



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE PLANNING COMMISSION SPECIAL MEETING AGENDA

Thursday, June 11, 2020, 2:00 P.M.

**THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDERS N-29-20, ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.**

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## AGENDA

### CALL TO ORDER

1. **APPROVAL OF AGENDA**
2. **COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
3. **COUNCIL LIAISON ANNOUNCEMENTS**
4. **GENERAL PUBLIC COMMENT**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the Planning Commission that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by the Planning Commission. Comments from the public will be limited to three minutes and will not receive Planning Commission action. Comments regarding items on the Regular Agenda shall be heard prior to Planning Commission's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Planning Commission in advance of the meeting, to provide adequate time for its consideration.*

### CONSENT AGENDA

*The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this*

*section will be placed under The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 6. Regular Agenda*

5. Approval of the draft minutes of the May 14, 2020, Planning Commission meeting.

**Reference:** Alyson Hunter, Senior Planner

**Recommended Action:** Approve the draft May 14, 2020, minutes as presented.

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

6. Approval of draft minutes of the March 12, 2020, Planning Commission as revised at the Commission's May 14, 2020. This item was continued from the May 14, 2020, meeting.

**Reference:** Alyson Hunter, Senior Planner

**Recommended Action:** Approve the March 12, 2020, revised draft minutes as submitted.

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

## REGULAR AGENDA

7. **PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by the Planning Commission, the proponent of an item may be given 10 minutes to speak and others in support of the proponent's position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of the Planning Commission. In public hearings not involving a quasi-judicial determination by the Planning Commission, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.*

8. **DISCUSSION ITEM(S)**

- A. Report on the Findings and Recommendations of the Planning Commission's “Small Lot” Subcommittee.

**From:** Alyson Hunter, Senior Planner

**Description:** Report on the findings and recommendations of the Planning Commission's “Small Lot” Subcommittee.

**Zone District/General Plan Designation:** Residential

**Coastal Zone:** Partial

**Historic Resources Inventory:** N/A

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Recommended Action:** Receive report, discuss the subcommittee’s recommendations, and provide guidance to staff regarding the Municipal Code and General Plan amendments discussed as tools to help identify existing lots and ease the requirements for subdivision to allow for the development of additional housing opportunities.

**Reference:** Alyson Hunter, Senior Planner

- B. Discussion regarding the potential addition of *Hostel* as a lodging use type in the Pacific Grove Municipal Code.

**From:** Alyson Hunter, Senior Planner

**Description:** Preliminary discussion regarding the concept of a Pacific Grove Municipal Code (PGMC) amendment to add "Hostel" as an allowed lodging use type in certain zones.

**Zone District/General Plan Designation:** Commercial and Residential zones

**Coastal Zone:** Partial

**Historic Resources Inventory:** N/A

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Recommended Action:** Receive information, consider alternatives, and provide direction to staff.

**Reference:** Alyson Hunter, Senior Planner

- C. Receive the Planning Commission's updated 2020 Work Plan.

**Reference:** Alyson Hunter, Senior Planner

**Recommended Action:** Receive the Planning Commission's updated 2020 Work Plan. **CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Next Meeting – July 9, 2020**

**ADJOURNMENT**

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.





**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Chair Murphy and Members of the Planning Commission  
**FROM:** Alyson Hunter, Senior Planner  
**MEETING DATE:** 06/11/2020  
**SUBJECT:** Approval of the draft minutes of the May 14, 2020, Planning Commission meeting.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

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**RECOMMENDATION**

Approve the draft May 14, 2020, minutes as presented.

**Attachments**

Draft Minutes 5-14-20



## DRAFT MINUTES

# CITY OF PACIFIC GROVE

## PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, May 14th, 2020

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

**Online Meeting  
Conducted Via ZOOM with Public Call-in**

### **CALL TO ORDER**

- Commissioners Present (7): Robin Aeschliman, Bill Bluhm, Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair), Donald Murphy (Chair)

### **1. APPROVAL OF AGENDA**

**On a motion by Commissioner Aeschliman, seconded by Vice Chair Lilley, the Commission voted 7-0 to approve the agenda with changes to continue item 10A to a future meeting. Motion Passed.**

### **2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)**

*(Please refer to the Video Recording for details)*

- Chair Murphy stated that the Planning Commission recommended Public Works project was not approved by the City Council in the list of Capital Improvement projects for the 20/21 FY. He noted that 24 projects were approved and 32 were not.
- Senior Planner Hunter commented that the contractor for the affordable housing action had been selected and the new housing advisory group formation is underway. She also noted that the Shoreline Management Plan deadline for comments was 15 May (tomorrow). Finally, she stated that the Goodies mixed use project is in plan-check, and the Hotel Durell project, under new management, will shortly submit building plans.
- Director Aziz stated that selected construction activities have resumed under the guidance of the County's COVID-19 health order and rules. The City is monitoring all changes and issues concerning this important situation.
- Commissioner Byrne asked why visitors to constructions sites now need to be signed in, while visitors to stores that are open do not. Director Aziz replied that this is in accordance with County rules.

### **3. COUNCIL LIAISON ANNOUNCEMENTS**

*(Please refer to the Video Recording for details)*

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update on City Council activities and other highlights that the Council is considering.

### **4. GENERAL PUBLIC COMMENT**

- The Chair opened the meeting to public comment which was done via telephone call-in  
*(Please refer to the Video Recording for details)*
- X2259. Lisa Ciani commented that it was nice to have the Planning Commission meeting again, even if virtually.

- The Chair closed the meeting to public comment

**CONSENT AGENDA**

- 5. **Adoption of the draft minutes of the Planning Commission's March 12, 2020, meeting.**  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Adopt the March 12, 2020, meeting minutes as presented.  
**CEQA:** Does not constitute a "Project" per CEQA Guidelines Section 15378  
**// Item pulled from the consent agenda by public (X2259) and Commissioner Lilley. Item moved to Item 9.c //**
  
- 6. **Receive Historic Resources Committee Meeting Minutes of February 26, 2020**  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Receive the draft minutes of the February 26, 2020, Historic Resources Committee meeting as information only.  
**CEQA:** Does not constitute a "Project" per CEQA Guidelines Section 15378
  
- 7. **Receive the draft minutes of the March 10, 2020, Architectural Review Board meeting**  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Receive the draft minutes of the March 10, 2020, Architectural Review Board meeting as information only.  
**CEQA:** Does not constitute a "Project" per CEQA Guidelines Section 15378
  
- 8. **Receive the Annual Progress Reports on Housing Element/General Plan Implementation**  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Receive the Annual Progress Reports for Housing Element Implementation and General Plan Implement as information only.  
**CEQA:** Does not constitute a "Project" per CEQA Guidelines Section 15378  
**// Item pulled from the consent agenda by Commissioner Byrne. Item moved to Item 9.d //**

**On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 7-0 to approve the consent agenda, as amended. Motion Passed.**

**REGULAR AGENDA**

**9. PUBLIC HEARINGS**

- A. **Coastal Development Permit for Sewer Line Replacement in Portions of the Asilomar Blvd/Carmel Ave. Rights-of-Way**  
**Description:** The proposed work is part of the Council-approved Capital Improvement Program (CIP) 3, 4, 8 Project and entails the replacement of approximately 2,741.5 feet of sewer line and several manhole covers.  
**Zone District/General Plan Designation:** n/a  
**Coastal Zone:** Yes  
**Archaeological Zone:** Yes  
**Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes  
**CEQA:** Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities  
**Recommended Action:** Approve CDP 20-0149 for the replacement of sewer line within portions of the Asilomar Blvd. and Carmel Ave. public rights-of-way subject to the conditions

of approval and Class 1 CEQA exemption provided herein.

**Reference:** Alyson Hunter, Senior Planner

- Milas Smith, Deputy Director PW, and Senior Planner Alyson Hunter presented staff reports and answered commissioners' question.

*(Please refer to the Video Recording for details)*

- The Chair opened the item to public comment which was done via telephone call-in

*(Please refer to the Video Recording for details)*

- X2259. Lisa Ciani expressed concern about the protection of archaeological resources, tree roots, and conformance to the Local Coastal Program requirements.

- User-1. Inge Lorentzen Daumer expressed concern about being sure that the applicable regulations are being followed and corrected a previous statement about the Council's unrelated action.

- The Chair closed the item to public comment

- The Commission discussed the item

*(Please refer to the Video Recording for details)*

**On a motion by Commissioner Fredrickson, seconded by Commissioner Bryne, the Commission voted 7-0 to approve the project with the CEQA Exemption as listed and with all findings and conditions with the following change: Conditions 4 and 5 shall be consolidated and modified to read: *The proposed project includes three separately identified components to replace about 2,714 feet of sewer main line and manhole covers. Those three components are listed as CIP #3, #4, and #8, on drawings submitted by the Pacific Grove Public Works Department to the Community Development Department on March 19, 2020. Further, components #3 and #4 are located within the Asilomar Blvd ROW between Del Monte Avenue and roughly half-way between Jewell and Arena Avenues. Component #8 is located within the Carmel Ave ROW between Central Ave and Ocean View Blvd.* Motion Passed.**

**B. Annexation of the Mission Linen property located at 801 Sunset Drive.**

**Description:** The City of Pacific Grove (City) is undertaking the annexation of the Mission Linen Supply property located at 801 Sunset Drive (APN 007-101-036). The 2.99 acre property is located at the intersection of Sunset Drive and Congress Avenue, is surrounded on all sides by City limits, and is the only property within the City's Sphere of Influence identified in the 1994 General Plan for future annexation. No changes to the property are proposed at this time. The property was rezoned Light Commercial (C-1) on March 4, 2020, by the City Council through the adoption of Ordinance 19-028 and this is the zoning district that will become effective upon annexation.

**Zone District/General Plan Designation:** Monterey County Zone and General Plan of Resource Conservation (RC) with a 10-acre minimum parcel size.

**Coastal Zone:** No

**Archaeological Zone:** No

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15319(a) Class 19, Annexations to City or Special Districts or Areas-Existing Public or Private Structure

**Recommended Action:** Receive the staff report and provide a recommendation of approval of the proposed annexation to the City Council.

**Reference:** Alyson Hunter, Senior Planner

- Senior Planner Hunter provided a Staff Report  
*(Please refer to the Video Recording for details)*
- The Chair opened the item to public comment. There was none.
- The Chair closed the item to public comment

The commission discussed the proposal

**On a motion by Commissioner Bryne, seconded by Commissioner Chakwin, the Commission voted 7-0 to recommend approval of the annexation. The PC also noted that the staff report for this item should be corrected to show the correct date of the building and to include the architect's name. Motion Passed**

**C. Adoption of the draft minutes of the Planning Commission's March 12, 2020, meeting.**

**Reference:** Alyson Hunter, Senior Planner

**Recommended Action:** Adopt the March 12, 2020, meeting minutes as presented.

**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378.

*// This item was pulled from the consent agenda Item 5 //*

- The Chair introduced the item, Vice Chair explained the rationale for pulling this item, and the Secretary provided context for the subject minutes.  
*(Please refer to the Video Recording for details)*
- The Chair opened the item to public comment  
*(Please refer to the Video Recording for details)*
- x2259. Lisa Ciani requested that the minutes list names of public speakers and a summary of their points.
- User-1. Inge Lorentzen Daumer echoed the previous speaker's sentiment.
- The Chair closed the item to public comment

The Commission discussed the issue and agreed to keep to its practice to indicate speakers' names and a summary of points. Moreover, the Commission would present a revised set of these minutes next month.

*(Please refer to the Video Recording for details)*

**D. Receive Annual Progress Reports on Housing Element/General Plan Implementation.**

**Reference:** Alyson Hunter, Senior Planner

**Recommended Action:** Receive the Annual Progress Reports for Housing Element

**CEQA:** Does not constitute a "Project" per CEQA Guidelines Section 15378

**// Item pulled from the consent agenda by Commissioner Byrnes.//**

- Commissioner Byrne asked staff a question references to the Mobilehome Park in the report. Ms. Terri Shaeffer provided answers and explanations.

*(Please refer to the Video Recording for details)*

- The Chair opened the item to public comment

*None*

- The Chair closed the item to public comment

- The Commission discussed the program.

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 7-0 to accept this report. Motion Passed.**

## 10. Discussion Item(s)

### **A. Brief oral presentation by the Deputy Public Works Director, Joyce Halabi, on the City's Capital Improvement Program (CIP).**

**Reference:** Joyce Halabi, Deputy Public Works Director

**Recommended Action:** Receive report as information only.

**CEQA:** Does not constitute a "Project" per CEQA Guidelines Section 15378

***/// this item was continued to a future meeting ///***

## **ADJOURNMENT (& Closing Comments)**

*(Please refer to the Video Recording for details)*

- Commissioner Byrne announced that the Water Management District is considering options to allow outdoor restaurant service.

- Commissioner Aeschliman opined that commissioners should not have to provide identification for picking up their meeting packets at the Police Station, and noted that this was never done before.

- The Chair adjourned the meeting at 7:39 p.m.

- The next meeting is scheduled for June 11, 2020

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**APPROVED BY THE PLANNING COMMISSION**

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Mark Brice Chakwin, Secretary

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Date



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Chair Murphy and Members of the Planning Commission  
**FROM:** Alyson Hunter, Senior Planner  
**MEETING DATE:** 06/11/2020  
**SUBJECT:** Approval of draft minutes of the March 12, 2020, Planning Commission as revised at the Commission's May 14, 2020. This item was continued from the May 14, 2020, meeting.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

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**RECOMMENDATION**

Approve the March 12, 2020, revised draft minutes as submitted.

**Attachments**

Revised Draft Minutes 3-12-20



# REVISED DRAFT MINUTES

## CITY OF PACIFIC GROVE

### PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday,  
March 12<sup>th</sup>, 2020  
Council Chambers – City Hall  
300 Forest Avenue, Pacific Grove, CA

#### **CALL TO ORDER**

- Commissioners Present (7): Robin Aeschliman, Bill Bluhm, Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair), Donald Murphy (Chair)

#### **1. APPROVAL OF AGENDA**

**On a motion by Commissioner Bluhm, seconded by Commissioner Byrne, the Commission voted 7-0 to approve the agenda. Motion Passed.**

#### **2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)**

*(Please refer to the Audio Recording for details)*

- Vice Chair Lilley informed the Commission of his participation on the Housing Consultant interview panel the prior week.
- Chair Murphy reminded the Commissioners that their Form 700s are due and mentioned the City's notices and website about the Corona Virus.
- Senior Planner Hunter announced that the Coastal Commission certified the City's Local Coastal Plan (LCP) the day before, and copies will be provided to commissioners at a later date. She also provided updates on items previously passed by the Commission including the ADU ordinance and the pre-zoning action for the Mission Linen island in the city. CD has had more than 975 citizen queries (mostly zoning, but also building-related issues) in January in the Community Development department.

