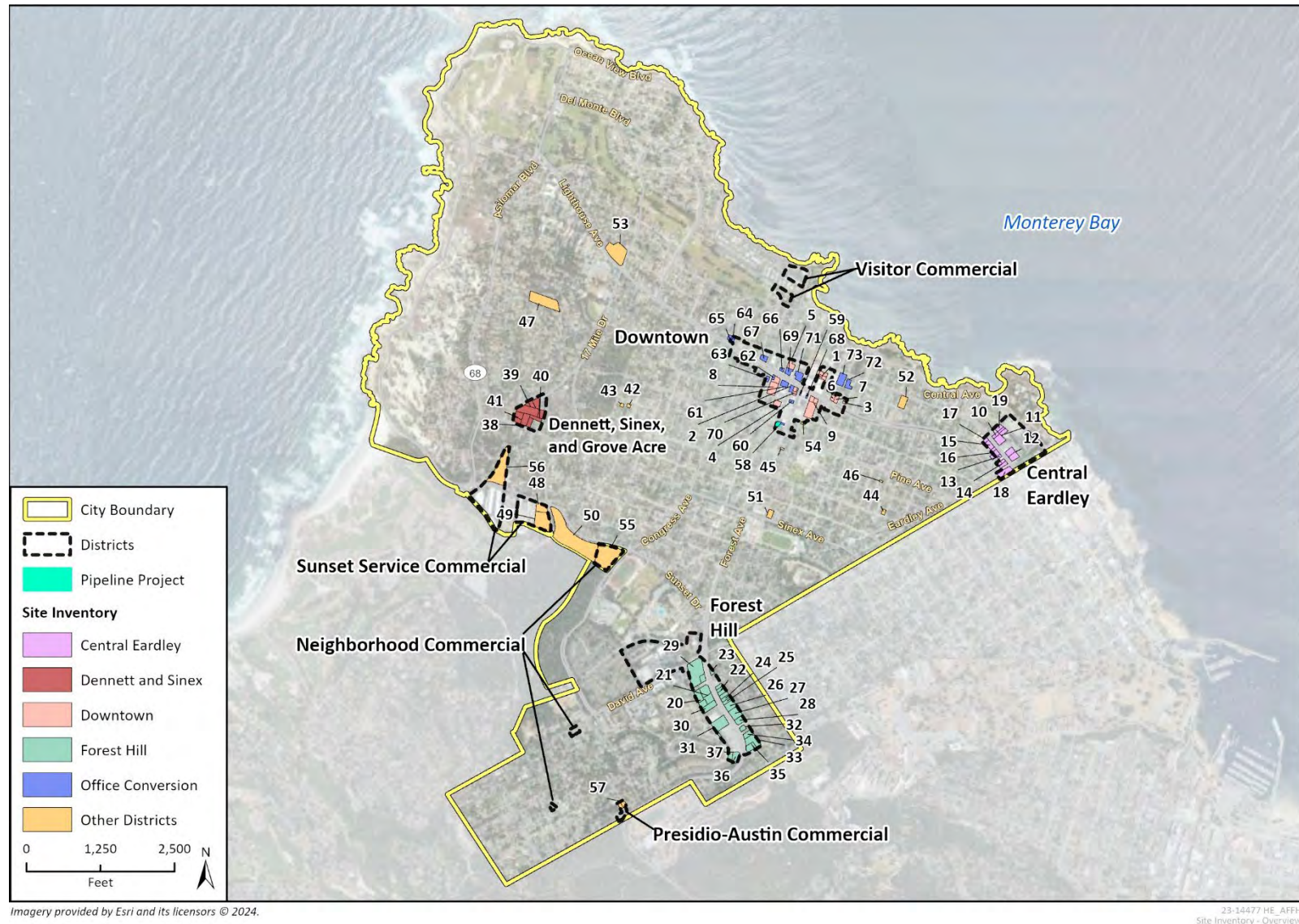
1. Housing Element, Land Use Element, Health and Safety Element, Zoning Ordinance amendments proposed in the City of Pacific Grove's November 13, 2025, Planning Commission staff report (Item 8A)

This page intentionally left blank.

Attachment A1

This page intentionally left blank.

