

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:

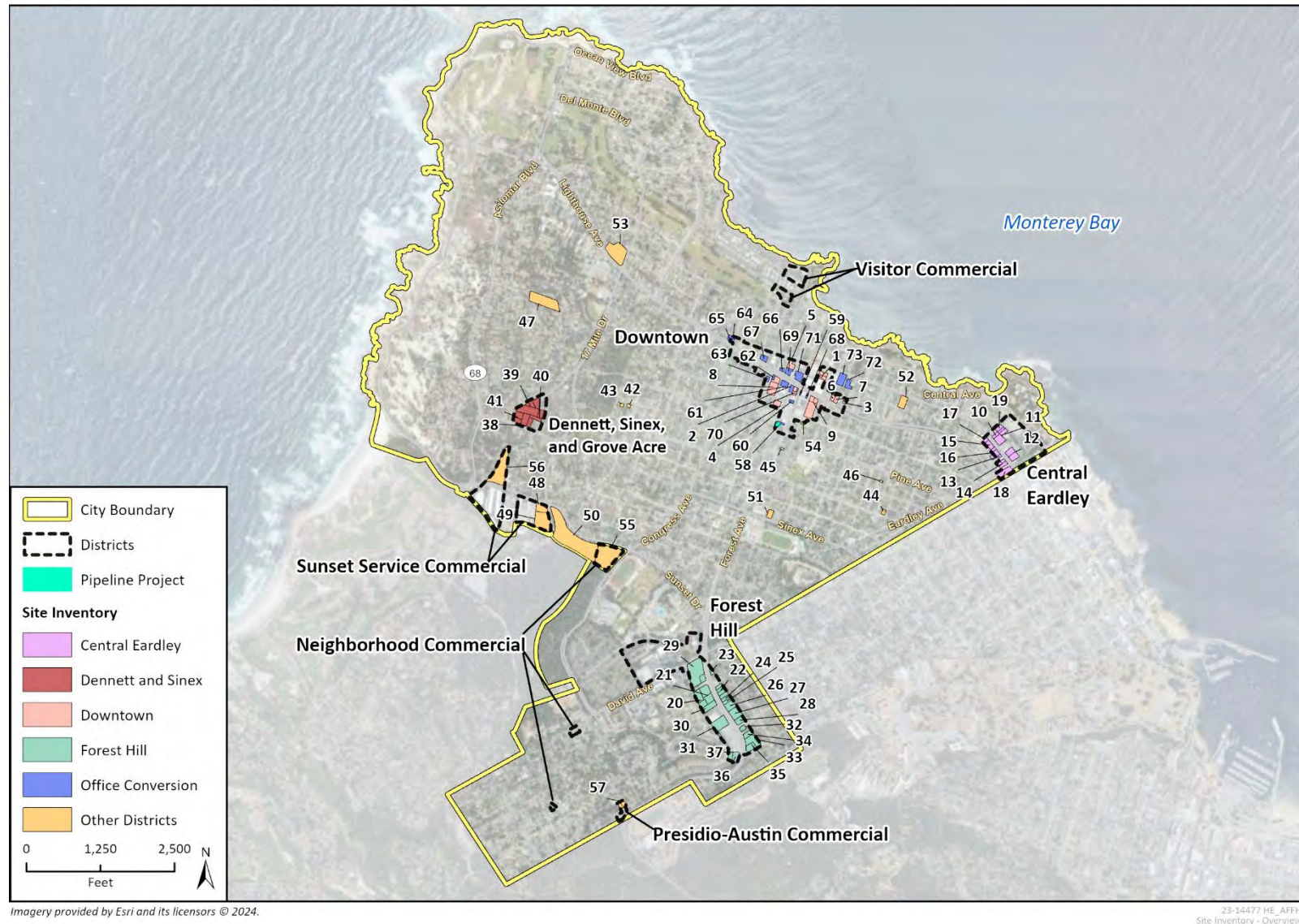
1. Housing Element, Land Use Element, Health and Safety Element, Zoning Ordinance amendments proposed in the City of Pacific Grove's November 13, 2025, Planning Commission staff report (Item 8A)

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.



- City of Pacific Grove Boundary
- Coastal Zone Boundary
- Parcel Boundary
- General Plan Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Professional Office or High Density Residential
- Mobile Home Residential
- Downtown Commercial
- Central-Eardley Commercial
- Neighborhood Commercial
- Forest Hill Commercial
- Presidio-Austin Commercial
- Sunset Service Commercial
- Visitor Commercial
- Country Club Gate Shopping Center
- Group Quarters
- Open Space - Institutional
- Open Space
- Public
- Visitor Accommodation
- Visitor Accommodation or Medium High Density Residential 17.4 DU/ac
- Visitor Accommodation or Medium High Density Residential 9.3 DU/ac

Pacific Ocean

Monterey Bay

1. Change from
MDR 8.7 to HDR 29.0



2. Change from
MDR 17.4 to
HDR29.0



Pebble Beach

City of Monterey

3. Change from
NC to MDR 9.7



This page intentionally left blank.

Attachment A3

This page intentionally left blank.



Monterey Bay

Pacific Ocean

1. Change from
R-2-B-3 to R-3
→

2. Change from
R-2 to R-3
←

Pebble Beach

City of Monterey



- City of Pacific Grove Boundary
- Coastal Zone Boundary
- Parcel Boundary
- Zoning**
- Single Family Residential (R-1)
- Single Family Residential (R-1-H)
- Single Family Residential (R-1-B-3)
- Single Family Residential (R-1-B-4)
- Mobile Home (M-H)
- Restricted Duplex Residential (R-2)
- Multiple Family Residential (R-3)
- Restricted Duplex Residential (R-3-PGR)
- Multiple Family Residential Pacific Grove Beach (R-3-PGB)
- Motel (R-3-M)
- Multiple Family Residential (R-4)
- Planned Unit Development (PUD)
- Light Commercial (C-1)
- Light Commercial/Hotel (C-1-T)
- Heavy Commercial (C-2)
- Visitor Commercial (C-V)
- Visitor Commercial American Tin Cannery (C-V-ATC)
- Downtown Commercial (C-D)
- Forest Hill Commercial (C-FH)
- Restricted Industrial (I)
- Open Space (O)
- Unclassified (U)

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🕒