#### **3. COUNCIL LIAISON ANNOUNCEMENTS**

- None

#### **4. GENERAL PUBLIC COMMENT**

- The Chair opened the meeting to public comment  
*None*
- The Chair closed the meeting to public comment

#### **CONSENT AGENDA**

##### **5. A. Approval of Minutes of the February 13, 2020, PC Regular Meeting**

**Recommendation:** Approve minutes.

**Reference:** Alyson Hunter, Senior Planner

**CEQA Status:** Does not constitute a "Project" as defined by CEQA Guidelines Section 15378

**On a motion by Commissioner Chakwin, seconded by Commissioner Bluhm, the Commission Voted (7-0) to pass the Consent Agenda including the Planning Commission Minutes for the February 13, 2020 meeting. Motion Passed**

**REGULAR AGENDA**

6. PUBLIC HEARINGS

**A. Pacific Grove Municipal Code Title 23 Map Amendment for the Asilomar State Park & Conference Grounds**

**Recommendation:** Receive the staff report and draft ordinance, and adopt PC Resolution 20-01 recommending approval of the proposed amendments to the City Council.

**Reference:** Alyson Hunter, Senior Planner

**CEQA Status:** Categorically exempt per Section 15061(b)(3) of the CEQA Guidelines

- Senior Planner Hunter provided a staff briefing and answered questions.

*(Please refer to the Audio Recording for details)*

- The Chair opened the item to public comment

- Luke Coletti provided background on Measure D (1986) on re-zoning limitations of “O” zoned areas.

- Lisa Ciani recommended that the whole Asilomar Park be included in the recommended change, as this would better comport with the LCP.

- The Chair closed the item to public comment

The Commission discussed the item.

**On a motion by Commissioner Chakwin, seconded Commissioner Bluhm, the Commission voted (6-1) (Commissioner Fredrickson dissenting) to adopt Resolution 20-01 with the findings and the CEQA status as presented in the report . Motion Passed.**

**B. Pacific Grove Municipal Code Title 23 Text Amendment for the Deletion of §23.16.090 (R-1-B-2)**

**Recommendation:** Receive the staff report and draft ordinance, and adopt PC Resolution 20-02 recommending approval of the proposed amendment to the City Council.

**Reference:** Alyson Hunter, Senior Planner

**CEQA Status:** Categorically exempt per Section 15061(b)(3) of the CEQA Guidelines

- Senior Planner Hunter provided a staff briefing and answered questions.

*(Please refer to the Audio Recording for details)*

- The Chair opened the item to public comment *None*

- The Chair closed the item to public comment

The Commission discussed the item.

**On a motion by Commissioner Byrne, second by Commissioner Chakwin, the Commission voted (7-0) to recommend deletion of §23.16.090 (R-1-B-2), and to include staff findings and CEQA status as presented in the staff report. Motion Passed**

**C. Proposed Zoning Code Amendment to Remove the Use Permit Requirement for Multi-Family Developments from PGMC Sections 23.24.020 (R-3), 23.28.020 (R-4), and 23.57.020 (R-3-PGB)**

**Recommendation:** Receive the staff report and draft ordinance, and recommend approval of the proposed amendments to the City Council.

**Reference:** Alyson Hunter, Senior Planner

**CEQA Status:** Categorically exempt per Section 15061(b)(3) of the CEQA Guidelines

- Senior Planner Hunter provided a staff briefing and answered questions.

*(Please refer to the Audio Recording for details)*

- The Chair opened the item to public comment

- Inge Lorentzen Daumer noted the public would lose both a Planning Commission and a public review if this were passed. The public would have to pay to get a voice in appeal.

- Lisa Ciani agreed with Ms. Lorentzen Daumer, and does not think supporting affordable housing means giving up public review.

- The Chair closed the item to public comment.

The Commission discussed the item.

**On a motion by Commissioner Chakwin, second by Commissioner Byrne, the Commission voted (6-1) (Chair Murphy dissenting) to recommend disapproval of the recommended change to the Zoning Code Amendment that would remove the Use Permit Requirement for Multi-Family Developments from PGMC Sections 23.24.020 (R-3), 23.28.020 (R-4), and 23.57.020 (R-3-PGB) and 23.57.020 (R-3-PGB). Motion Passed**

**D. Discussion of Capital Improvement Program (CIP) Items**

**Recommendation:** Vote on the CIP project ideas submitted by Commissioners and direct the Chair to complete the requisite form for submittal to the Public Works Department.

**Reference:** Don Murphy, Planning Commission Chair

**CEQA Status:** Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.

Senior Planner Hunter introduced the item

*(Please refer to the Audio Recording for details)*

- The Chair opened the item to public comment

- Inge Lorentzen Daumer commented on a proposal for removing street medians.

- The Chair closed the item to public comment

The Commission discussed the item.

**Without a motion, the Commission unanimously agreed to submit the project recommended by Chair Murphy that proposed restoring the Recreation Trail mural at an estimated cost of \$40,000.00. The Chair would submit the online form to the Public Works Dept. immediately following the meeting.**

**7. REPORTS, DISCUSSION ITEM(S), AND PRESENTATIONS**

*None*

**ADJOURNMENT**

- The Chair adjourned the meeting at 7:03 p.m.

- The next meeting is scheduled for April 9, 2020

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**APPROVED BY THE PLANNING COMMISSION**

\_\_\_\_\_  
Mark Brice Chakwin, Secretary

\_\_\_\_\_  
Date





**CITY OF PACIFIC GROVE**  
 300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Chair Murphy and Members of the Planning Commission  
**FROM:** Alyson Hunter, Senior Planner  
**MEETING DATE:** 06/11/2020  
**SUBJECT:** Report on the Findings and Recommendations of the Planning Commission’s “Small Lot” Subcommittee.  
**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**From:** Alyson Hunter, Senior Planner

**RECOMMENDATION**

Receive report, discuss the subcommittee’s recommendations, and provide guidance to staff regarding the Municipal Code and General Plan amendments discussed as tools to help identify existing lots and ease the requirements for subdivision to allow for the development of additional housing opportunities.

**DISCUSSION**

Building on the Planning Commission’s [December 5, 2019](#), meeting which introduced a conceptual discussion of reducing lot sizes in an effort to encourage additional housing units, the Planning Commission, at its January 13, 2020, meeting appointed a subcommittee (Commissioners Byrne, Bluhm, and Fredrickson) to review Title 23 of the Pacific Grove Municipal Code (PGMC) and locate specific code sections pertaining to residential zoning districts that currently restrict residential development or, if relaxed, would result in additional housing opportunities. The subcommittee had a kick-off meeting on January 8, 2020, with the City Manager and planning staff and reconvened on January 21, 2020, with the recommendations reflected below. This report was developed by staff relying on meeting notes from the January 21st subcommittee meeting. This report was reviewed by the members of the subcommittee and will be presented as the findings and recommendations of the subcommittee with staff comments as noted.

For discussion purposes, the code sections, as they currently exist, are listed first with the subcommittee’s recommendation following in *italics*. Some staff notes may follow if applicable.

**1. R-1 and R-1-B Districts**, Section [23.16.080\(a\)](#) - For each dwelling, a minimum of 4,000 square feet and a minimum width of 40 feet on interior lots shall be required. A minimum of 5,000 square feet and a minimum width of 50 feet shall be required on corner lots.

*The subcommittee recommends removing the existing restriction for corner lots. By removing the 5,000 sq. ft. minimum parcel size, some R-1 zoned properties may be able to be subdivided, depending on the*

*location of existing development and other factors. Regarding the 50' minimum parcel width for corner lots, this restriction was originally incorporated due to the additional exterior side setbacks that effect corner lots; the subcommittee supports the development of smaller (which are more affordable by design) homes that meet the setbacks and other development standards).*

Staff note: Sec. 23.16.080(b)(1) includes the same minimum parcel size of 3,600 sq. ft. (for 30' x 60') that the subcommittee recommends be changed to 1,800 sq. ft. (reflecting the historic development pattern in the Retreat and its Additions) in following recommendations for R-3. This discussion also appears in the 1994 General Plan in [Chapter 2.14](#) Substandard Vacant Lots and would need to be addressed in concert with any PGMC amendment.

**2. R-1-B-3 District**, Section [23.16.100](#)(c)(1) –

(a) The regulations in this section shall apply in all R-1-B-3 combined districts.

(b) Except as provided in subsection (c) of this section, immediately below, all regulations and provisions set out in PGMC [23.16.010](#) through [23.16.070](#), inclusive, shall apply in the R-1-B-3 combined districts.

(c) Exceptions.

(1) Building site area required: for each dwelling, a minimum 10,000 square feet and a minimum width of 70 feet shall be required.

*This zoning district applies to the Pacific Grove Acres neighborhood which has an average parcel size of approximately 0.5 acre (21,780 sq. ft.). The 10,000 sq. ft. minimum parcel size of the B-3 combining zone results in an inability to subdivide for the majority of properties which was likely the intent in the mid-1990s when the ordinance was adopted. The removal of the B-3 will allow future subdivision at the desire of the property owner. Given that most of these properties are long and relatively narrow, in an east-west direction, the subcommittee also recommends modifying the minimum lot width of 70' that would allow 15' – 20' wide flag lots as considered in Sec. [24.32.130](#) of the Subdivision Ordinance. Subdivisions in this area would qualify for a Class 32, § 15331 CEQA exemption for In-fill Development and Class 15, § 15315 exemption for Minor Land Divisions.*

Staff note regarding [General Plan amendment](#): The General Plan designation for the Pacific Grove Acres R-1-B-3 area is Low Density with a maximum of density of 4.4 dwelling units per acre (LDR 4.4 du/ac). This designation is further described in [Chapter 2.15.1](#) of the General Plan. In order to facilitate further subdivision, an amendment would be required that raised the allowed density. Staff recommends the Commission consider the Medium Density 8.7 du/ac that occurs elsewhere in the City. This would potentially allow for subdivision of up to four (4) parcels, depending on a number of other factors including existing development. If the Commission is supportive of this direction, it should also consider reducing the setback and parking requirements as noted in (c)(3) and (4) to further accommodate smaller lot sizes. If needed, the General Plan amendment would be processed concurrently with the zoning code amendment(s). Reminder: all of these lots could be developed with Accessory Dwelling Units (ADUs) and Junior ADUs as allowed by State and local regulations.

**3. R-3 District**, Section [23.24.040](#) - For each building, or group of buildings, a minimum of 4,000 square feet and minimum width of 40 feet shall be required on interior lots. A minimum of 6,000 square feet and a minimum width of 60 feet shall be required on corner lots. In the subdivisions designated as additions to Pacific Grove Retreat and in the Pacific Grove Retreat, where the lot sizes, as legally subdivided, are 30 by 60 feet, the minimum lot size shall be 3,600 square feet, with the lot lines along the lines of said subdivisions. Nothing contained herein shall authorize such smaller minimum lot sizes for any future subdivisions.

For each family unit in any building or group of buildings, a minimum of 1,500 square feet of land area shall be required.

*The subcommittee recommends that, in the PG Retreat and its Additions, minimum parcel size and lot width be reduced to 1,800 sq. ft. and 30' respectively.*

Staff note: The R-3 zoning district applies to several neighborhoods, not just the Retreat and its Additions; any amendments should specify that the reduction to 1,800 sq. ft. minimum applies only to the Retreat and Additions. In order to facilitate subdivision and/or the recognition of existing lots, the Commission will also need to consider amending the Subdivision Ordinance, specifically Sections [24.08.070\(c\)](#) and (d):

(c) Each unit or parcel of land shall contain a minimum frontage of 40 feet along a dedicated street;

(d) Access to the land shall be by dedicated street of a minimum right-of-way of 50 feet; provided, that the minimum right-of-way in the R-1-B-3 zone district shall be 40 feet.

*The subcommittee recommends that, for subdivisions, (d) be changed to 40' wide ROW minimum in all zones.*

**4. R-3-PGR District**, Section [23.26.030](#)(b) – (d) – the subcommittee recommends the following deletions (~~strike-out~~) and additions (underline):

(b) The minimum land area for each unit other than bed and breakfast units shall be ~~2,200~~ 1,800 square feet.

(c) Any parcel which has the following characteristics shall constitute a separate building site for future building purposes:

~~(1) It has, prior to March 15, 1986, been designated on the assessor's map as a separate parcel.~~

~~(2) It has at least 1,800 square feet, but not more than 3,600 square feet, and is not part of a larger building site.~~

~~(3) It has been unimproved with any building or structure for a minimum of five years immediately preceding March 15, 1986.~~

(4) It has access to a public street.

~~(5) Its transfer will not create additional aspects of noneonformity to this title.~~

(d) Development of parcels qualifying as building site pursuant to subsection (c) of this section shall, at a minimum, be subject to the following:

~~(1) A use permit shall be first secured in each case.~~

(2) Architectural review board approval shall be required.

~~(3) Any construction shall conform to the requirements with respect to separate parcels in the R-3-P.G.R. district; however, in considering a use permit application the planning commission is authorized to prescribe requirements other than those prescribed by PGMC 23.26.670 where it finds that the qualification of PGMC 23.72.090 apply to the land, building or use.~~

The subcommittee did not consider changes to the Duplex Residential District (R-2) which was created by voter initiative and ratified by Ordinance 1007 N.S. by the City Council April 5, 1978.

It is important to note that generally, the 1994 General Plan encourages larger lots and lower residential density. If the Planning Commission and Council wishes to move forward with these zoning code amendments, a comprehensive General Plan amendment will be required to be processed concurrently. This is a larger effort that may be more appropriate for consideration as part of the City's next Housing Element cycle.