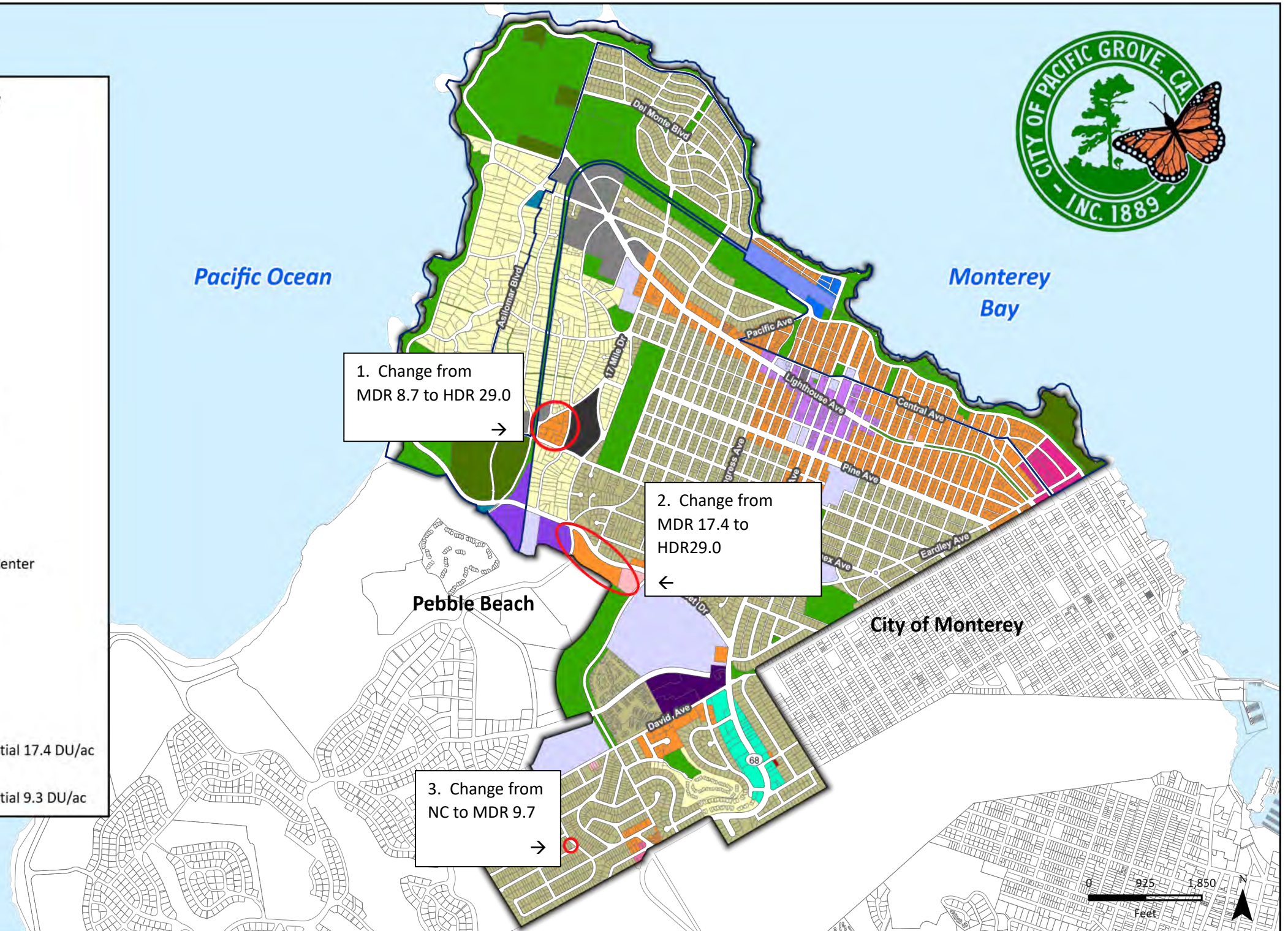
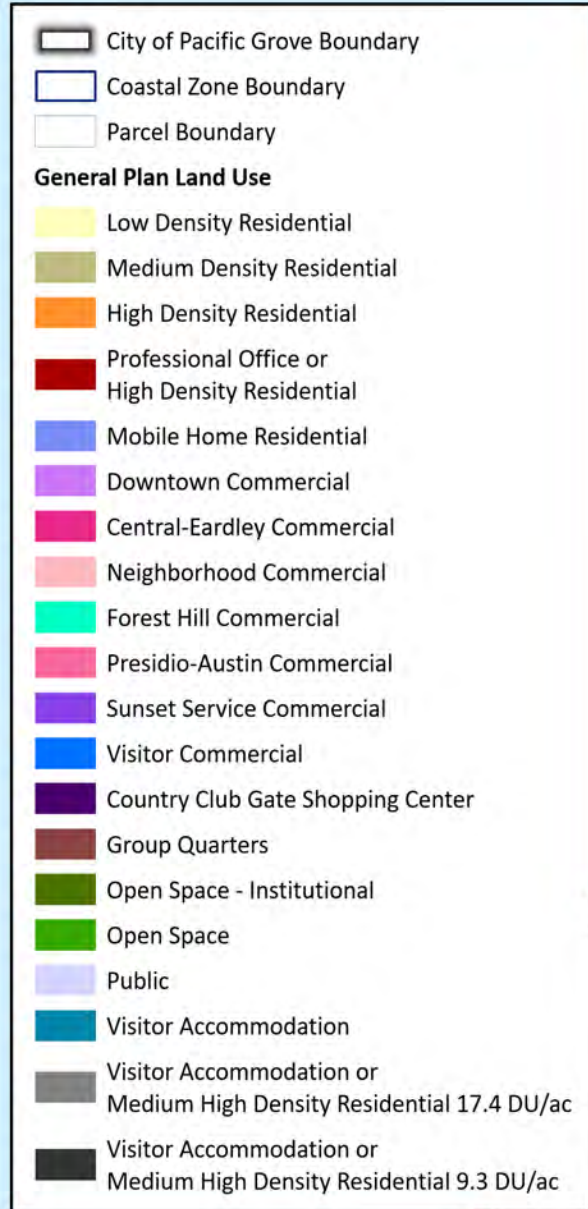
Figure 2-1 Pipeline Project and Housing Sites Identified in Pacific Grove



