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 6. Regular Agenda

5. A. Approval of Minutes of the November 21, 2019, PC Regular Meeting
   Recommendation: Approve minutes.
   Reference: Alex Othon, Assistant Planner
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines
   Section 15378

REGULAR AGENDA

6. 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.
   None.
7. DISCUSSION ITEM(S)
   A. Amendments to 23.80 - Accessory Dwelling Units
      Recommendation: Discuss and provide recommendation to City Council.
      Reference: Anastazia Aziz, AICP, Community Development Director
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines
      Section 15378

      Item 7A has been continued to the December 19th, 2019 meeting.

   B. Conceptual Review – Reducing Minimum Lot Sizes
      Recommendation: Receive as information, discuss and provide staff direction.
      Reference: Anastazia Aziz, AICP, Community Development Director
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines
      Section 15378


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.
Item No. 5A
11-21-19 Planning Commission Minutes
CALL TO ORDER

- Commissioners Present (5): Robin Aeschliman, Bill Bluhm, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair),

- Commissioners Absent (2): Jeanne Byrne, Donald Murphy (Chair)

1. APPROVAL OF AGENDA

On a motion by Commissioner Fredrickson, seconded by Commissioner Chakwin, the Commission voted 5-0-2 (Commissioner Byrne and Chair Murphy absent) to approve the Agenda. Motion Passed.

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

(Please refer to the Audio Recording for details)

- Commissioner Fredrickson requested that the Commission review its “to do” list of Commission work/actions that had been planned for 2019.

- Director Aziz stated that (1) the California Coastal Commission (CCC) approved the City’s Local Coastal Program (LCP) with modifications during its November 14th meeting. She added that the two parts of the LCP (the Land Use Plan and the Implementation Plan) would be returned in their approved-but-modified forms to City Council for its consideration for final approval and subsequent CCC final certification. (2) The Page & Turnbull Historical Resources Inventory update final report was accepted by the City Council and the recommended properties will be brought forward to the HRC. Finally, (2) the State HCD has approved the City’s SB-2 request for a grant to study strategies to encourage more housing.

3. COUNCIL LIAISON ANNOUNCEMENTS

(Please refer to the Audio Recording for details)

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update from the latest City Council meeting, and highlighted the issues that the Council is working on now and in the near future.

4. GENERAL PUBLIC COMMENT

(Please refer to the Audio Recording for details)

- Lisa Ciani requested that her comments, as presented in General Public Comment section of the November 7th Planning Commission meeting’s draft minutes, be corrected to reflect her actual meaning. She did not want the cell tower ordinance process to mimic the process used by the Holeman Building.

CONSENT AGENDA

5. A. Approval of Minutes of the November 7, 2019, PC Regular Meeting

Recommended Action: Approve minutes.
Reference: Alex Othon, Assistant Planner
CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

On a motion by Commissioner Bluhm, seconded by Commissioner Aeschliman, the Commission voted 5-0-2 (Commissioner Byrne and Chair Murphy absent) to approve the consent agenda and to approve the minutes from the Planning Commission’s November 7th, 2019 meeting with two corrections. Motion Passed.

REGULAR AGENDA

6. PUBLIC HEARINGS
   None

7. DISCUSSION ITEMS

   A. Conceptual Review - Accessory Dwelling Units (ADU) Ordinance Amendments
   Recommendation: Discuss and provide direction to staff to return with Amendments to Chapter 23.80.
   Reference: Anastazia Aziz, AICP, Community Development Director
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

      (Please refer to the Audio Recording for details)
      - Director Aziz provided the background and answered questions
      - Program Manager Terri Schaeffer provided the staff report and answered questions

The Chair opened the floor to public comment.

      (Please refer to the Audio Recording for details)
      - Lisa Ciani asked what emphasis or actions have been made placed to designate a portion of ADUs for very low-income residents? She also asked if deed restriction be attached to that type ADU?
      - Anthony Tersol recommended that the city consider the City of Seaside approach with pre-designed, pre-approved ADU plans that could be used by City residents to speed their creation of an ADU at a greatly reduced cost.
      - Larry Kellis asked when it would be possible for him to apply for an ADU under new State law conditions.