### **OPTIONS**

1. The Planning Commission may add or remove zoning districts for consideration by Council;
2. Provide other recommendations to the City Council pertaining to the realization of additional housing opportunities; and/or
3. Refer these recommendations to the City's Housing consultant, Baird+Driskell, for consideration as part of their community outreach efforts and, possibly as implementation measures associated with the next Housing Element update.

### **FINANCIAL IMPACT**

Unless the scope of the amendment(s), including to the pertinent sections of the General Plan, requires consultant services, there would be no financial impact.

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### **Attachments**

GP Chapter 2 - Land Use

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# 2 Land Use

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Land use is a major focus of the General Plan. Pacific Grove's land use pattern is well established and unlikely to change. This chapter describes the history of land use planning in Pacific Grove, discusses the major issues that face the city, and presents the goals, policies, and programs that will determine how land use and growth will be managed in Pacific Grove between 1994 and 2010.

## 2.1 HISTORY OF LAND USE PLANNING IN PACIFIC GROVE

Pacific Grove was founded in 1875 as the Methodist Seaside Retreat. In evolving into a predominantly single-family community, the town retained the natural qualities that originally contributed to its charm, beauty, and popularity.

In 1883, the Methodists sold the Retreat property to the Pacific Improvement Corporation (PIC), a subsidiary of the Southern Pacific Railroad. By then, much of the property had been divided into small lots meant to accommodate the tents of seasonal visitors. On July 16, 1889, Pacific Grove incorporated. Over the next few decades, a number of areas were added to the city, and the Victorian homes that came to define Pacific Grove's residential character were built.

(For a more complete history of the area and the city, see Chapter 7, Section 7.1, "A Brief History of Pacific Grove.")

Municipal land use planning in Pacific Grove dates from 1919, when Samuel F. B. Morse reorganized the PIC into Del Monte properties and sold much of its land—including waterfront property—to Pacific Grove. In so doing, Morse declared that the waterfront "should be forever restricted against building or use other than what would be desirable to the citizens of Pacific Grove." This declaration, along with others advocating the retention of the city's natural beauty and encouraging architectural control of its development, marked the beginning of a history of conscientious land use planning.

The City's first planning commission was created in 1929. Thirty years later, Pacific Grove's first "Master Plan" was adopted (1958). In 1971, the City established a planning department, and a new General Plan was adopted in 1973. The 1973 General Plan remained in effect—with additions along the way—until the adoption of this General Plan in 1994.

## 2.2 CITIZEN INITIATIVES AFFECTING PLANNING

Several provisions have become part of the City's Zoning Ordinance through the initiative process. This section summarizes initiatives passed since 1948. Provisions approved by initiative restrict certain types of multiple-unit developments, the development of motels, the use of George Washington Park, and the rezoning of land zoned either "U" (Unclassified) or "O" (Open Space).

The initiative restricting the use of Washington Park was approved in 1948. It provides that the park is to be used only for recreation and pleasure purposes, and prohibits trailer camps, campgrounds, and public or private businesses.

A 1955 initiative created the R-3-M zoning district, and confined motels to this zone.

In 1978, in response to an initiative petition, the City Council rezoned the R-3-A District bounded by Lighthouse Avenue, the easterly city limits, Pine Avenue, and 15th Street to R-2.

The initiative that regulates multiple-unit developments involving condominiums and planned unit developments (PUDs) was passed in 1982. Its intent was to assure that condominium and PUD developments conform with land use and zoning standards applicable to single-family uses. It restricts condominium and PUD densities (number of dwelling units per acre) to no more than 125 percent of the density of the nearest single-family residential district. In order "to avoid the conversion and loss of the city's residential stock and

character,” the initiative also prohibited time-share projects in Pacific Grove.

A 1986 initiative prohibits the development of hotels and motels in all but existing R-3-M districts. It also prohibits the establishment of any new R-3-M districts, and sets the density of R-3-M uses at a minimum of 2,500 square feet of land for each family unit and hotel or motel unit.

Another initiative measure passed in 1986 requires that all property within the city zoned “O” or “U” as of July 14, 1986, must retain such zoning until an ordinance to change the zoning is approved by the voters. The parcels affected include parks and recreation areas, Pacific Grove Unified School District properties, and municipal properties.

In 1994 the city council placed a measure on the ballot. The measure—to allow condominiums and hotel use in the Holman’s block of the Downtown—was passed by the city’s voters.

**Figure 2-1  
Annexations, 1964–1994**

Area	Date	Acres
David Avenue School	March 1964	16.49
Congress Avenue	March 1964	0.03
Point Pinos	May 1966	84.00
Del Monte Park	September 1972	195.00
Thornton	February 1974	0.28
Sunset	March 1975	14.81
Alston-Lee	March 1975	0.24
Forest Grove No. 1	January 1976	3.00
Forest Grove No. 2	November 1976	17.11
Winslow’s Addition	December 1976	0.10
Asilomar	October 1979	130.70
<b>Total 1964–1994</b>		<b>461.76</b>

Source: Monterey County LAFCO

**Figure 2-2  
Pacific Grove Existing Land Use,  
November 1993**

Land Use Type	Acres	Percent of City
<b>Residential</b>		
Single-family Residential	634.4	34.7
Single-family w/Second Unit	11.8	0.6
Duplexes	56.0	3.0
Multi-family	67.2	3.7
Condominiums	41.5	2.3
Mobile Homes	15.1	0.8
Rest/Group Homes	12.2	0.7
<b>Subtotal</b>	<b>838.2</b>	<b>45.8</b>
<b>Commercial/Professional</b>		
Transient Lodging	22.1	1.2
Mixed Residential / Commercial / Office	2.3	0.1
Commercial	54.9	3.0
Heavy Commercial	10.5	0.6
Offices in R-4 Zone	2.7	0.1
<b>Subtotal</b>	<b>92.5</b>	<b>5.0</b>
<b>Parks and Open Space*</b>		
Parks and Recreational Facilities	85.1	4.6
Golf Course	90.0	4.9
Cemetery	12.3	0.6
Asilomar	103.0	5.6
Other Open Space	51.5	2.8
<b>Subtotal</b>	<b>341.9</b>	<b>18.7</b>
<b>Public/Private Facilities</b>		
Government-owned Facilities	12.4	0.6
Public Schools	85.8	4.7
Private Educational Facilities	13.5	0.7
Public Utilities	9.6	0.5
<b>Subtotal</b>	<b>120.8</b>	<b>6.6</b>
<b>Other</b>		
Churches	12.0	0.7
Miscellaneous	2.4	0.1
Vacant	31.8	1.7
Streets	390.4	21.3
<b>Subtotal</b>	<b>436.6</b>	<b>23.9</b>
<b>Total</b>	<b>1830.0</b>	<b>100.0</b>

\*See Chapter 5 for descriptions of parks and open space areas.

Source: Community Development Department, November 1993

## 2.3 RECENT ANNEXATION HISTORY AND POLICY

By 1964, the city’s land area totalled 1,368 acres. After the Monterey County Local Agency Formation Commission (LAFCO) was established in 1964, Pacific Grove annexed 11 areas totalling 462 acres (see Figure 2-1).

The most recent (and second largest) addition was the Asilomar annexation, 131 acres in 1979. As of 1994, the city’s total area was 1,830 acres.

## 2.4 EXISTING LAND USE

For this General Plan revision, a citywide survey classified existing land uses for every property in Pacific Grove. Figures 2-2 and 2-3 summarize the survey’s findings.

The predominant land use in Pacific Grove is residential, and most of that is single-family. Commercial uses are largely related to goods and services, with almost no land available for industrial uses. A generous amount of land is devoted to parks and natural areas that are free and open to the public.

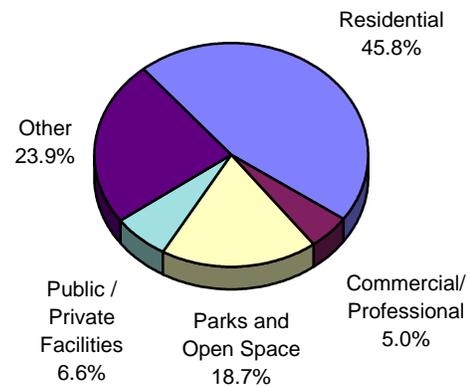
Most significant is that Pacific Grove is almost fully built-out. There is very little buildable vacant land in the city. The land use issues in Pacific Grove, therefore, focus primarily on managing existing uses and infill, and potential intensification.

## 2.5 MODERN DEVELOPMENT AND BUILD-OUT

By the 1980s, it was clear that any further growth in Pacific Grove would occur only as vacant lots were developed and as uses on existing developed lots were intensified. As of 1993, less than 2 percent (31.8 acres) of Pacific Grove’s land area was vacant and available for additional development.

As vacant land became more scarce and land prices rose, property owners turned increasingly to redevelopment and intensification. Because housing and land costs are high in Pacific Grove and because much of Pacific Grove’s housing stock is made up of smaller units, many property owners and residents have added on to existing housing to meet their needs for more room. In a more open housing market, families would be able to move to larger homes in the area. Property tax policies

**Figure 2-3**  
**Existing Land Use in Pacific Grove**  
**November 1993**



Source: Community Development Department, November 1993

established by Proposition 13 in 1978, however, discourage families from “moving up.”

In addition, some residential lots are not developed to their full potential under the zoning (for example, single-family homes on R-3- or R-4-zoned lots). Over time, some of these single-family homes are likely to be replaced with apartments. Where the General Plan and zoning allow, development on existing residential parcels will be intensified by replacing existing single-family homes with multi-family buildings. In other areas, second units or other additions will be built onto existing structures. On existing commercial parcels, intensification will occur where existing residences on commercially-zoned sites are converted to commercial use, and where old buildings are torn down and new ones are put up.

According to estimates made by the City in May 1994, an additional 5,431 residential units could be built within Pacific Grove’s city limits. Of these, 4,303 residences (262 single-family, 3,426 second units, and 615 multi-family units) could be built in residentially-zoned areas based on existing zoning. Sixty-eight of these single-family units and 37 of the multi-family units (105 in total) could be built on now-vacant lots. Of the remaining units, 3,426 would be second units attached to existing single-family homes, 566 would be added on underutilized multi-family-zoned lots, 145 units could be built on sites derived from multiple-lot parcels (133 single-family units, 12 duplex units), and 61 units could be built on parcels with potential for subdivision.

Besides the 4,303 new units on residentially-zoned land, current zoning allows additional units in commercially-zoned areas. Assuming a density of 2,200 square feet of land per unit, the commercial areas could accommodate another 1,128 residential units. Figure 2-4 summarizes this information.

In 1988, the City estimated that remaining commercially-zoned, vacant parcels could accommodate about 270,000 square feet of new commercial development. In addition, the amount of commercial space that could be added under the General Plan and zoning theoretically could exceed one million square feet.

The theoretical build-out projections, while necessary to define the maximum development potential of this General Plan, point to much greater development than can be supported by recent trends. The Monterey Peninsula Water Management District’s moratorium on new construction in response to the prolonged drought of 1987 through 1992 curtailed new construction in the city. Because there are few sources of new water for development on the Monterey Peninsula, the limited

water supply will continue to shape land use in this area in the future.

The most recent source of new water for the Monterey Peninsula is the Paralta well in Seaside. Its water is allocated to the various local jurisdictions by the Monterey Peninsula Water Management District. As of September 1994, Pacific Grove has less than eight acre-feet of water remaining in its allocation from the Paralta well. Realistically, the potential for new development in Pacific Grove will not be realized unless additional new sources of water become available. At the time of the adoption of this General Plan, the city council was attempting to acquire a portion of the water from the Pebble Beach water reclamation project.

Of the 5,431 new units possible in the theoretical build-out projection for Pacific Grove, 3,426 are new secondary units on sites with existing single-family dwellings. However, over the past 10 years during which zoning has allowed secondary units, only 42 have been built. Leaving aside the lack of water, this experience suggests that there will be a steady trickle of new secondary units, but not a flood of thousands. All other sources of new units—intensification of use on current

**Figure 2-4  
Residential Unit Development Potential**

Type of Zoning District	Existing	Maximum Potential Additional	Total Build-out
<b>Dwelling Units in Single-family Residential Districts</b>			
Building Sites Derived from Multiple Lot Parcels		133	133
New Subdivisions		61	61
Second Units	40	3,426	3,466
Vacant Sites		68	68
Current Dwelling Units (not including existing second units)	4,047		4,047
<b>Subtotal</b>	<b>4,087</b>	<b>3,688</b>	<b>7,775</b>
<b>Dwelling Units in Multi-family and Commercial Districts</b>			
Commercial	119	1,128	1,247
Multi-family	3,182	566	3,748
Building Sites Derived from Multiple Lot Parcels in R-2 (2 DUs per site)		12	12
On 23 Vacant Sites		37	37
<b>Subtotal</b>	<b>3,301</b>	<b>1,743</b>	<b>5,044</b>
<b>Condominium Dwelling Units</b>			
Condominiums	314	unknown	314
<b>Total Residential Units</b>	<b>7,702</b>	<b>5,431</b>	<b>13,133</b>

Source: Community Development Department, May 1994

sites, subdivision of lots, development of buildable lots, and vacant lots—would produce at most 2,000 units, and again, past trends lead to the conclusion that new development will occur at a measured pace.

Over the years, City decision-makers have become increasingly aware of the potential for land divisions (lot splits and subdivisions) which—although they comply with the City’s minimum standards—create incongruities in lot size or shape compared to neighboring properties. Goal 2, and Land Use Policies 4 through 7, address this issue.

The rapidity and extent of infill and intensification will depend on—in addition to water—market demand, land values, rent levels, overall economic conditions, tax laws, and the City’s regulatory policies. As infill and intensification occur, the City intends to preserve Pacific Grove’s residential character and ease the pressure on its aging infrastructure.

Goals, policies, and programs in Sections 2.6 through 2.14 and throughout the General Plan address how the city may and should develop.

## 2.6 DEVELOPMENT POTENTIAL AND ANNEXATION

Until now, the City has had no formal annexation policy. According to State law, a city’s General Plan may cover “any land outside its boundaries which, in the planning agency’s judgment, bears relation to its planning.” The City of Pacific Grove has selected for its Planning Area the existing incorporated city plus the unincorporated Spanish Bay, Country Club, and Gowen Cypress areas of Del Monte Forest to the south, and the Presidio and portions of Monterey bordering David Avenue. Figure 1-2 shows the Planning Area and other boundaries.