This page intentionally left blank.

Attachment A2

This page intentionally left blank.



This page intentionally left blank.

Attachment A3

This page intentionally left blank.



Pacific Ocean

Monterey Bay

1. Change from
R-2-B-3 to R-3
→

2. Change from
R-2 to R-3
←

Pebble Beach

City of Monterey



This page intentionally left blank.

Attachment A4

This page intentionally left blank.

Pacific Grove Zoning Ordinance Amendments List - August 2025

★ Revision required under state law

⦿ Revision driven by Housing Element Program

Task Group	Municipal Code Chapters	Revisions	Pages
Housing Element Implementation Program 5 Program 13	Chapter 23.08 Definitions	• Changed reference of “families” to “households” for apartment houses definition ⦿ • Added definition for “By-right” [approvals] ★ • Added definition of Employee Housing ★ • Added definition for Low-Barrier Navigation Centers ★ • Added definition for Site Inventory ★ • Revised definition of Group Quarters to not include housing types that have different permitting requirements (Shelters, Residential Care Facilities) ★	Pages 5 through 20
Objective Development and Design Standards Program 3 Program 13	Chapter 23.08 Definitions	• Updated definitions to include applicable residential and mixed-use architecture terms relevant for Objective Development and Design Standards (ODDS) including appurtenance, parapet, parking lift, and parking aisle ⦿ • Revised definition for accessory building, height, and site width • Revised definition of garage space and parking space ⦿	Pages 5 through 20
Housing Element Implementation Program 13	Chapter 23.24 R-3 Districts	• Added Low-Barrier Navigation Centers as a permitted use ★ • Added transitional and supportive housing as a permitted use ★ ⦿ • Added Single-Room Occupancies (SROs) as permitted use ⦿ • Added Employee Housing as a permitted use ★ ⦿	Page 37
Objective Development and Design Standards Program 3 Program 13	Chapter 23.26.090 Off Street Parking (R-3-P.G.R)	• Updated parking standards for R-3-P.G.R district by reducing parking to allow mechanical parking lifts, reduced parking for studios, and [removed/reduced] garage parking requirement ⦿	Page 45
Housing Element Implementation Program 13	Chapter 23.28 R-4 District	• Added Low-Barrier Navigation Centers as a permitted use ★ • Added transitional and supportive housing as a permitted use ★ ⦿ • Added Employee Housing as a permitted use ★ ⦿ • Added SROs as permitted use ⦿	Page 46, 47
Housing Element Implementation	Table 23.31.030 Commercial and industrial zoning districts	• Added exception for affordable condos subject to SB 35 to end notes ★	Page 61, 65