The Chair closed the floor to public comment.

      (Please refer to the Audio Recording for details)

The Planning Commission discussed the topic and provided recommendations to staff that included the following: that the size for ADUs be limited to the State minimums, that the recommended minimum (side) setbacks for ADU be three (3) feet, that the height of ADUs be limited to 16 feet, but may be considered up to 25 feet if there is an architectural review of the project, and that the City retain Mobile home park restrictions on ADUs, but explore possible options for ADUs in the R3-PGB, while consider managing the R1-B4 district pursuant to local coastal program guidelines.

ADJOURNMENT

The Chair adjourned the meeting at 7:41 p.m.
The next meeting is scheduled for December 5th, 2019

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

Date
Item No. 7B
Conceptual Review of Minimum Lot Sizes
TO: Chair Murphy and Members of the Planning Commission
FROM: Anastazia Aziz, AICP, Director
MEETING DATE: December 5, 2019
SUBJECT: Reducing Minimum Lot Sizes To Foster Additional Housing Units
CEQA: Does not constitute a “Project” under California Environmental Quality Act (CEQA) Guidelines Section 15378

RECOMMENDATION
Receive as information, discuss and provide staff direction.

DISCUSSION
Earlier this year Council directed staff and the Planning Commission consider reducing the minimum size of lots in an effort to spur additional housing units in response to the City and State housing crisis. Currently, minimum lot sizes are regulated in various City documents including the General Plan, Zoning Ordinance, and Subdivision Ordinance.

One major obstacle is the regulatory restriction related to potable water. The California Public Utility Commission (CPUC) and State Water Board moratorium limits Cal-Am’s ability to set new water meters for any new projects that do not have access to a current, active Cal-Am water meter. Development cannot occur on parcels that do not have an active meter until the moratorium is lifted.

Staff recommends a methodical review of each zoning district to ensure that any proposed changes are consistent throughout the various City regulations that govern development, including lot size, buildable area, and flag lots, as well as, other relevant development standards such as, parking standards, setbacks, height, lot coverage, gross floor area, building site area, non-conforming structure setbacks (garages, etc), and accessory dwelling units. The zoning districts are generally reflected in the Neighborhood Planning Areas map (attached). A brief introductory overview of the topic is included below.

General Plan
The City’s General Plan was adopted in 1994 when the housing climate was very different that today’s. No major amendments have been adopted to the General Plan over the past 25 years with the exception of the Housing Element. Updates to the General Plan must be planned for and budgeted by Council due to the costs, including CEQA review, that accompany an update. An update to the Safety Element will be forthcoming, likely in FY 21-22, to ensure compliance with the Office of Planning and Research’s Guidelines, specifically relating to fire and other hazards.
Chapter 2 Land Use contains policies to foster lot consolidation and increase lot sizes in an effort to minimize incongruities in lot size or shape. Goal 2, and Land Use policies 4 through 7 address this issue (see Attachment 1).

Substandard vacant lots are also addressed in Section 2.14 (attached) and states (emphasis added):

> Minimum area and frontage requirements for building sites are established for the various zoning districts in the Zoning Ordinance and in some cases, the Subdivision Ordinance. Vacant lots which have less area or width that required are called substandard lots and do not qualify as building sites. Except where they were set by initiative, as is the case in the First Addition which is zoned R-2, building site requirements and minimum lot sizes can be amended by 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 existing vacant parcel e.g. 3,600 square feet or 1,800 square feet.

It is important to note that a voter initiative is required to change the minimum lot sizes and frontages in the in the First Addition pursuant to the Zoning Ordinance. Staff recommends that the Planning Commission focus efforts on parts of the regulations that can be amended by Council.