The much smaller Sphere of Influence (the city’s ultimate service area boundary), adopted for Pacific Grove in 1984 by LAFCO, includes only the existing incorporated city plus the three-acre Mission Linen property at Sunset Drive and Congress Avenue. The Mission Linen property is a county island completely surrounded by incorporated Pacific Grove. LAFCO policies support its eventual annexation.

Except for the Mission Linen property, the City does not expect to annex the adjacent unincorporated areas. Nevertheless, it is concerned about the growth and flow of traffic from them, and the likely impact of that traffic

on the City of Pacific Grove and its residences and businesses. The unincorporated portions of Del Monte Forest within Pacific Grove’s Planning Area still have development potential for 285 residential units.

These unincorporated areas have strong economic and social ties to Pacific Grove. They are part of the Pacific Grove Unified School District, and residents of the area do much of their convenience shopping in Pacific Grove. Two of the five gates to Del Monte Forest open onto Pacific Grove streets. Thus, the City’s main planning concerns about development in Del Monte Forest relate to traffic (addressed in the Transportation Chapter of this General Plan) and to providing public services including schools, library, and recreation facilities and programs.

Against this background of land use history, the City has adopted the following goals, policies, and programs:

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**GOAL 1** Provide for orderly, well-planned, and balanced development consistent with the historic nature of Pacific Grove, the capacity of the City’s infrastructure, and ability to assimilate new growth.

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**GOAL 2** Repair and upgrade the City’s infrastructure.

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**POLICY 1** Seek to preserve Pacific Grove’s traditional “hometown” qualities.

**POLICY 1.5** Protect Pacific Grove’s residential character by prohibiting the short-term (less than 30 consecutive calendar days) rental of residential property in residential zoning districts, except to the extent such use is allowed in the Coastal Zone under the Local Coastal Program. The Pacific Grove Municipal Code shall be consistent with this Policy.

Policy 1.5 was added by the Initiative to Preserve and Protect Pacific Grove’s Residential Character. Policy 1.5 may be repealed or amended only by a vote of the people. The Initiative also amended the Pacific Grove Municipal Code to be consistent with Policy 1.5, including a requirement that existing transient use of residential



An example of Pacific Grove’s “hometown qualities”

property inconsistent with Policy 1.5 be discontinued within 18 months from the date the Initiative was approved by the voters.

**POLICY 2**     **Ensure that new development is compatible with adjacent existing development.**

“Compatible” means “capable of existing together without conflict or detrimental effects.” This policy applies broadly and citywide to residential and commercial uses. Its purpose is to ensure harmonious or at least unobtrusive development in terms of use, density, intensity, and architectural character. It is not intended to restrict new buildings or additions to exact duplications of styles or heights. This policy also is **not** intended to restrict the conversion of single-family dwellings to apartments if the parcel is zoned for multi-family use and if there are other multi-family uses nearby.

**POLICY 3**     **Balance a property owner’s ability to develop with the desirability of maintaining neighborhood character.**

**POLICY 4**     **Continue to preserve Pacific Grove’s character and regulate development so as not to overburden the City’s infrastructure.**

Some streets and water lines are currently deficient and would be strained by build-out to current zoning.

**POLICY 5**     **Avoid creating land divisions that result in lots smaller than prevailing lot sizes in the neighborhood, or which are**

**inconsistent with the configuration of surrounding lots.**

**POLICY 6**     **Preserve significant areas of vegetation and open space when approving land divisions.**

Significant can mean, for example, a single specimen tree, vegetation serving as habitat, or a grove of several native trees which enhance the canopy and scenic beauty of a neighborhood.

**POLICY 7**     **Evaluate and mitigate the impacts of proposed land divisions on traffic, access, trees, topography, environmentally sensitive habitat, utilities, and public services, through the approval process.**

In order to mitigate the impacts, the number of lots to be created may be reduced.

**POLICY 8**     **View more favorably those land divisions where existing buildings with historic or architectural significance are retained and/or improved rather than demolished.**

**POLICY 9**     **Strive to preserve significant public view corridors.**

**POLICY 10**   **Strive to protect property owners’ rights to privacy and reasonable access to light, air, and sunshine.**

The policies above are carried out by the programs below.

Program A     Create buffers between commercial and residential areas where feasible.

Program B     Continue to regulate the intensity of commercial uses, and maintain the underlying distinctions of each commercial area.

Program C     Revise height and lot coverage standards to regulate the size and mass of residential additions and expansions.

Program D     Consider including floor area ratios (FARs) in the zoning regulations for residential areas.

Floor area ratios regulate building mass and scale.

Program E Adopt land division standards that will retain the scale and character of the city and will reflect the subdivision and development patterns within existing neighborhoods.

Program F Require land divisions within, or immediately adjacent to, environmentally sensitive habitat to keep development intensity as low as possible immediately adjacent to the sensitive habitat (LUP, 3.4.4.3).

This program will help maintain contiguous areas of undisturbed land in open space. Residential development in such areas, including driveway and utility connections, will be allowed if it can be demonstrated that environmentally sensitive habitat and associated wildlife values will be protected through mitigation measures.

Program G Ensure that zoning, licensing, enforcement, and other controls are adequate to fairly govern the supplemental use of residential properties for business purposes.

The City recognizes that the current provisions for home businesses are working well, and will examine and make modifications to the regulations in the future as needed.

Goals, policies, and action programs that establish the philosophy, approach to, and workings of Pacific Grove’s system for managing land use and growth appear throughout this chapter. Goals, policies, and action programs relating to architectural review are found in Chapter 8, Urban Structure and Design.

## 2.7 ECONOMIC VITALITY AND COMMUNITY CHARACTER OF COMMERCIAL AREAS

Pacific Grove is a town that takes pride in its residential character. As expressed in public meetings and workshops, Pacific Grove residents want the character of the city to remain predominantly residential.

The City supports and encourages retail and commercial uses which provide goods and services for a peninsula-wide trade area. It recognizes, however, that it will always be in a very competitive retail market because of its location at the tip of the Monterey Peninsula and its relative distance from major highways. The City also

foresees that in the future a greater proportion of its economic vitality may come from visitor-serving enterprises.

The character of Pacific Grove is one of a small town where residents can live, work, do business, shop, and have recreational facilities—a self-contained community. The businesses of the city should provide a balance which preserves this character.

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### **GOAL 3** Designate land in commercial and office categories adequate to provide goods and services for the needs of Pacific Grove and its trade area.

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**POLICY 11** Ensure that commercial uses are balanced, and that business and industry are compatible with the city’s residential character.

This policy reflects the City Charter statement that “Pacific Grove is primarily a city of homes and that business and industry shall be compatible with its residential character.”

**POLICY 12** Promote and maintain a healthy local economy while preserving the local community character.

**POLICY 13** Assure that new commercial development is designed to avoid the appearance of strip development.

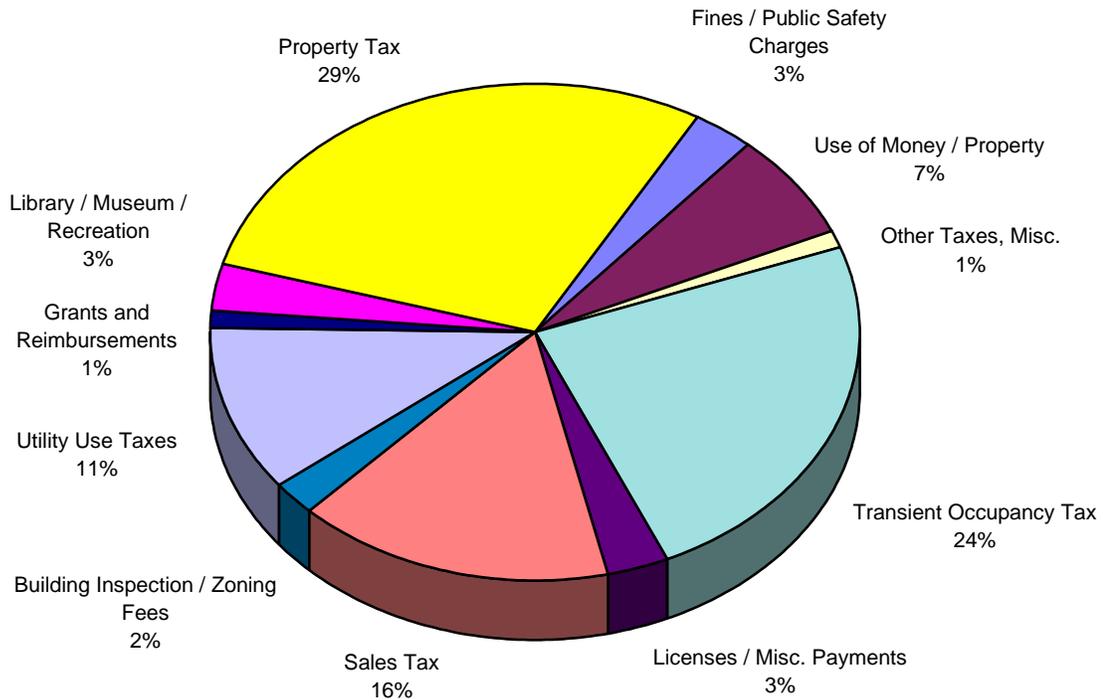
**POLICY 14** Promote Pacific Grove businesses and industries.

Program H Work with local business groups and associations, such as the Pacific Grove Chamber of Commerce, to promote local businesses to local residents, and to encourage local residents to support Pacific Grove businesses.

Program I Develop a strategy to retain and attract businesses that meet the shopping and service needs of Pacific Grove and area-wide residents.

Program J Encourage the City of Pacific Grove to do business within its boundaries whenever practical.

**Figure 2-5  
General Fund Revenue, Fiscal Year 1993-94**



Source: City of Pacific Grove, 1994

**2.7.1 Land Use and Fiscal Policy**

City revenues pay for the services provided to the community, such as police, fire, and library services. Since Proposition 13, Pacific Grove has become more dependent on revenues from sales taxes and transient occupancy taxes. The major components of Pacific Grove’s budget revenues are shown in Figure 2-5. A city’s sales taxes and transient occupancy taxes are influenced the most by the economy and local decisions on development and growth.

The current tax structure and declining municipal revenues encourage cities to make land use decisions based on the amount of tax revenues a project can generate. A reasonable consideration of the effects of land use decisions on revenue can help ensure an adequate budget for City services, but an overemphasis can distort the appropriate balance of land uses in the community. Basing land use decisions on revenues favors commercial and office development over the preservation or construction of housing. Too much emphasis on tax revenues creates pressures for large, high-intensity projects.

Pacific Grove will pursue a balanced planning approach by providing for a variety of housing while maintaining an attractive business climate.

The City will continue to weigh the nature and intensity of development, including concerns about traffic, design, compatibility, and regional effects, against the role that transient occupancy and sales tax revenues play in Pacific Grove’s continued economic well-being.

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**GOAL 4** Maintain strong and stable sources of City revenues while promoting an appropriate balance of land uses in the city.

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**POLICY 15** Encourage land uses that generate revenue to the City while maintaining a balance with other community needs, such as housing, open space, and recreation.

**POLICY 16** Attract and retain a variety of businesses and services in the community.

- Program K Work with the business community to understand their economic needs.
- Program L Streamline the permit review process while maintaining the character of Pacific Grove.

- Program M Consider providing incentives to retain the existing motels in the R-3-M zone.
- Program N Consider amending the Zoning Ordinance to carry out Policy 17.

**2.7.2 Visitor Accommodations**

In 1993, there were 22 motels and hotels and seven bed and breakfast inns in Pacific Grove with a combined total of 748 rooms. Most of the motels and hotels are located along the western end of Lighthouse Avenue and along Asilomar Avenue. The bed and breakfast inns, which are converted historic structures, are located in the R-3-PGR and the R-4 zoning districts. In addition, Asilomar State Beach and Conference Grounds has 313 rooms for guests, bringing the total of visitor accommodations to 1,061 rooms.

The relatively few hotel and motel units within Pacific Grove contribute significantly to City revenues through the 10 percent transient occupancy tax. Motel, hotel, and inn guests also contribute to Pacific Grove’s economy by patronizing local restaurants and retail businesses.

In 1986, Pacific Grove voters passed Measure C, an amendment to the City’s Zoning Ordinance that placed additional limits on motel and hotel development in the city. As a result, parcels within the R-3-M district may be rezoned only to R-1, R-H, or R-2 where already developed as such, and no new R-3-M districts may be created.

Although most of the motels and hotels in Pacific Grove are developed to their zoned potential, several older motels are not. If occupancy rates drop in these older motels and they become unprofitable, the owners may consider replacing them with new, larger motels or with multi-family residential, which also is allowed in the R-3-M district. It is not clear whether it would be more profitable for the owners to replace their motels with new motels or with apartment buildings. If they are replaced with multi-family residential, the City will lose some of its current motel tax revenue and the possibility for any revenue increase. Replacing existing motels with motels developed to the maximum density allowed in the R-3-M district would result in a net gain of 48 units on four sites.

**POLICY 17 Discourage the replacement of motels with residential uses in areas zoned R-3-M as a means of protecting the City’s revenue base.**

**POLICY 18 Support hotel development in the former Holman’s block of the Downtown, as allowed by adoption of an initiative measure by city’s voters in June 1994.**

Pacific Grove’s Zoning Ordinance allows the conversion of large residential buildings, at least 75 years old, to bed and breakfast inns. As a means to preserve older houses, bed and breakfast inns are allowed with a use permit in the R-3-PGR, R-4, and C zoning districts. However, the City wishes to control uses which may result in negative impacts on surrounding properties.

- Program O Permit expansions of bed and breakfast inns that do not have negative impacts on the surrounding residential neighborhoods. Proposals to add units that are separate from the original structure will be considered on a case-by-case basis.

Because the intent of the bed and breakfast ordinance is to preserve historic structures, potential expansions of these businesses are subject to guidelines that further this intent. (1) Bed and breakfast inns are permitted to expand into structures that were located on the property when the inn was created, with a use permit; (2) Inns are permitted to expand into additional new structures, separate from the original historic structure, if there is space on the property to build and the new structure maintains the architectural integrity of the site, with a use permit; (3) Inns may apply to the planning commission to expand onto properties contiguous to the original property, with a use permit, with such expansions to be decided on a case-by-case basis depending on the architectural and historic status of the structures proposed for expansion and the circumstances of the properties and the surrounding neighborhood.