Program 13	allowable land uses and permit requirements	• Added employee housing for 6 or fewer persons as an allowed use (subject to same requirements as single-family residential)★◎ • Added Low-Barrier Navigation Centers as a permitted use in C-1, C-1-T, C-D, C-FH, C-2, I★◎ • Added SROs as permitted use in commercial zones that allow MF and mixed-use◎ • Add supportive housing as a permitted use in all zones that also allow multi-family★◎ • Added language in end notes that if the supportive housing is near 1/2 mile of transit stop then no parking required.★◎ • Removed Use permit requirement for multi-family dwellings of 8 or more; now a permitted use★ • Staff recommends that the Architectural Review Board approve Sign Permit 25-0100 subject to recommended findings, conditions of approval, and Class 1 Categorical Exemption (CEQA Guidelines Section 15301, Existing Facilities). • Amended table for Residential Care for 6 or fewer to same permitted required as for single-family residential★ • Amended language so that large residential care facilities for 7 or more are allowed through conditional permit in all zones that also allow multi-family housing.◎ • Revised Commercial use Table to permit emergency shelters in C-D, C-FH and I zones★◎ • Amended parking requirements for emergency shelters in table notes to only require spaces for staff pursuant to state law★◎ • Added end note that rooming houses requirements for employee housing superseded by state law★	
ODDS/ Housing Element Implementation Program 5	Table 23.31.040 Commercial and industrial zoning districts development standards.	• Added separate column for C-1 from C-1-T standards◎ • The dwelling units per net acre was revised for C-1, C-1-T, C-d, C-FH, and C-2◎ • Height requirements, setbacks (max), site coverage and setbacks were revised for commercial zones that will accommodate higher density housing and mixed use◎ • Added minimum density of 30 units per acre in C-D and C-FH and up to 45 units per acre, and revised the maximum density to 30 units per acre regardless of the nearest residential land use category, except within the Coastal Zone, for C-1 and C-2.◎	Page 66, 67
State Requirement	Chapter 23.64 General Provisions and Exceptions	• Added statement that 6 or fewer persons does not require use permit under Group Quarters section★ • Removed the requirement that “no more than one household shall occupy such residential housing unit for Integral Group Quarters (non-inclusive)★	Page 100
Housing Element Implementation	23.64.111 Employee Housing [NEW]	• Added reference to California Employee Housing Act for employee housing and that 6 or fewer persons qualifies as single-family use★◎	Page 101

Program 13			
Housing Element Implementation	23.64.112 Residential care facilities [NEW]	Added section for Residential Care Facilities with reference to California code, defining large versus small and where permitted/with use permit ★ ◎	Page 101
Program 13			
Housing Element Implementation	23.64.114 Single-Room Occupancies [NEW]	Established standards for SROs in new subsection ◎	Page 101, 102
Program 13			
Housing Element Implementation	Chapter 23.64.113 Transitional and supportive housing [NEW]	Added that transitional and supportive housing allowed as a permitted use in all zones that allow multiple dwellings ★ ◎	Page 101
Program 13			
Objective Development and Design Standards	Chapter 23.64.120 Height Limits – Chimneys, Flagpoles, clock towers, etc.	Revised standards for vertical projections ◎	Page 103
Program 3			
Objective Development and Design Standards	Chapter 23.64.150 & 23.64.160 Yards [...]	- Revised standards for yard projections ◎ - Added standard for percentage of landscaping required for setback areas ◎	Page 38, 107
Program 3			
Housing Element Implementation	Chapter 23.64.190 Off-Street Parking, Storage.	- Updated general parking standards for family unit-duplex, apartment house or dwelling group ◎ - Added parking requirements for Low-Barrier Navigation Centers ★ - Removed garage parking requirements for multi-family developments. ◎ - Added language that if the supportive housing is near 1/2 mile of transit stop, then no parking is required. ★ ◎ - Revised parking requirements for emergency shelters ★ ◎ - Added parking standards for SROs ◎ - Revised language under low vehicle ownership reduced parking requirement section to include supportive housing ★	Page 109, 110
Program 5 Program 13			
Housing Element Implementation	Chapter 23.79 Density Bonus Regulations	Added By-right approval for Housing Element sites in Site inventory under specific conditions ★ ◎	Page 164
Program 5			

Objective Development and Design Standards/ Housing Element Implementation Program 13	Chapter 23.81.010 Reasonable accommodation for persons with disabilities	Revised the required finding for Reasonable Accommodations relating to the phrase "is not limited to" This finding may be considered subjective with the potential to constrain the development and improvement of housing for persons with disabilities★🕒	Page 171, 172
--	--	--	------------------

