



ZONING CHANGES FOR COMMERCIAL AREAS

Information Bulletin No. 30

On February 20, 2013, the Pacific Grove City Council adopted sweeping changes to the zoning regulations that apply to the city's commercial areas. The changes become effective on **March 22, 2013**. They are the culmination of a year-long effort, working with the Planning Commission, business owners, and citizens, to achieve the following objectives:

- Stimulate economic development and revitalize our commercial areas with a more vibrant mix of business types,
- Ease up on restrictions for liquor sales in order to offer a diverse range of eating and drinking establishments in town that benefit both residents and visitors,
- Overcome obstacles to new business development by reevaluating the level of permit review for all business types to ensure enough review, but not more than is necessary, and
- Reformat how the commercial regulations are presented in the Zoning Code to improve readability, as part of an overhaul of the entire code.

KEY CHANGES

- 1) Creates two new commercial zones (C-D Downtown Commercial and C-FH Forest Hill Commercial) with a broader list of permitted uses to replace the previous C-1 zoning;
- 2) Revises the official Pacific Grove Zoning Map to replace the previous C-1 zone with the new C-D and C-FH zones, and to correct the zoning for three parcels on Ransford Avenue for consistency with the Forest Hill Specific Plan;
- 3) Creates a new Zoning Code Chapter 23.31, combining all commercial and industrial chapters into a single, reformatted chapter;
- 4) Creates a single list of broad permitted use categories to replace the previous detailed list of allowable uses in each zone;
- 5) Adds new commercial uses (wine tasting, wine bars, pubs, sports bars, etc.);
- 6) Lowers use permit requirement (PC approval) to administrative use permit or counter review and determination (both staff approvals) for most commercial uses;
- 7) Adds definitions for all new use categories into Zoning Code Chapter 23.08, clarifies existing use definitions, and reformats the entire chapter;
- 8) Amends the regulations for restaurant outdoor seating on public sidewalks to replace City Council Resolution No. 6499;
- 9) Amends the regulations for liquor sales, replacing the previous restaurant seating ratios with a set of performance standards that apply to a variety of eating and drinking establishments, and allows full liquor service at hotels (see table on back);
- 10) Reformats the existing development standards into a single chart for all commercial and industrial zones;

- 11) Makes minor clean-up amendments to other Municipal Code chapters for consistency with the Zoning Code changes above; and
- 12) Amends the Forest Hill Specific Plan to insert the broader permitted use categories into the Land Use Chapter.

Summary of New Requirements for Serving Alcoholic Beverages

Table 23.64.290 Summary of Minimum Requirements for Establishments Serving Alcoholic Beverages¹					
	Alcoholic Beverages Allowed	Food Service Required	Hours of Food & Alcoholic Beverage Service	Amplified Music & Entertainment	Seating on Public Sidewalks
Eating Establishments					
Restaurant and Specialty Restaurant	Beer, wine and distilled spirits	Bona fide public eating place	No limits	Allowed per Section 23.64.290(d)(1)(B)	Allowed per Sections 23.64.134 and 15.16.045
Pub and Brew Pub	Beer, wine and distilled spirits	Bona fide public eating place	No service 12:00am-7:00am	Allowed per Section 23.64.290(d)(2)(D)	Not allowed
Drinking Establishments					
Wine Bar	Beer and wine	Snacks, appetizers, or small plates	No service 12:00am-7:00am	Allowed per Section 23.64.290(e)(1)(C)	Not allowed
Wine Tasting Room	Wine tasting	None	No service 12:00am-7:00am	Allowed per Section 23.64.290(e)(2)(B)	Not allowed
Micro-brewery	Beer tasting	None	No service 12:00am-7:00am	Allowed per Section 23.64.290(e)(3)(B)	Not allowed
Catering and Events	Beer and wine	Snacks, appetizers, or small plates	No service 12:00am-7:00am	Allowed per Section 23.64.290(e)(4)(C)	Not allowed
Lodging Establishments					
Bed and Breakfast Inn	Beer and wine	Snacks, appetizers, or small plates	No service 2:00am-7:00am	Not allowed	Not allowed
Motel	Beer, wine and distilled spirits	Snacks, appetizers, or small plates; bona fide public eating place for distilled spirits	No service 2:00am-7:00am	Not allowed	Not allowed
Hotel	Beer, wine and distilled spirits	Snacks, appetizers, or small plates; bona fide public eating place for distilled spirits	No service 2:00am-7:00am	Not allowed, except in C-1-T District per Section 23.64.290(f)(2)(F)	Not allowed

¹ This table presents a summary of requirements only. For a complete set of requirements, see Zoning Code Sections 23.64.290(d) through (f).

For more information on these commercial zoning amendments, please contact a planner in the Pacific Grove Community Development Department, at (831)648-3190. The full text of the commercial zoning amendments can be found online at www.ci.pg.ca.us/planning.