**2.7.3 Liquor Sales**

Pacific Grove was the last “dry” city in California. The sale of alcoholic beverages was prohibited within the city limits until 1969 when the city council adopted an ordinance repealing prohibition. That action was ratified by voters when they defeated a referendum calling for repeal of the ordinance. Since then, the City has approved several

permits for general on-site liquor sales outside the Downtown area.

In 1987, the City approved its first application for general on-site sales of hard liquor Downtown. While there are several restaurants in the city that serve beer and wine with meals, the approval of hard liquor raised concerns among elected officials and residents about the appropriateness of general on-site liquor sales Downtown and how they might affect the quality of life, traffic, parking, and general public safety in Pacific Grove.

**POLICY 19 Continue to allow on-site liquor sales only in conjunction with full food service.**

## 2.8 DOWNTOWN

Downtown—the city’s commercial core along Lighthouse Avenue—is bounded approximately by Cypress Avenue, Central Avenue, 12th Street, and Pine Avenue. Most of Downtown is zoned C-1 and is developed with older two-story buildings with ground floor retail commercial establishments and second floor residential and professional uses.

### 2.8.1 Existing Conditions and Trends

Pacific Grove’s Downtown business district contains a mixture of commercial uses typical of many core business districts. These businesses serve both local and area residents and visitors. Although local services seem to predominate, there is regional pressure to attract more tourism to compensate for the loss of the military component in the economy.

Many Downtown commercial buildings are old and do not meet current codes. Bringing these buildings up to code when businesses are expanded or new uses are developed can be expensive. State legislation passed in 1986 (SB 547) requires that buildings that might be hazardous in the event of an earthquake be identified and that steps be taken to mitigate structural hazards. The City has done the work required by SB 547, and property owners have taken remedial measures.

In general, renovation of commercial buildings in downtown Pacific Grove is desirable and should be encouraged when it upgrades the safety of the buildings while maintaining historical character and provides for balanced uses.

In 1994, a number of Downtown buildings were vacant including the largest building which once housed an historic department store which served as the downtown commercial anchor.

Existing parking facilities will not be adequate to accommodate all the commercial development that might occur Downtown under existing zoning. A 1984 parking study commissioned by the City recommended a three-phase program to expand parking in the area, including construction of one or more parking structures.

Downtown’s aesthetic liabilities include inappropriate and out-of-scale street light fixtures, the application of inappropriate facades on historic buildings, and lack of trees and landscaping.

### 2.8.2 Downtown Quality and Character

The overall structure of Downtown is satisfactory and does not require major changes. The Downtown can be divided into sections, based on the difference in scale, architectural style, and setbacks of buildings along Lighthouse Avenue and those on the side streets. (See Section 8.1.4 for a discussion of Downtown’s visual character.)

What is required is a comprehensive strategy to focus City and private efforts on improvements to enhance Downtown’s efficiency, economic vitality, and appearance.

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## **GOAL 5 Enhance the appearance of Downtown.**

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**POLICY 20 Focus City and private efforts on improvements in a comprehensive strategy to enhance Downtown.**

**POLICY 21 Upgrade the visual quality of streets in the Downtown.**



*Downtown's out-of-scale street light fixtures*

- Program P Review and revise design guidelines for projects in the Downtown business district and find ways to encourage good design.
- Program Q Prepare a detailed plan for preserving the character of Downtown while enhancing its efficiency, economic vitality, and appearance.

The City should take the lead in preparing the plan and implementing it. Emphasis will be placed on increasing landscaping and expanding pedestrian facilities on Lighthouse Avenue without sacrificing parking opportunities. The plan should include considerations for street, pedestrian, and bikeway improvements. It should also address parking, sidewalks, street trees, and street lights.

The City should attempt to establish architectural compatibility between major civic buildings. It should also consider the need for a parking garage and inves-

tigate allowing “air space” development over Downtown parking lots.

- Program R Replace Downtown street lights with more appropriate fixtures as funding becomes available.

**POLICY 22 Review and revise height and story limits to maintain compatibility of new and remodeled buildings with the existing character of Downtown.**

**POLICY 23 Encourage new residential uses in the Downtown, but limited to the upper stories of new and existing buildings.**

The City will consider providing a third-story floor area bonus for upper-story restaurant and /or residential use.

- Program S Consider establishing separate building standards for Downtown parcels fronting on Lighthouse Avenue and for parcels fronting on side streets.

- Program T Provide for expanded uses for the former Holman’s block such as mixed commercial/residential use and/or transient visitor services (i.e., hotel/restaurant/shops).

The City took the lead in proposing a successful ballot measure allowing hotel and condominium development on the former Holman’s block. This change is intended to attract development of and investment in the Holman’s anchor block (bounded by Lighthouse, Fountain, Central, and Grand Avenues) that will increase city revenue while maintaining the character of the Downtown and the city.

## **2.9 CENTRAL-EARDLEY COMMERCIAL DISTRICT**

The Central-Eardley commercial district is a transition from Monterey’s Cannery Row/ Lighthouse Avenue Commercial District to the Pacific Grove Retreat residential neighborhood. Uses include retail commercial, restaurants, and offices, serving both visitors and local residents, and some residential. Zoning in the area has included R-4 (higher density residential and professional office uses), C-1 (low intensity commercial uses and residential), C-2 (heavier intensity commercial uses and residential), and V-C (visitor commercial uses).



Central-Eardley commercial area

This area is experiencing spill-over from Cannery Row visitors using this commercial area.

Across the city line, the New Monterey Neighborhood and the Cannery Row/Lighthouse Neighborhood border Pacific Grove. The New Monterey Neighborhood is primarily single-family homes, interspersed with multi-family. The Cannery Row/Lighthouse Neighborhood is primarily commercial, catering to both visitors and residents.

The City of Monterey Planning Department estimated in 1987 that existing zoning in the New Monterey Neighborhood would allow a net addition of 788 units—a 30 percent increase in the number of housing units in the area. The Monterey Planning Department also identified approximately 10.5 acres of underutilized commercially-zoned land and 7.6 acres of vacant commercially-zoned land in the Cannery Row/ Lighthouse Neighborhood that could be developed with commercial uses.

The Central-Eardley district is one of two major gateways to Pacific Grove. The City wants to continue to allow a variety of commercial uses in this district, but wants to limit any new or changed uses in the R-4 zone to high density residential by not permitting additional professional office uses.

**POLICY 24**     **Designate Central-Eardley as a special commercial district recognizing its gateway and transitional functions.**

Program U     Review the zoning in the Central-Eardley district.



Forest Hill commercial area

Program V     Restrict the uses in the R-4 zone to high density residential.

Program W     Review parking needs in the Central-Eardley district and consider a parking structure.

Program X     Create a plan to enhance the area's role as a major gateway to the city through elements such as signs, paving, landscaping, and lighting.

## 2.10 FOREST HILL

The C-1-zoned area along both sides of Forest Avenue between David and Stuart Avenues contains a mixture of retail, office, and multi-family residential uses. Most of the lots in this area are not developed to their zoned potential—most buildings are small and only one story in height. These lots back up against the R-1-zoned lots along Seaview and Ransford Avenues. Redevelopment of these commercial lots to their zoned potential could result in development incompatible with the adjacent single-family homes.

The Forest Hill Commercial District is one of two major gateways to Pacific Grove. While new commercial development could improve the appearance of Forest Hill, the City would like to reduce any potential incompatibilities with adjacent single-family homes. At the same time, the City does not want to preclude reinvestment in or improvement of the area.

**POLICY 25**     **Draft and adopt guidelines for preparing a Specific Plan for the Forest Hill area,**



Sunset Drive commercial area

**recognizing its function as a major gateway to the city.**

- Program Y Review and amend, as necessary, the Zoning Ordinance to establish a story maximum, a maximum height limit, and a buffer zone through the use of design features, such as landscaping, in the rear yard setback in the Forest Hill Commercial District.
- Program Z Develop a Specific Plan for the Forest Hill Commercial District that provides for the orderly improvement and redevelopment of the area while maintaining harmony with the adjacent residential areas.

The intent of the above policy and programs is to promote uses that are reasonable and compatible with adjoining residential areas. The plan should, in addition to provisions of Program Y, address all aspects of a commercial area that is an entryway to Pacific Grove. The plan should include but not be limited to setbacks, architectural quality, landscaping, signs, lighting, traffic circulation, parking, and pedestrian access. Where possible the plan should mitigate adverse effects on neighboring residential areas.

## 2.11 SUNSET SERVICE COMMERCIAL AREA

The Sunset Drive commercial district is at the south edge of the city between 17 Mile Drive and Asilomar Avenue. It houses a mix of uses including a lumber yard, a motel, restaurants, light industrial uses, retail businesses, and the City Corporation Yard. Most importantly, it is the

city's only remaining industrial and heavy commercial area. The City's intent is to maintain a mix of service commercial uses in this area.

This area also has scenic qualities important to the city—views of the ocean, hills, and pine forests.

**POLICY 26 Provide for retention of the commercial/industrial uses in the Sunset Drive commercial district, while addressing the scenic qualities of this area.**

Program AA Consider amending the Zoning Ordinance to eliminate uses incompatible with General Plan policy regarding the Sunset Service Commercial Area.

The intent of this program is to consider eliminating residential uses, including mobile home parks, in order to preserve the limited land area available for industrial and heavy commercial uses within the city.

Program BB Consider amending the Zoning Ordinance to establish height limits and provisions for landscaping in the Sunset Service Commercial Area.

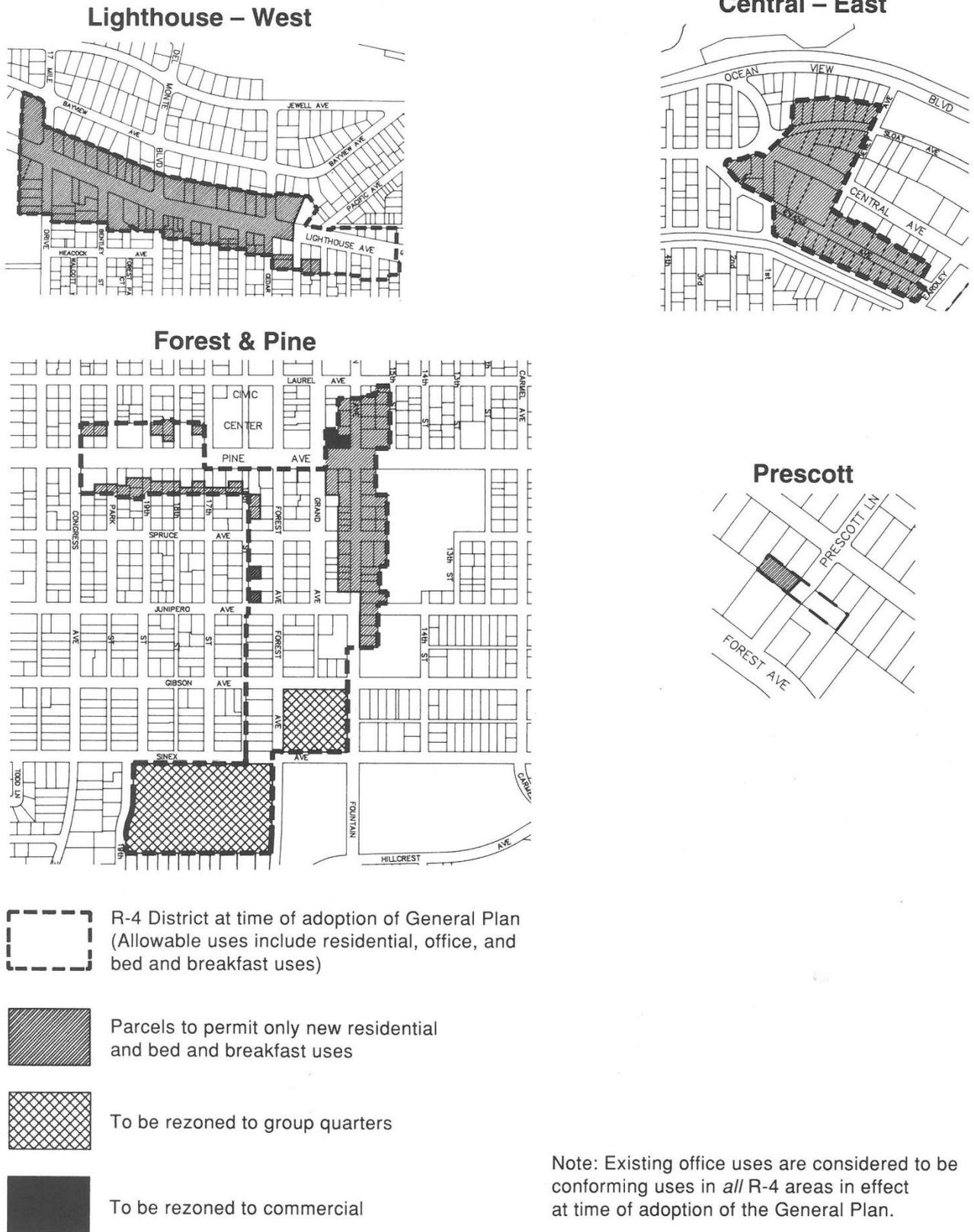
Program CC Encourage a public/private effort to upgrade the visual quality of the Sunset Service Commercial Area.

## 2.12 PROFESSIONAL OFFICE DEVELOPMENT OUTSIDE COMMERCIAL DISTRICTS

Historically, the R-4 District regulations have allowed residential uses (single-family and multi-family) and professional offices. Over the years, many older residential units in R-4 areas have been converted to offices. These conversions have, in some cases, preserved buildings whose architecture is valued in Pacific Grove, but may also have reduced the supply of moderately-priced housing, and may have contributed to increased parking problems and traffic congestion, particularly along Forest Avenue.

The City will continue to allow office uses in certain of these areas, with a use permit, but will emphasize residential uses in others. Existing offices will be allowed to continue as conforming uses. (See Figure 2- 6.)