Summary

Task Group	Summarized Changes
Housing Element Implementation Program 5 Program 13	- Amended the zoning code for compliance with state law to establish requirements and standards, and/or allow for permitted use for the following housing types: - Supportive Housing (AB 2162)★🕒 - Emergency Shelters (AB 139 & AB 2339)★🕒 - Low Barrier Navigation Centers (AB 101)★🕒 - Employee Housing for 6 or less pursuant to Employee Housing Act★🕒 - Residential Care Facilities (established permit types for small and large facilities)★🕒 - Single-Room Occupancies (SROs)🕒 - Addressed Density Bonus for Reuse Sites – Added minimum density requirements and to allow for by right processing of projects that include 20% of the units as affordable to lower-income households.★🕒
Objective Development and Design Standards/ Housing Element Implementation Program 3 Program 5 Program 13	Kept the following suggested revisions: - Revised maximum and minimum densities, setback and height restrictions in Commercial zones in response to Design Study as follows: - Downtown District - Increase base zoning for Commercial-Downtown (C-D) from a maximum density of 30 units per acre to 45 units per acre, with a minimum density of 30 units per acre🕒 - Forest Hill District – Establish a maximum density of 45 units per acre with a minimum density of 30 units per acre for all parcels zoned Commercial-Forest Hill (C-FH) 🕒 - Light Commercial and Heavy Commercial Districts – Increase base zoning for Light Commercial (C-1) and Heavy Commercial (C-2) from a maximum density equal to the nearest residential land use category up to 30.0 units per acre to 30 units per acre, regardless of the nearest residential land use category, except for C-2 districts within the Coastal Zone. 🕒 - Amended required findings such as "fundamentally alter the character of the neighborhood" to remove subjective language where indicated in Housing Element programs Constraints chapter - Reasonable Accommodation🕒 - Administrative Findings🕒 - Implemented ODDS where current standards would otherwise interfere with attainment of Housing Element Update density assumptions🕒

Attachment B

This page intentionally left blank.

FILE #: _____



AIRPORT LAND USE COMMISSION (ALUC)

PROJECT SUBMITTAL FORM FOR ALUC CONSISTENCY REVIEW

Pursuant to 21671.5(c) of the Public Utilities Code, staff assistance shall be provided by the County. All projects to be reviewed by the ALUC shall be submitted through the County pursuant to the fees and submittal requirements stated on this form. Projects will not be placed on the agenda for ALUC review unless submittal is complete. (see back of form for submittal requirements)

ASSESSOR'S PARCEL NUMBER: City of Pacific Grove

PROJECT ADDRESS: City of Pacific Grove

PROPERTY OWNER: Multiple Telephone: 831-648-3181

Address: City of Pacific Grove Fax: 831-657-9361

City/State/Zip: Pacific Grove, CA 93950 Email: cityclerk@cityofpacificgrove.org

AGENT: Jon Biggs, Director, Community Development Telephone: 831-648-3182

Address: 300 Forest Ave, 2nd Floor Fax: 831-648-3184

City/State/Zip: Pacific Grove, CA 93950 Email: jbiggs@cityofpacificgrove.org

PROJECT PLANNER: Aaron Campbell Telephone: 831-648-3112

(of applicable jurisdiction) Email: acampbell@cityofpacificgrove

PROJECT DESCRIPTION:

City of Pacific Grove 6th Cycle Housing Element Update, including amendments to the Land Use Element, Health and Safety Element, Zoning Ordinance (Title 23), and Land Use & Zoning Maps.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] **DATE:** 10.22.25

FOR ALUC STAFF USE ONLY

ZONING: _____

DATE RECEIVED:

COUNTY/CITY: _____

CLUP: _____

ALUC STAFF

ACCEPTED BY: _____ **DATE:** _____

REVIEWED BY: _____ **DATE:** _____

COMMENTS: _____

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

PLANNING - BUILDING - HOUSING

1441 Schilling Place, South 2nd Floor

Salinas, California 93901-4527

(831)755-5025



FEE WAIVER REQUEST FORM

Permit Number:		Assessor's Parcel No.			
Job Address:					
Requestor:		☐ Owner/Applicant ☐ Agent			
Requestor's Address:					
Phone:		Email:			
Description of Project:					
Fee Waiver Justification: (Fee Waiver Policy) (Attach additional information if needed)					
DEPARTMENT USE ONLY (Attach Invoice/Receipt's along with the request form)					
Employee Reviewed/Received:				Date: 	
Received by Secretary:				Date: 	
Review by the following:		Fee Amount:	Amount Waived:	Approver Initials	Date
☐	Building Services	 	 	 	
☐	Engineering	 	 	 	
☐	Environmental Services	 	 	 	
☐	Planning	 	 	 	
☐	County Counsel	 	 	 	
☐	Environmental Health Bureau (EHB)	 	 	 	
☐	Other: _____	 	 	 	
County Justification:					
Total Approved Waiver Amount: \$					
Signature of HCD Director		Print Name		Date	

☐ Entered into Tracking Spreadsheet by Secretary
 ☐ Given to Cashier

Fee Waiver Request - 080822



City of Pacific Grove
Community Development Department – Housing Division
300 Forest Avenue, Pacific Grove, CA 93950

October 22, 2025

Fionna Jensen, Principal Planner
County of Monterey Housing and Community Development – Planning Division
1441 Schilling Place, 2nd Floor
Salinas CA, 93901

Subject: Request for Consistency Review and Determination of the City of Pacific Grove's 6th Cycle Draft Housing Element Update with the 2019 Airport Land Use Compatibility Plan (ALUCP) for Monterey Regional Airport

Please accept this consistency review submittal of the City's Draft 6th Cycle Housing Element (re-submittal), Land Use Element, Health and Safety Element, Zoning Ordinance (Title 23), and Land Use and Zoning Maps. The City is requesting to be agendaized for the November ALUC meeting as the City is aiming to approve the proposed general plan and zoning amendments on December 3, 2025, and subsequently submit the adopted Housing Element to the State before the end of December 2025.

