

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).

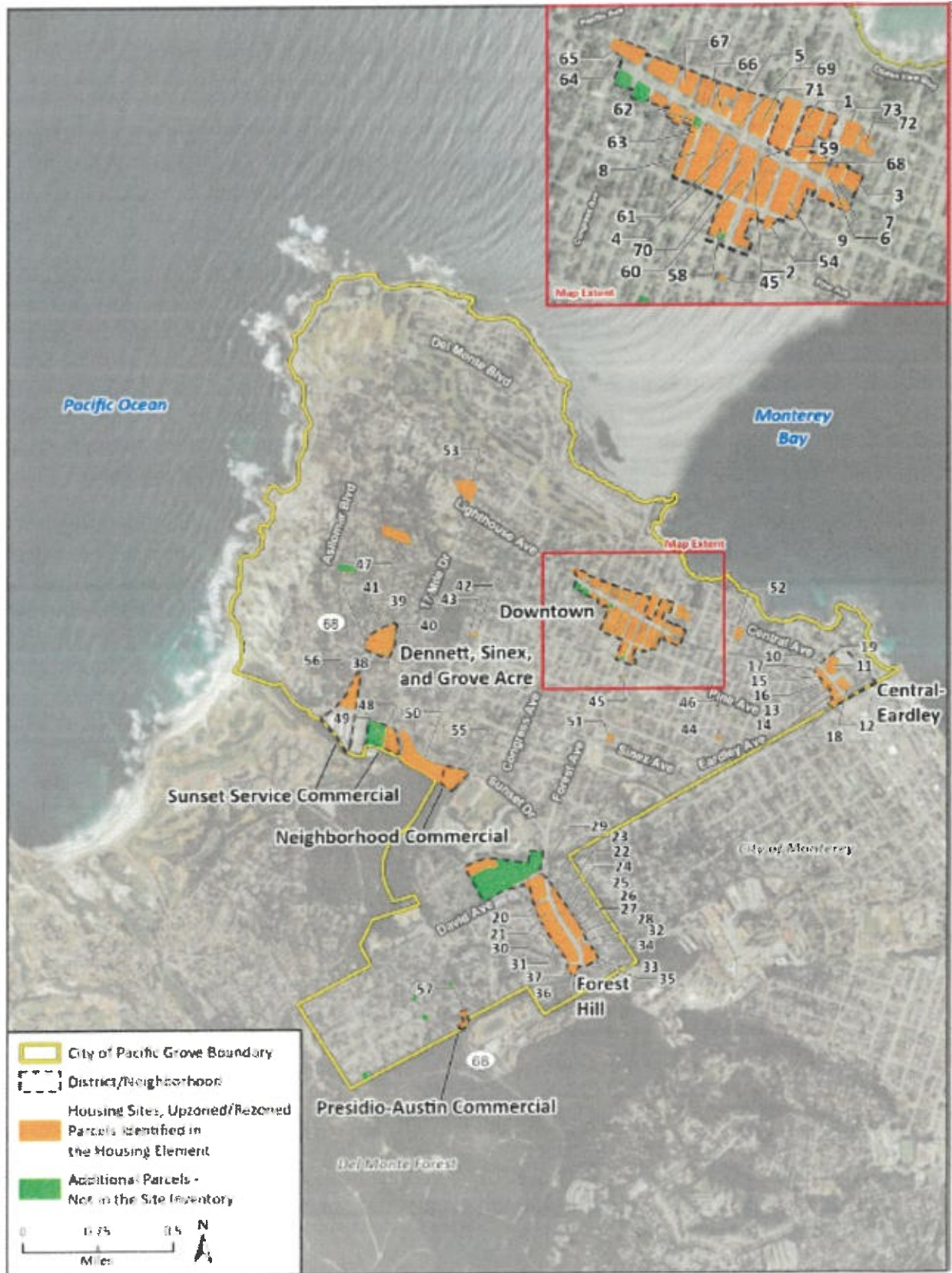
The City’s RHNA requirements across income levels are detailed in the table below as per the Association of Monterey Bay Area Government (AMBAG)’s final RHNA Plan adopted in October of 2022.

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

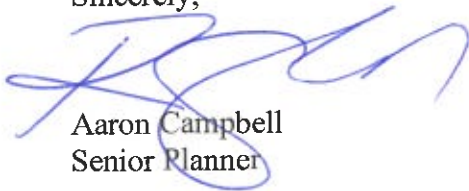
All identified housing inventory sites are located within Safety Zone 7 (Airport Influence Area) as shown in ALUCP Exhibit 4C (Monterey Regional Airport Safety Zones). Pursuant to Table 4B (Safety Criteria Matrix for Zone 7), the proposed Housing Element and other amendments would not allow any new prohibited 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