**Figure 2-6**  
**R-4 Zoning District Changes**



**POLICY 27 Permit office uses in the commercial districts and other areas historically used for such purposes.**

**POLICY 28 Ensure that office development does not overbalance the residential character in the areas historically zoned R-4.**

The City will look favorably on proposals where existing housing is preserved and/or where offices preserve the character of existing buildings in these areas.

Program DD Continue to allow professional office and multi-family residential uses: (a) on parcels along Forest Avenue between Pine Avenue and Sinex Avenue, with the exception of the Forest Hill Manor property, and require that offices front only on Forest Avenue; (b) on parcels along Grand Avenue between Pine Avenue and Gibson Avenue, including the midblock and corner parcels at the northwest corner of Fountain Avenue and Gibson Avenue, but with the exception of the parcel at the southeast corner of Grand Avenue and Pine Avenue which is developed with apartments that will remain a residential use only; (c) on parcels fronting on Pine Avenue between 17th Street and Congress Avenue, and on the south side of Pine Avenue between Forest Avenue and 17th Street, and require that offices front only on Pine Avenue; (d) on parcels zoned R-4 on the date of the adoption of this General Plan between Cypress Avenue and Granite/Pacific Streets, on parcels fronting the south side of Lighthouse Avenue between Granite Street and Cedar Street, and on the midblock parcel along the north side of Lighthouse Avenue between Pacific Street and Cedar Street; (e) on the midblock parcel along the south side of Prescott Lane between Forest Avenue and Seaview Avenue that has historically been zoned R-4.

Program EE Rezone the following areas from professional office and multi-family residential uses to residential uses only: (a) parcels zoned R-4 on the date of the adoption of this General Plan on the easterly side of Fountain Avenue between Pine Avenue and Gibson Avenue, and on the westerly side of Fountain Avenue between Pine

Avenue and Junipero Avenue, with the exception of the northwesterly parcel at the intersection of Fountain Avenue and Junipero Avenue; (b) the parcels zoned R-4 on the date of the adoption of this General Plan between 16th Street and Congress Avenue excluding those parcels fronting on Pine Avenue; (c) parcels on Lighthouse Avenue west of Granite Street, excluding parcels along the south side of Lighthouse Avenue between Cedar Street and Granite Street, and excluding the midblock parcel along the north side of Lighthouse Avenue between Pacific Street and Cedar Street; (d) the parcels zoned R-4 on the date of the adoption of this General Plan along the westerly side of 15th Street between Pine Avenue and Laurel Avenue, and along the easterly side of Fountain between Laurel Avenue and Pine Avenue, and the interior parcels on the westerly side of Fountain between Pine Avenue and Laurel Avenue; (e) the parcels zoned R-4 on the date of the adoption of this General Plan between Eardley Avenue and 2nd Street and between Lighthouse Avenue and Sloat Avenue; (f) the parcel zoned R-4 on the date of the adoption of this General Plan on the north side of Prescott Lane.

Program FF Rezone the three parcels zoned R-4 on the date of the adoption of this General Plan on the north side of Pine Avenue between Fountain Avenue and Grand Avenue from professional office and multi-family residential uses to commercial uses.

## 2.13 NONCONFORMING USES

There are nonconforming uses throughout the city. Although they fail to meet current standards, these uses, for the most part, are not objectionable. Indeed, they make a positive contribution to the cherished eclectic character and historic resources of Pacific Grove.

Regulations for nonconforming uses and buildings were revised in 1989 to allow their restoration if 25 percent or less of their usable floor area is damaged by fire or earthquake. If damage exceeds 25 percent of usable floor area, a case-by-case determination is made through the use permit process. In order to grant any use permit, the planning commission must make the finding that the use or building applied for will not be

detrimental to persons or property in the neighborhood or to the general welfare of the city.

To address the concerns expressed during public hearings regarding difficulty in obtaining insurance and financing for nonconforming uses, this General Plan provides for restoration of nonconforming uses and buildings damaged by a catastrophic event without requiring a use permit or variance.

**POLICY 29 Permit nonconforming uses and structures damaged by fire or other calamity to continue or rebuild to their predamaged size and location, using the then-current Uniform Code requirements.**

Program GG Amend the Zoning Ordinance to provide for restoration of nonconforming uses and structures destroyed to any extent by fire or other catastrophic event without a use permit.

## 2.14 SUBSTANDARD VACANT LOTS

Minimum area and frontage requirements for building sites are established for the various zoning districts in the Zoning Ordinance. Vacant lots which have less area or width than required are called substandard lots and do not qualify as building sites. The City has amended the building site requirements in some areas to more closely correspond to existing lot sizes. However, a few vacant substandard lots remain unbuildable under current regulations.

Except where they were set by an initiative, as is the case in the First Addition which is zoned R-2, building site requirements can be amended by the city council. In the First Addition, approval by the voters would be required to change the existing 4,000 and 5,000 square foot building site area requirements to allow building on a smaller vacant parcel, *e.g.*, 3,600 square feet.

The few, vacant, substandard lots are often located in areas where similar-sized lots have been built upon. The City needs to consider the conditions under which building on these vacant lots would be compatible with the orderly development of the city.

The Subdivision Map Act provides for merger by the City of contiguous substandard parcels held by the same owner, under certain specified conditions. A local

ordinance in conformance with State law is required if the City chooses to implement this type of merger.

**POLICY 30 Establish regulations under which existing substandard vacant lots may become building sites based on neighborhood norms.**

Program HH Amend the Zoning Ordinance to specify conditions under which substandard vacant lots may be considered building sites.

**POLICY 31 Study regulations to allow the City to initiate merger of contiguous substandard parcels held by the same owner.**

## 2.15 LAND USE MAP, CATEGORIES, AND STANDARDS

All land within Pacific Grove can be grouped into categories, as shown on the Land Use Map provided with this General Plan.<sup>9</sup> The Land Use Map depicts proposed land use for Pacific Grove through the year 2010. (A “map” is similar to a “diagram”—which is all that the State planning law requires—but a map may be more specific. The Attorney General in 67 Ops. Cal. Atty. Gen. 75 [1984] discussed the difference between the words “map” and “diagram,” stating that a “map” refers to preciseness whereas “diagram” represents approximation.) While the law does not require specificity as to individual parcels, the boundary lines between land use designations on Pacific Grove’s Land Use Map are delineated as specifically as possible, in most cases following parcel lines.

Listed on the following pages are the land use categories that appear on the Land Use Map, along with their definitions. While the land use categories are implemented through more specific and detailed zoning designations, the General Plan provides the overall parameters of density and intensity. In addition, there is a brief description of where in the city the designation may be found.

By law, “standards of population density and building intensity” must be determined for each land use category. The Pacific Grove General Plan uses floor area ratio to establish measures of building intensity in non-residential land use districts, and employs dwelling units per net acre as the measure of building intensity in residential land use districts. Residential land use districts employ measures of building intensity and of

population density. Non-residential districts only employ measures of building intensity. In this General Plan, in the event of a discrepancy between residential units per acre and persons per acre, the building intensity in units per net acre (and not the density of population) governs. The densities designated (in dwelling units and in persons per net acre) are maximums which are to be allowed only in developments that promote the City's goals for orderly, well-planned, and balanced development consistent with the historic nature of Pacific Grove and the capacity of and the limits imposed by the City's infrastructure, and ability to assimilate new growth. (See Land Use Goal 1.)

Although Pacific Grove ordinances are written with the intent of providing realistic standards for each zone, in the determination of allowable building density or intensity, whether residential or commercial, the maximums assigned to the various land use categories do not constitute an entitlement, nor is there any guarantee that any individual project, when tested against the policies of the General Plan, will be able to or will be permitted to achieve the maximums indicated.

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per *net* acre. In the cases of the Low Density Residential (LDR) and Medium Density Residential (MDR) designations, the density ranges for specific neighborhoods have been tailored to ensure compatibility with adjacent residential development patterns. Neighborhood planning areas are shown in Figure 2-7.

The dwelling unit densities apply only to the creation of new lots. Existing legal building sites which are smaller than permitted under these densities will remain conforming lots of record.

Standards of population density for residential uses were derived by multiplying the allowable number of dwelling units per net acre by the assumed average number of persons per dwelling unit. The average number of persons per dwelling unit for each residential designation was extrapolated from estimates by the California Department of Finance for Pacific Grove, and ranges from 2.0 to 2.25 persons per unit. These figures are averages, and they are not intended to be used as measures of how many people may be allowed to live in a dwelling unit; nor is there any intent by the City that these averages be used to deny the addition of rooms to dwelling units.

Standards of building intensity for non-residential uses are stated as maximum floor area ratios (FARs). FAR is defined in Figure 2-8 and in the Glossary.

### 2.15.1 Residential

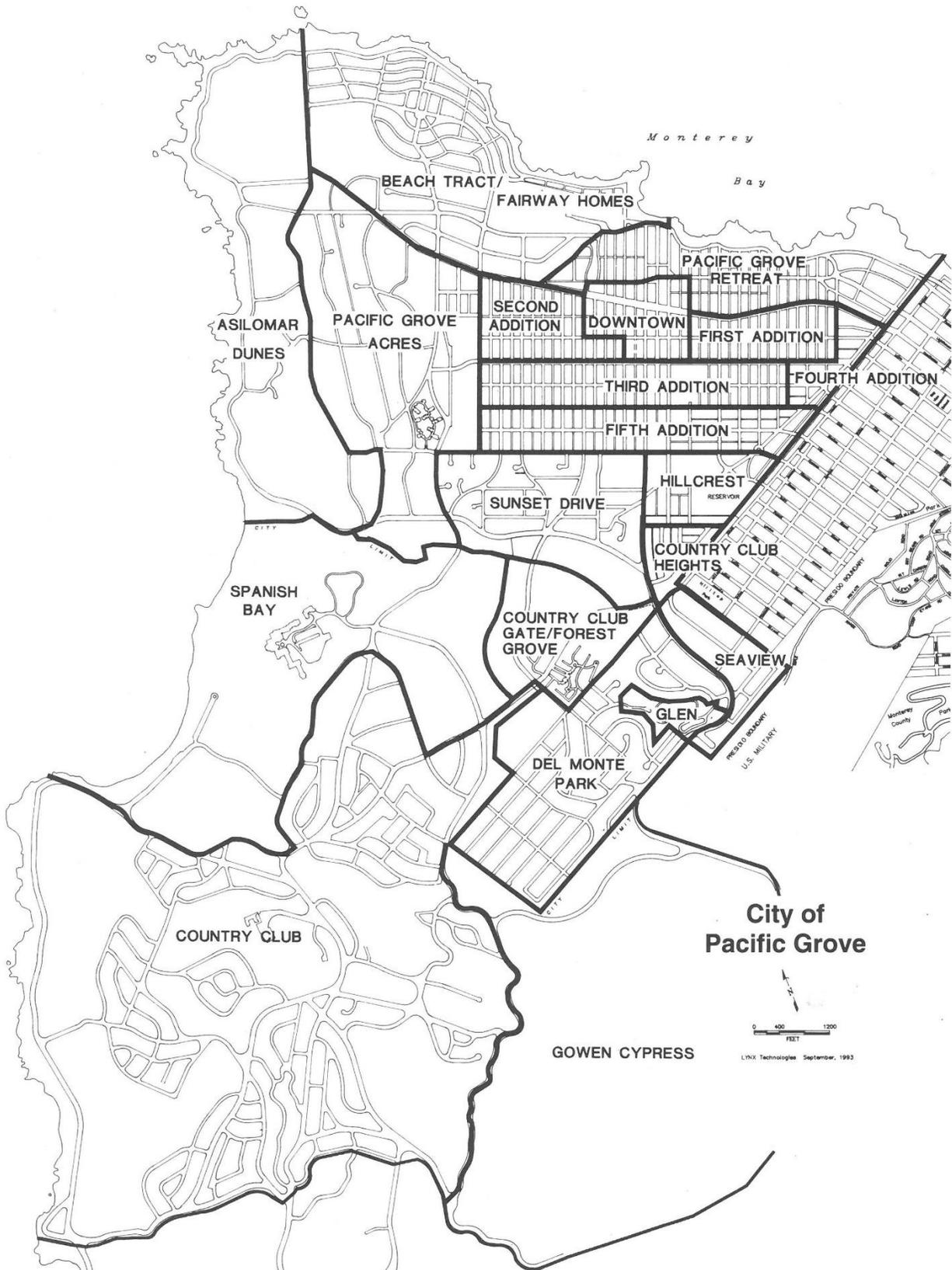
**Low Density Residential (LDR).** Four low density residential categories are specified. The LDR1.0 designation provides for single-family homes. It is the city's lowest density residential category, allowing a maximum of one unit per net acre. Assuming an average of 2.25 persons per dwelling unit, this category allows up to 2.25 persons per acre. It is applied on the General Plan Land Use Map to most of the Asilomar Dunes neighborhood.

The LDR2.0 designation provides for single-family homes, up to two units per net acre. Assuming an average of 2.25 persons per dwelling unit, this category allows up to 4.5 persons per net acre. It is applied on the General Plan Land Use Map to parcels in the Asilomar Dunes neighborhood that front on Asilomar Avenue north of Pico Avenue.

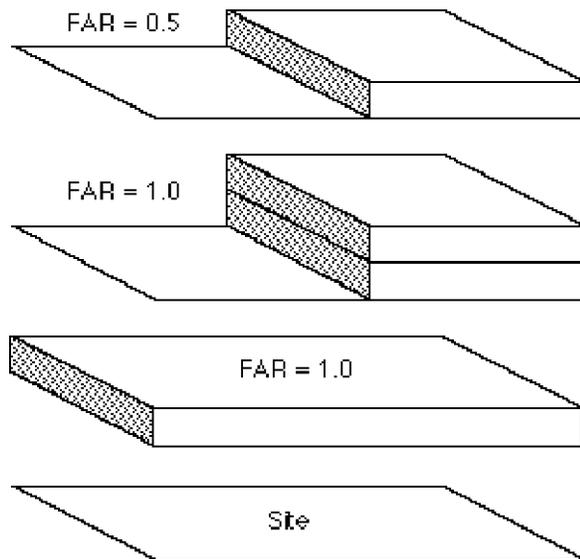
The LDR4.4 designation provides for single-family homes, secondary residential units ("second units"), public and quasi-public uses, and similar and compatible uses. Residential densities are allowed to a maximum of 4.4 units per net acre. Assuming an average of 2.25 persons per dwelling unit, the LDR4.4 designation allows up to 10 persons per acre. It is applied on the General Plan Land Use Map to the Pacific Grove Acres neighborhood.