The City previously submitted an application (ALUC File No. REF230031) to the ALUC for a proposed amendment (update) to the City's Housing Element. The ALUC, in October 2023, found the draft consistent with the 2019 ALUCP. Subsequently, the City modified the Sites Inventory, and is re-submitting the draft Housing Element for ALUC review. Additionally, other associated amendments have now been prepared and are ready for ALUC review in conjunction with the modified draft Housing Element.

Pursuant to State law, the City's Draft Housing Element includes an evaluation of existing and projected housing needs, a review of previous goals and programs, an inventory of sites, identification of housing constraints, development of housing programs to address needs, and quantifiable objectives. The City's Draft Housing Element may be viewed in its entirety on the City's Housing Element public webpage at the following link: https://www.cityofpacificgrove.gov/our_city/departments/community_development/housing/housing_element.php

The City of Pacific Grove's Draft 6th Cycle Housing Element update is required by state law and reviewed for compliance by the California Department of Housing and Community Development (HCD). The Draft Housing Element is required to show that the City has adequate sites available to accommodate its Regional Housing Need Allocation (RHNA), based on statewide and regional estimates determined by HCD.

The 6th Cycle Housing Element represents the 8-year period covering 2023-2031. The other proposed amendments represent required updates to the City’s current 1994 General Plan to ensure internal consistency between documents and compliance with current State law. The Association of Monterey Bay Area Governments (AMBAG) is the local agency mandated by California Government Code section 65554(a) to distribute the “Fair Share Allocation” of the regional housing need to each jurisdiction in Monterey County. No specific housing or development projects within the City’s jurisdiction are proposed as part of the Draft Housing Element update.

The RHNA plan allocated 1,125 total units as the City’s fair share accommodate for the 6th Cycle Planning Period. The RHNA does not mandate that these units be constructed; it does, however, require that the City demonstrate available vacant lands to meet this projected need. Additionally, Accessory Dwelling Units and Junior Accessory Dwelling Units anticipated to be built between 2023 and 2031 are also credited towards the City’s RHNA pursuant to Government Code Section 65583.1. Residential developments approved and permitted but not yet built (“pipeline projects”) can be credited towards the City’s RHNA for the 6th Cycle Housing Element provided the City can demonstrate that the units can be built by the end of the 6th Cycle’s planning period (2031).

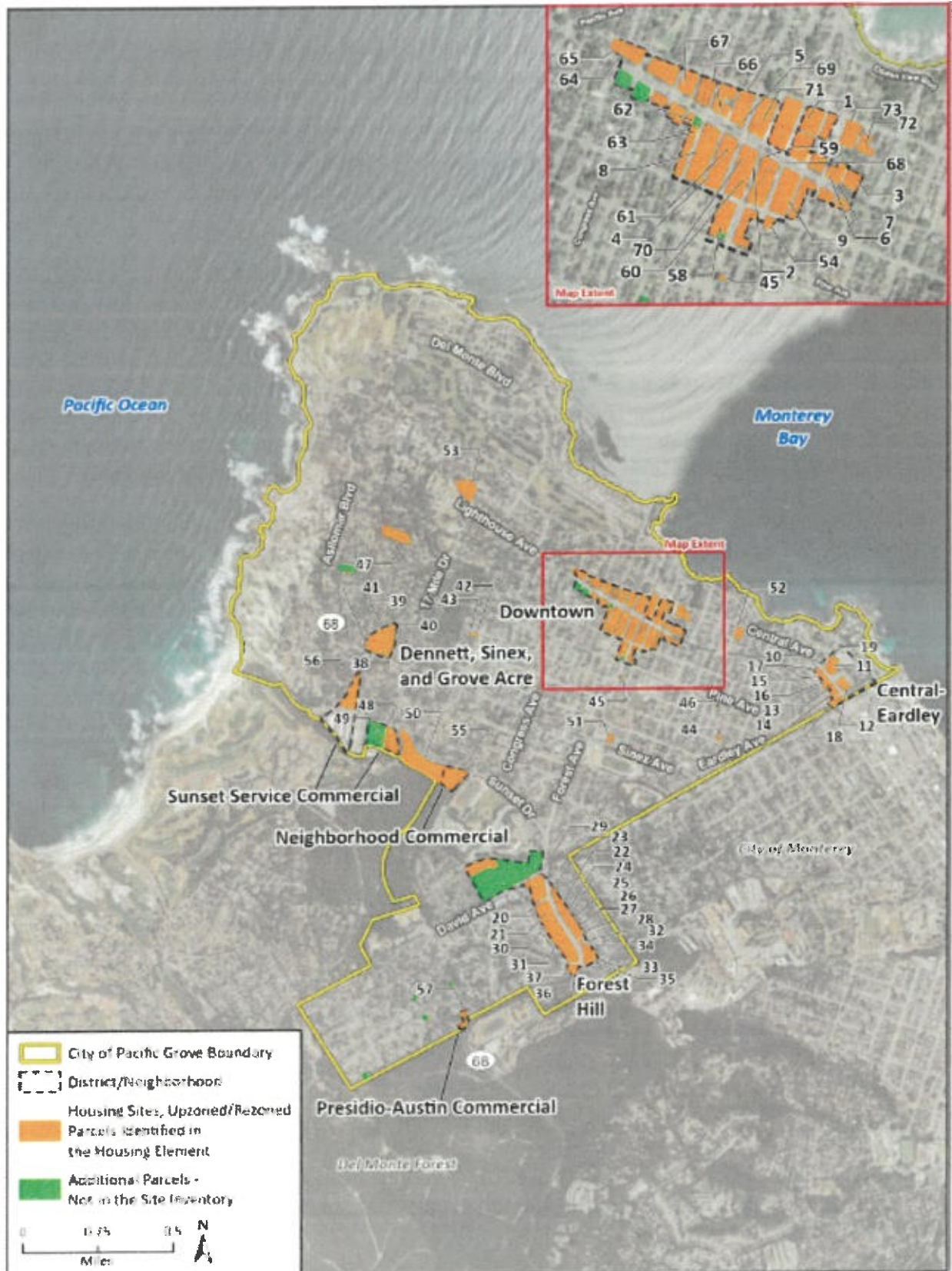
The City’s RHNA requirements across income levels are detailed in the table below as per the Association of Monterey Bay Area Government (AMBAG)’s final RHNA Plan adopted in October of 2022.

Units	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)	Above Moderate	Total
RHNA	362	237	142	384	1,125

To demonstrate that the City has sufficient land available to meet the projected need, the City conducted an analysis of available lands in the City to accommodate housing for all income categories. The Draft Housing Element’s Land Use Inventory (see Housing Sites Figure below) contains four components, including: 1) identification of vacant or underutilized parcels, 2) analysis of site constraints, 3) assessment of development capacity, and 4) demonstration that zoning is adequate. The Draft Housing Element Land Use Inventory concluded that adequate land is available to accommodate the City’s total housing needs. The residential Site Inventory identified 73 vacant and underutilized sites in Pacific Grove which can accommodate a total of 1,233 housing units. Combined with planned and approved projects and ADU trends, these units are adequate to meet the City’s RHNA requirement of 1,125 units as well as provide a reasonable buffer to ensure no net loss pursuant to Government Code section 65863.

The proposed amendments update general plan policies and zoning development standards as needed to address the expected impacts of the 1,125 new residential units required to accommodate the 6th Cycle RHNA. Within the framework of the 6th Cycle Housing Element, a comprehensive analysis of both present and future housing needs and constraints was conducted. This included the development of a suitable housing sites inventory, alongside a suite of policy and program suggestions to address the projected growth and Affirmatively Furthering Fair Housing (AFFH) requirements. The sites inventory identifies suitable vacant and nonvacant sites and analyzes the availability of corresponding infrastructure. The city is required to identify vacant and underutilized sites, planned and approved projects, and Accessory Dwelling Unit (ADU) development trends to adequately meet the 6th Cycle RHNA rezoning effort. Base density in various zones needs to be increased in the proposed zoning and land use amendments. To fully accommodate the remaining RHNA, the City will pursue the following zoning strategies, which

Housing Sites and Upzone/Rezone Areas



are detailed in Program 5 of Chapter 3 – Housing Action Plan of the Draft 6th Cycle Housing Element as follows:

- Downtown District - Increase base zoning for Commercial-Downtown (C-D) from a maximum density of 30 units per acre to 45 units per acre, with a minimum density of 30 units per acre;
- Forest Hill District - Establish a maximum density of 45 units per acre with a minimum density of 30 units per acre for all parcels zoned Commercial-Forest Hill (C-FH); and
- C1 and C2 Zones (outside of the Coastal Zone) - Increase base zoning for from a maximum density of 30 units per acre to 45 units per acre.