The LDR5.4 designation provides for single-family homes. Residential densities are allowed to a maximum of 5.4 units per net acre. Assuming an average of 2.25 persons per dwelling unit, the LDR5.4 designation allows up to 12 persons per acre. It is applied on the General Plan Land Use Map to the Glen Townhomes and Glen Heights condominium planned unit development. The several LDR designations, their maximum densities in units and persons per acre, and where they are applied on the General Plan Land Use Map are shown in Figure 2-9.

**Figure 2-7  
Neighborhood Planning Areas**



**Figure 2-8**  
**Diagrammatic Examples of Floor Area Ratios**



Floor Area Ratio (FAR) is commonly used in zoning and is generally defined as the maximum gross floor area permitted on a site, divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet.

Source: Naphtali H. Knox & Associates, Inc.

**Figure 2-9**  
**Allowable Densities for Creating New Lots in Low Density Residential Neighborhoods**

Designation	Neighborhood	Minimum Lot Size in Square Feet	Maximum Density Units per Acre	Maximum Persons per Acre	Most Intense Use Permitted
LDR 1.0	Asilomar Dunes	43,560	1.0	2.25	SFD
LDR 2.0	Asilomar Dunes along Asilomar Avenue north of Pico Avenue	21,780	2.0	4.5	SFD
LDR 4.4	Pacific Grove Acres	10,000	4.4	10	SFD & SU
LDR 5.4	The Glen	N/A	5.4	12	SFD

SFD = Single-family dwelling  
SU = Secondary residential unit

Source: Community Development Department, July 1992

**Medium Density Residential (MDR).** This designation provides for single-family, duplex, and multi-family residential units, public and quasi-public uses, and similar and compatible uses. Within the MDR designation, secondary residential units are allowed in all R-1 zones. This designation provides a residential density ranging from 7 to 17.4 units per net acre. Assuming an average of 2.0 persons per dwelling unit, it allows between 14 and 34 persons per acre. The several MDR designations, their maximum densities in units and

persons per acre, and where they are applied on the General Plan Land Use Map are shown in Figure 2-10.

**High Density Residential (HDR).** This designation provides for single-family, duplex, and multi-family residential units, bed and breakfast inns, public and quasi-public uses, and similar and compatible uses. It has four tiers or levels: residential densities range up to 19.8 units per net acre in the HDR19.8 district; up to 21.8 units per net acre in the HDR21.8 district; up to 24.8 units per net acre in the HDR24.8 district; and up to 29.0

**Figure 2-10**  
**Allowable Densities for Creating New Lots in Medium Density Residential Neighborhoods**

Designation	Neighborhood	Minimum Lot Size in Square Feet	Maximum Density Units per Acre	Maximum Persons per Acre	Most Intense Use Permitted
MDR 7.0	Country Club Gate Condos	N/A	7.0	14	SFD
MDR 7.0	Seaview / Forest Hill Boulevard	6200	7.0	14	SFD & SU
MDR 7.3	Fairway Homes / Beach Tract/ Hillcrest / Country Club Heights/ Sunset /Methodist Church Site	6000	7.3	14	SFD & SU
MDDR 8.7	Dennett Duplex Block	10000	8.7	17	Duplex
MDR 9.3	Forest Grove Condos	N/A	9.3	18	SFD
MDR 9.7	Del Monte Park	4500	9.7	19	SFD & SU
MDR 10.0	Pine Garden Lane	4350	10.0	20	SFD & SU
MDR 10.9	Fourth and Fifth Additions	4000	10.9	21	SFD & SU
MDR 12.1	Second and Third Additions/ Forest Park Tract	3600	12.1	24	SFD & SU
MDDR 17.4	Corner of Congress & Sinex	5000	17.4	34	Duplex

SFD = Single-family dwelling  
 SU = Secondary residential unit

Source: Community Development Department, July 1992

units per net acre in the HDR29.0 district. The High Density Residential designation assumes an average of 2.0 persons per dwelling unit, which would allow up to 58 persons per net acre in the HDR29.0 designation. The several HDR designations, their maximum densities in units and persons per acre, and where they are applied on the General Plan Land Use Map are shown in Figure 2-11.

**Professional Office or High Density Residential (PO/HDR).** This designation provides for single-family, duplex, and multi-family residential units, professional offices, bed and breakfast inns, public and quasi-public uses, and similar and compatible uses. This designation provides for a residential density of up to 29.0 units per net acre. Assuming an average of 2.0 persons per dwelling unit, it would allow up to 58 persons per net acre. The PO/HDR designation is applied on the General Plan Land Use Map to Forest Avenue between Pine and Sinex Avenues, to Pine Avenue between Grand and Congress Avenues, and to Lighthouse Avenue between Cypress Avenue and Cedar Street.

**Mobile Home Residential (MHR).** This is a residential category that allows only mobile homes and accessory uses, up to 14 units (about 28 persons) per net acre. Its primary purpose is to protect existing mobile home parks from being converted to other residential or non-residential uses. This designation is applied on the

General Plan Land Use Map to the Monarch Pines Mobile Home Park.

**Group Quarters (GQ).** This category allows residential living arrangements—other than the usual house, apartment, or mobile home—in which two or more unrelated persons share living quarters and cooking facilities. Its purpose is to allow “institutional” group quarters, such as licensed residential care facilities for 25 or more persons and orphanages, and “non-institutional” group quarters, such as dormitories, shelters, and large boarding houses. Residential densities range from 13 to 55 bedrooms per net acre. Since the GQ designation assumes one person per bedroom, the residential density is the same as the number of bedrooms per net acre. This designation is applied on the General Plan Land Use Map to existing group quarters facilities: Canterbury Woods, Forest Hill Manor, Del Monte Rest Home, and Gateway Center.

On adoption of this General Plan, the Zoning Ordinance will be revised to reflect that residential care facilities for six or fewer persons are allowed in any Residential district, and that residential care facilities for 7 to 24 persons are allowed in multi-family districts with a use permit.

Group Quarters shall be limited to the boundaries shown on the Land Use Map.

### 2.15.2 Visitor Accommodations

**Visitor Accommodation or Medium High Density Residential (VA/MHDR).** This is a medium high density residential designation that also allows hotels, motels, adult communities, retirement homes, and rest homes. The maximum density for both visitor accommodation units and residential units is 17.4 units (about 35 persons) per net acre. The maximum density at 17 Mile Drive Village is 9.3 units per net acre. The VA/MHDR designation is applied on the General Plan Land Use Map to the western end of Lighthouse Avenue and to the western end of Sinex Avenue, and to the 17 Mile Drive Village site.

**Visitor Accommodation (VA).** This designation provides for overnight lodging facilities and limited appurtenant public restaurants and shops where appropriate (LUP, 3.3.4.2). The VA designation is applied on the Land Use Map to two existing motel sites (at Asilomar and Jewell Avenues and on Sunset Drive) within the coastal zone. Floor area ratio should not exceed 0.5.

### 2.15.3 Commercial

**Downtown (D).** This designation provides for retail and service uses, offices, restaurants, entertainment and cultural facilities, multi-family residential units above the ground floor, gasoline service stations, public and quasi-public uses, and similar and compatible uses. While many of these uses are allowed in other commercial districts, the intent of the D category is to promote personal services and retail sales while enhancing the vitality and character of the city’s historic commercial area.

The combined floor area ratio for commercial and office uses should not exceed 2.0. However, a bonus of up to 0.3 FAR may be granted for specific upper floor uses that further the goals of the General Plan. The maximum residential density will range from 20 to 30 units per net acre, and residential densities will not exceed the maximum density in the nearest residential designation unless a finding is made that a higher density will further the goals of the General Plan. An average of 2.0 persons per dwelling unit is assumed, for a maximum of 40 to 60 persons per acre. Use permits will be required for residential uses in the D classification.

The D designation is applied on the General Plan Land Use Map to the Downtown commercial core along Lighthouse Avenue. Downtown includes a portion of the

**Figure 2-11**  
**Allowable Densities for Creating New Lots in High Density Residential Neighborhoods**

Designation	Neighborhood	Minimum Lot Size in Square Feet	Maximum Density Units per Acre	Maximum Persons per Acre	Most Intense Use Permitted
HDR 19.8	Pacific Grove Retreat	3600	19.8	39	Multi-family 2200 sq.ft. per dwelling unit
HDDR 21.8	R-2 Section of First Addition (bounded by Lighthouse Avenue, the easterly city limits, Pine Avenue, and 14th Street)	3600	21.8	43	Duplex 2000 sq.ft. per dwelling unit
HDR 24.8	Mermaid Avenue neighborhood	1760	24.8	49	Multi-family 1760 sq.ft. per dwelling unit
HDR 29.0	Multi-family areas west and south of the Downtown; Sunset Drive west of Cedar; Forest Avenue north of Country Club Gate Center; multi-family areas adjacent to Forest Hill; Presidio Boulevard/Funston Avenue multi-family area	3600 for Additions to the PG Retreat 4000 interior lot, 6000 corner lot for other areas	29.0	58	Multi-family 1500 sq.ft. per dwelling unit

Source: Community Development Department, July 1992



*Presidio-Austin commercial area*

Pacific Grove Retreat and is bounded roughly by Central Avenue, 12th Street, Pine Avenue, and Cypress Avenue.

**Central-Eardley Commercial (CEC).** This designation provides for retail and service uses, offices, restaurants, parking lots, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 1.5 for parcels fronting on Central Avenue and 2.5 for parcels fronting on the south side of Sloat Avenue between Dewey Avenue and Eardley Avenue. The floor area ratio for the American Tin Cannery site should not exceed 2.0.

This designation is applied on the General Plan Land Use Map to the commercial area bounded by the eastern city limits, Ocean View Boulevard, Dewey Avenue, and the rear property lines of parcels fronting on the south side of Central Avenue.

**Forest Hill Commercial (FHC).** This designation provides for retail and service uses, offices, restaurants, gasoline service stations, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 1.0. This designation is applied on the General Plan Land Use Map to the Forest Hill commercial area south of David Avenue.

**Country Club Gate Shopping Center (CCG).** This designation provides for retail and service uses, grocery stores, restaurants, offices, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 0.22 in accordance with Use Permit No. 1001. The CCG designation is applied on the General Plan Land Use Map to the Country Club Gate Shopping Center at Forest and David Avenues.

**Presidio-Austin Commercial (PAC).** This designation provides for retail and service uses, offices, multi-family residential units, public and quasi-public uses, and similar and compatible uses. The floor area ratio should not exceed 0.75. The PAC designation is applied on the General Plan Land Use Map to the Presidio-Austin commercial area.

**Sunset Service Commercial (SSC).** This designation is intended to provide for retail and services uses, offices, restaurants, gasoline service stations, fabrication, and light manufacturing. However, heavy commercial, industrial, and manufacturing uses are allowed with a use permit. The floor area ratio should not exceed 1.3. The SSC designation is applied on the General Plan Land Use Map to the Sunset Drive commercial/industrial area.

**Visitor Commercial (VC).** This designation provides for visitor accommodations, food and drink establishments, visitor-oriented retail commercial activities, public parking facilities, and public parking facilities in conjunction with residential use (LUP, 3.3.4.2). The floor area ratio should not exceed 1.5. The maximum density for residential use is 20 units per acre (or up to 30 units per acre if a density bonus is granted to provide housing for lower income households). The VC designation is applied to certain coastal zone areas in the vicinity of Lovers Point. Visitor accommodations are allowed only in the R-3-M zoning district.

**Neighborhood Commercial (NC).** This designation provides for neighborhood and locally-oriented retail and service uses. The intent of this category is to limit uses to the current and historical uses of the properties to which the category is applied. No use will be allowed without a use permit. The floor area ratio for commercial uses should not exceed 0.4 or the prevailing floor area ratio in the surrounding neighborhood, whichever is greater, and buildings will be limited to one story. This designation is applied on the General Plan Land Use Map to the existing commercially-used site at the corner of Shafter and Buena Vista Avenues, to the Mission Linen site at Congress Avenue and Sunset Drive, to the nursery site on David Avenue west of Patterson Lane, and to the mortuary site on the corner of Lighthouse Avenue and Monterey Avenue.

#### 2.15.4 Public

**Public (P).** This designation provides for government-owned facilities, including government buildings and grounds, public schools and school district offices, and similar and compatible uses. Floor area ratio should not

exceed the FAR for the zoning district in which the use is located. In the case of properties zoned "U" (Unclassified), the FAR should not exceed the floor area ratio of the least intensive adjacent district. The P designation is applied on the General Plan Land Use Map to all City facilities, to the post office, and to Pacific Grove Unified School District properties.

This designation does not include quasi-public uses such as private schools, hospitals, convalescent hospitals or nursing homes, churches, or utilities. Consistent with the General Plan, the Zoning Ordinance provides that churches, schools, hospitals, public utilities, and quasi-public buildings may, with a use permit, be permitted in any district.

### 2.15.5 Open Space

**Open Space (O).** This designation provides for recreation areas, wildlife and forest preserves, and waterfront areas. Parks, playgrounds, public or civic buildings, structures, and parking facilities, to the degree they are pertinent to and compatible with open land uses, are allowed with a use permit. On the Local Coastal Program Land Use Plan map, the use of coastal zone areas or facilities designated OS-R (Open Space Recreational) is limited to low-intensity, day-use recreational activities (LUP, 3.3.4.3). The FAR for development in O-designated areas should not exceed 0.1. The O designation is applied on the General Plan Land Use Map to City-, State-, and federally-owned parks and open space.

**Open Space-Institutional (OSI).** This designation provides for coastal-related facilities and activities within the coastal zone (LUP, 3.3.4.3). Floor area ratio should not exceed 0.2. The OSI designation is applied on the General Plan Land Use Map to Asilomar Conference Grounds, the shorefront lands east of Third Street (Hopkins Marine Station and Monterey Bay Aquarium), and existing City, Navy, and Coast Guard facilities at the Lighthouse Reservation.