Although the City will need to increase base-density and rezone utilizing the above strategies, to accommodate the 6th Cycle RHNA through amending the Land Use Element, this increased density would not result in the permitting of development projects exceeding 100 feet in height as per requirements under Zone 7 of the 2019 Monterey Regional Airport ALUCP, and there are no residential density limits in Zone 7. It is not anticipated that future structures would penetrate the Part 77 airspace surfaces and no aviation easements have been required by the City's General Plan or Zoning Ordinance. For additional detail, a map of the sites inventory can be found in Figure 2-1 of Chapter 2 – Housing Resources of the enclosed Draft 6th Cycle Housing Element.

The City has reviewed Chapter 4 of the 2019 ALUCP and has determined that the City falls entirely within Safety Zone 7. Based on the Safety Criteria in Table 4B of Chapter 4 in the 2019 Monterey Regional Airport ALUCP, the City's current and proposed zoning will not substantively change or alter consistency with the ALUCP. The City's current and proposed zoning primarily includes residential and commercial districts with a few identified open space and unclassified districts featuring residential, retail, office, and open space. Due to the predominantly built out nature of the City, to propose suitable sites that can accommodate the City's allocated 1,125 new residential units in the next 8 years, upzoning will be required for new development. However, it is not anticipated that upzoning would significantly change the City's existing built environment.

Furthermore, the facts and findings for consistency of the proposed amendments (project) with the ALUCP are as follows:

1. The project does not propose any hazards to flight.
2. The project does not propose any high intensity uses such as stadiums or similar uses.
3. The project does not alter any current open space nor reduce the current open space development standards within the City.
4. The project does not alter any nonresidential intensity.
5. The project does not conflict with the airport disclosure notice requirements.
6. The project would not allow development that includes heights exceeding 100 feet.
7. The project will not develop new structures on existing terrain that penetrates 14 CFR Part 77 surfaces.
8. The project will not result in new development within the 50-foot terrain penetration buffer.
9. The project does not propose any uses to vulnerable occupants within 6,000 feet from the side of the runway or 10,000 feet from the end of the runway. No area of Pacific Grove falls within this safety area.

Preliminary Consistency Determination Analysis:

Noise Compatibility

The proposed zoning ordinance amendment and Housing Element (housing inventory sites) were reviewed by City staff for consistency with the Long Range Noise Contour Maps (Exhibit 4B of the ALUCP). Per this review, the entirety of the City is located outside of the 65 (or greater) Community Noise Equivalent Level (CNEL) contour. In accordance with the ALUCP Table 4A, proposed residential sites are located outside of the 65 CNEL and would be compatible with no restrictions or conditions of approval. Furthermore, all future development projects would be required to conform with the current noise insulation standards, and the current California Building Code requires all residential structures to achieve an interior noise level of no more than 45 decibels. Therefore, based on the above analysis, the proposed amendments would be consistent with the ALUCP with regard to noise compatibility criteria.

Airspace Protection

The City is located entirely inside the 14 Code of Federal Regulations (CFR) Part 77 approach, horizontal, conical and transitional surfaces for Monterey Regional Airport. Currently, none of the existing buildings within the City penetrate the Part 77 airspace surfaces. Also, any new or remodeled structures would be subject to the existing and proposed maximum height restrictions of the City's Zoning Ordinance and would be required to conform to CFR Part 77 requirements. If future development exceeds 100 feet in height, which is not anticipated, FAA and ALUC review and approval would be required. Therefore, it is not anticipated that future structures would penetrate into the Part 77 airspace surfaces.

Safety Compatibility

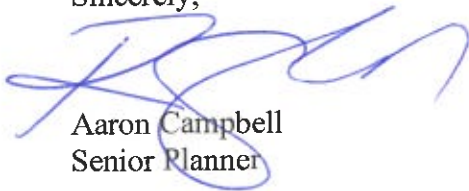
All identified housing inventory sites are located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element and other amendments would not allow any new prohibited uses (i.e., hazards to flight or outdoor stadiums) and there are no limitations on residential density within Safety Zone 7.

Other Flight Hazards

No development is proposed as part of these proposed amendments. All future projects shall record the standard Airport Disclosure Notice and ensure that all exterior lighting is down lit. Application of specific conditions would be better suited during review of specific development projects.

The City appreciates your time and attention to this matter. If you have any questions, please contact me (831) 648-3112 or acampbell@cityofpacificgrove.org.

Sincerely,



Aaron Campbell
Senior Planner

Attachments:

- A. Project Submittal/Application Form for ALUC Consistency Review
- B. Fee Waiver Application/Request Form

- C. Draft 6th Cycle Housing Element
- D. Draft Land Use Element
- E. Draft Health and Safety Element
- F. Draft Zoning Ordinance
- G. Draft Land Use and Zoning Maps