**CITY OF PACIFIC GROVE**  
 300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Chair Murphy and Members of the Planning Commission  
**FROM:** Alyson Hunter, Senior Planner  
**MEETING DATE:** 06/11/2020  
**SUBJECT:** Discussion regarding the potential addition of *Hostel* as a lodging use type in the Pacific Grove Municipal Code.  
**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**From:** Alyson Hunter, Senior Planner

**RECOMMENDATION**

Receive information, consider alternatives and provide direction to staff.

**DISCUSSION**

Lodging on the Monterey Peninsula is cost prohibitive for many families and other visitors to our area. As a result, visitors may choose to stay in outlying communities and travel into Pacific Grove on day trips. In an effort to attract visitors and have them stay in town, thus reducing traffic, vehicle miles traveled and associated greenhouse gas emissions, staff recommends that the Planning Commission consider the *hostel* use type as an affordable addition to the current hotels, motels, and B&Bs in town. Also, in consideration of the recently certified Local Coastal Program (LCP) which includes provisions for Low-Cost Visitor Accommodations, staff recommends that the Planning Commission consider adding the *hostel* use to the following sections of the PGMC:

1. Sec. 23.08.020 Definitions
2. Sec. 23.64 General Provisions
3. Table 23.31.030 Commercial Uses
4. Sec. 23.28 R-4

The draft definition and zoning recommendations (attached) have been developed through a review of the City of Monterey's regulations as well as conversations with Coastal Commission staff as part of the development of the LCP. This is not necessarily an exhaustive list of sections, but rather a starting point. These sections are further described in the attachment. As shown in the draft Commercial Use Table, staff has included the *hostel* use, with a Use Permit, in all commercial zones except for the Light Commercial-Hotel-Condominium (C-1-T) district, which was enacted by voter initiative. There are properties in the zoned Heavy Commercial (C-2), Industrial (I), Residential Multi-Family/Professional Office (R-4), and Light Commercial (C-1) within the Coastal zone where this use may be able to be developed. In addition to the Use Permit, all standard development permits would be required

(Architectural Permit, Coastal Development Permit, etc.).

The *hostel* use, as defined, is not the same as "hotel" or "motel", which are only allowed in the C-1-T and R-3-M zones by voter initiative. As such, including the *hostel* use type in the suggested zoning districts will not run afoul of the voter initiative enacted by Ordinance 1536 in 1986 and amended by a vote of the people in November 2011, which restricts "hotel and motel" uses to the R-3-M and C-1-T zones.

CEQA - this conceptual discussion of definitions and potential code amendments is not a project under CEQA per Section 15378 of the Guidelines. If this Commission provides direction to staff, and the item formalizes into a proposed code amendment, the appropriate CEQA analysis will be conducted at that time.

### **OPTIONS**

1. The Planning Commission could add or delete zoning districts that would allow hostels; or
2. Modify operating standards or the type of permit required.

### **FINANCIAL IMPACT**

None.

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### **Attachments**

Hostel definition and code sections

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## Discussion on Possible PGMC Amendment to add *Hostel* as an Allowed Use.

Proposed language is **bold**.

### 23.08.020 DEFINITIONS

...

“Home business” means a use of a type customarily carried on entirely within a dwelling, which business shall be carried on by only the inhabitants of the dwelling for gain, but incidentally and secondarily to the use of the dwelling for dwelling purposes, and which does not, either by noise, attraction of customers, exterior architectural changes or signs of any kind, give any hint to the surrounding neighborhood that the dwelling is being used for other than dwelling purposes.

Hospital. See “Medical service.”

**Hostel. Low-cost, short-term shared lodging where guests can rent a bed, usually a bunk bed in a dormitory, with shared use of a lounge and sometimes a kitchen. Rooms can be mixed or single-sex and have private or shared bathrooms. Private rooms may also be available, but the property must offer dormitories to be considered a hostel.**

Hotel. See “Lodging.”

...

Lodging.

(1) “Bed and breakfast inn” means the use of a residential property for commercial lodging purposes, where there are at least eight rooms available to guests and where the principal buildings were constructed at least 75 years prior to the date of application for the use.

(2) “Hotel” means any building or portion thereof containing six or more guest rooms used, designed or intended to be used, let or hired out to be occupied by transients, and having one principal entryway or entrance, a lobby, or other public room.

(3) “Motel” means any building or portion thereof containing six or more guest rooms used, designed or intended to be used, let or hired out to be occupied by transients, and having dwelling units or guest rooms some or all of which have a separate entrance leading directly from the outside of the building.

(4) “Automobile court, cottage court, or motor lodge” means an establishment designed for or used primarily for the accommodation of transient automobile travelers or other transient guests and having dwelling units or guest rooms some or all of which have a separate entrance leading directly from the outside of the building.

## 23.64 GENERAL PROVISIONS

...

### 23.64.097 Use Permit - Hostel

As defined in Chapter [23.08](#) PGMC, hostel facilities may be permitted in all commercial zones and in the R-4 zoning district, subject to the following conditions, and provided a use permit shall first be obtained in each case.

- a) The total number of beds, sleeping configuration, number and location of parking spaces, and outdoor living areas shall be established as through the review and issuance of a use permit.
- b) Shared kitchen facilities (including appliances, cooking and dishware) *may* be provided.
- c) The hostel may be developed and managed by a commercial or non-profit entity.
- d) Bike Parking. The use shall provide covered and secure bike parking for a minimum of ten (10) bikes in an outdoor or indoor area.
- e) Signs. The hostel shall be permitted one (1) 4'x4' non-internally illuminated sign on the front of the building. If the building is on a corner lot, a second 4'x4' non-internally illuminated sign may be allowed.
- f) Sanitary Facilities. Restrooms may be unisex, co-ed, or locker room style based on CBC occupancy.
- g) This section does not affect single-family homes licensed as a residential care facility for the elderly (RCFE) for six or fewer persons. RCFEs are treated in accordance with state law.

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TABLE 23.31.030

Use	Specific Regs	C-1	C-1-T	C-D	C-FH	C-2	C-V	I
Lodging								
Bed and breakfast inn –w/ beer and wine sales only	<a href="#">23.64.290</a>	AUP <sup>2</sup>	AUP <sup>2</sup>	AUP <sup>2</sup>	AUP <sup>2</sup>	AUP <sup>3</sup>	AUP <sup>2</sup>	AUP <sup>3</sup>
Hotel or motel	<a href="#">23.64.290</a>	--	UP <sup>8</sup>	--	--	--	--	--
<b>Hostel</b>	<b>23.64.290</b>	<b>UP</b>	<b>--</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>
Medical service								

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## 23.28 R-4 DISTRICT

The following uses shall be permitted in the R-4 district:

(a) Single- or two-family dwellings;

(b) Second units as permitted by Chapter [23.80](#) PGMC;

(c) Multiple dwellings, apartment houses, subject to first securing a use permit in either of the following cases:

(1) The total number of family units shall exceed seven on a building site, or

(2) Additions or structural alterations are made to an existing structure;

(d) Rooming or boarding houses, subject to first securing a use permit;

**(e) Hostels, subject to first securing a use permit, shall be allowed subject to the standards in 23.64.097**

~~(e)~~ (f) Dwelling groups subject to first securing a use permit in either of the following cases:

(1) The total number of family units shall exceed seven on a building site, or

(2) The proposed development includes a combination of an existing structure (whether or not altered) with a new structure or additions to an existing structure on one building site.

...

Lodging.

(1) "Bed and breakfast inn" means the use of a residential property for commercial lodging purposes, where there are at least eight rooms available to guests and where the principal buildings were constructed at least 75 years prior to the date of application for the use.

(2) "Hotel" means any building or portion thereof containing six or more guest rooms used, designed or intended to be used, let or hired out to be occupied by transients, and having one principal entryway or entrance, a lobby, or other public room.

(3) "Motel" means any building or portion thereof containing six or more guest rooms used, designed or intended to be used, let or hired out to be occupied by transients, and having dwelling units or guest rooms some or all of which have a separate entrance leading directly from the outside of the building.

(4) "Automobile court, cottage court, or motor lodge" means an establishment designed for or used primarily for the accommodation of transient automobile travelers or other transient guests and having dwelling units or guest rooms some or all of which have a separate entrance leading directly from the outside of the building.





**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Chair Murphy and Members of the Planning Commission  
**FROM:** Alyson Hunter, Senior Planner  
**MEETING DATE:** 06/11/2020  
**SUBJECT:** Receive the Planning Commission's updated 2020 Work Plan.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

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**RECOMMENDATION**

Receive the Planning Commission's updated 2020 Work Plan. The Work Plan has been slightly delayed as a result of the COVID-19 crisis, but is also altered to reflect recent activities of the Housing consultant, new potential economic development opportunities, and lodging alternatives more in line with the new Local Coastal Program (LCP).

**Attachments**

Updated 2020 Work Plan

**2020 PC WORK PLAN / TRAINING CALENDAR**

**Summer 2020**

Legislative / Quasi-Judicial (Permits) / Training/Educational

PC Meeting Dates	Topic	Presenter/CEQA Status	Status/Modification
Jan 9	<ul style="list-style-type: none"> <li>ADU Ordinance (Housing)</li> <li>Housing Element (HE) 3.3.c – removal of Use Permit requirement for multi-family (Housing)</li> <li>1305 Funston UP (continued to 2/13/20 due to noticing issue)</li> </ul>	<ul style="list-style-type: none"> <li>Staff/Exempt <a href="#">15282(h)</a></li> <li>Staff/Exempt 15061(b)(3)</li> <li>Staff/Exempt 15303(e)</li> </ul>	Completed (all)
Feb 13	<ul style="list-style-type: none"> <li>ADU Ordinance (Housing)</li> <li>Housing Element (HE) 3.3.c – removal of Use Permit requirement for multi-family (Housing)</li> <li>1305 Funston UP</li> <li>Coastal Development Permit (CDP) Process (Env. Stewardship)</li> </ul>	<ul style="list-style-type: none"> <li>Staff/Exempt <a href="#">15282(h)</a></li> <li>Staff/Exempt 15061(b)(3)</li> <li>Staff/Exempt <a href="#">15303(e)</a></li> <li>Staff/Exempt <a href="#">15378</a></li> </ul>	Completed (all)
Mar 12	<ul style="list-style-type: none"> <li>Discussion/review of housing inventories &amp; inclusionary zoning concepts (HE 2.1, 3.3b) (Housing)</li> <li>Asilomar et al zoning map amendment</li> <li>Permit(s)</li> </ul>	<ul style="list-style-type: none"> <li>Staff/Exempt 15378</li> <li>Staff/Exempt <a href="#">15061(b)(3)</a></li> </ul>	<ul style="list-style-type: none"> <li>Part of Housing consultant's work</li> <li>Completed</li> </ul>
Apr 9	<ul style="list-style-type: none"> <li>Shoreline Mgt Plan update (Env. Steward.)</li> <li>Overview of Design Guidelines for AP/CDPs</li> <li>Permit(s)</li> </ul>	<ul style="list-style-type: none"> <li>Staff/Fire Chief/Consultant/ Exempt 15378</li> <li>P/W Staff/Exempt 15378</li> </ul>	<ul style="list-style-type: none"> <li>SMP-Went to City Council 5/20/20, will return to CC</li> <li>Move to winter</li> </ul>
May 14	<ul style="list-style-type: none"> <li>Intro. to PGMC code clean-up/Permit Streamlining (Comm. Responsiveness)</li> <li>Review Density Bonus §23.79; consider additional incentives (Housing)</li> <li>Permit(s) <b>City's first CDP issued!!</b></li> </ul>	<ul style="list-style-type: none"> <li>Staff/Exempt 15378</li> <li>Staff/Subcomm./Exempt 15378</li> </ul>	<ul style="list-style-type: none"> <li>Begin in summer</li> <li>Density Bonus - Begin in late summer (also associated with Housing consultant's work)</li> </ul>
Jun 9	<ul style="list-style-type: none"> <li>Small Lot/Hostels discussion (Comm. Responsiveness)</li> <li>Permits(s)</li> </ul>	<ul style="list-style-type: none"> <li>Staff/Subcomm./CEQA Exempt</li> </ul>	<ul style="list-style-type: none"> <li>Moving forward</li> </ul>
Jul 9	<ul style="list-style-type: none"> <li>PGMC code clean-ups/Permit Streamlining con't (Comm. Responsiveness)</li> <li>HE Grant Application</li> <li>Permit(s)</li> </ul>	<ul style="list-style-type: none"> <li>Staff/CEQA TBD</li> <li>Staff/Consultant</li> </ul>	<ul style="list-style-type: none"> <li>Follow-up hostels/small lots; possibly intro. formula restaurants</li> <li>Housing grants (LEAP/REAP) update</li> </ul>

Aug 13	<ul style="list-style-type: none"> <li>• SB 2 Grant update, overview of potential amends (Housing)</li> <li>• Special Mtg/Study Session w/ Council on Housing</li> <li>• Permits – Car Auction CDP amendment</li> </ul>	<ul style="list-style-type: none"> <li>• Staff/Consultant/CEQA TBD</li> <li>• Staff</li> </ul>	<ul style="list-style-type: none"> <li>• HE policies 3.4.A Parking</li> <li>• Housing consultant update(s)</li> <li>• Delay caused by Covid-19</li> </ul>
Sep 10	<ul style="list-style-type: none"> <li>• CEQA Tutorial re: traffic, GHG, housing (Env. Steward.)</li> <li>• Housing Monitoring Report</li> <li>• Crime Prevention through Envir. Design (CPTED) (Comm. Responsiveness)</li> <li>• Permits</li> </ul>	<ul style="list-style-type: none"> <li>• Staff/Consultant/Ex. 15378</li> <li>• Staff</li> </ul>	<ul style="list-style-type: none"> <li>• On-call CEQA consultant</li> <li>• Staff/Housing consultant</li> <li>• PGPD</li> </ul>
Oct 8	<ul style="list-style-type: none"> <li>• Permits – Possibly ATC?</li> </ul>	<ul style="list-style-type: none"> <li>• Contract Planner/EIR Consultant/Staff</li> </ul>	
Nov 12	<ul style="list-style-type: none"> <li>• Prep for 2021 HE Update</li> <li>• Safety Element update discussion (Env. Steward. /Community Response)</li> </ul>	<ul style="list-style-type: none"> <li>• Staff/Consultant</li> </ul>	
Dec 10			

( ) reflects City Council Goal