If the City were to reduce minimum lot sizes and frontages, this may also have the effect of bringing smaller lots into conformance depending on the size and lot frontage. This would allow development of the lot in accordance with Policy 30, which encourages establishing regulations under which existing substandard vacant lots may become buildable sites based on neighborhood norms.

The allowable densities for new lots may also need revision depending on the proposed reduction of lots sizes. Figures 2-10 and 2-11 outline the current minimum lot sizes and corresponding density. Please note that State law exempts accessory dwelling units (referred to as secondary residential unit in Figure 2-10) from density calculations. Also note that the residential densities are generally low and encourage large lots and larger residential units. For example, many existing triplexes and fourplexes in residential areas may currently exceed the density requirements and new similar small-scale multi-family units may be prohibited under existing regulations.

Further, adding new housing units through intensification and infill development relies on the City’s ongoing commitment to investing in repairs and upgrades to the City’s critical infrastructure including but not limited to sanitary and storm sewers system, potable water, roads, and sidewalks.

Chapter 23 – Municipal Zoning Ordinance

Title 23, Zoning, implements the General Plan policies and regulates growth and development in the City.

The purpose of the zoning regulations outlined in PGMC § 23.04.010 states:

>The purposes of these regulations are to: promote and protect the public health, safety, peace, comfort, and general welfare; promote the growth and redevelopment of the city of Pacific Grove in an orderly manner; and implement the Pacific Grove general plan and local coastal program (LCP). Pacific Grove is primarily a city of homes, and it is, therefore, determined that business and industry shall be compatible with its residential character.

§ 23.04.020.c addresses subdivision and states that:
Any subdivision of land proposed within the city after the effective date of these regulations shall be consistent with the minimum lot size requirements of the zoning district chapters of these regulations, the subdivision requirements of PGMC Title 24 (Subdivisions), all other applicable requirements of these regulations, and the general plan.

In order to align the City’s standards and policies with that of the State, a paradigm shift is needed that will allow for a critical evaluation of minimum lot sizes, buildable area, lot frontage requirements, and non-conforming lot sizes which are identified in each zoning district and the Subdivision ordinance.

Given the complexity and inter-related nature of the City’s regulatory environment and limited staff capacity, staff recommends focusing efforts on one or the following zoning districts and associated General Plan designations:

1) R-1 and R-1-B combined districts;
2) R-3 zoning districts and R-3-PGR districts.

**R-1 Single-Family Zoning District**
The R-1 zoning district in Chapter 23.16 includes the following districts R-1-B-2, R-1-B-3 and R-1-B-4 and includes development standard exceptions to the base R-1 district. For example, lot sizes range from a minimum of 4,000 square feet in R-1 up to 20,000 square feet in R-1-B-4. The R-1-B-4 district is wholly located with the coastal zone and subject to Local Coastal Program requirements currently before the California Coastal Commission. Likewise, buildable site area ranges from 4,000 square feet and a minimum lot frontage of 40 feet to 20,000 square feet and 100 foot lot frontage width. Development standards including and not limited to parking requirements, setbacks, height and gross floor area, will also need close consideration if the lot size and buildable areas are amended.

**R-3 Single and Multi-Family Zoning District**
The R-3 zoning district is outlined in Chapter 23.24; also related R-3 zoning districts, namely R-3-PGB and R-3-PGR (Retreat), with citations in the Zoning Ordinance in Chapter 23.26, Chapter 23.52, and Chapter 23.57 respectively. The R-3-M zoning district is subject to a voter initiative and staff does not recommend review of that zoning district at this time.

Non-conforming minimum lot sizes of 1,800 square feet are prevalent in the R-3-PGR zoning district. This zoning district governs development in the Pacific Grove Retreat, First Addition (subject to voter initiative), Second Addition, Third Addition and portions of the Fourth Addition. These small lots are typical of the historical lot pattern reflected by purchases of tent cabin sites at the end of the 19th Century. It is important to note, however, that the General Plan currently contains policies designed to consolidate these smaller lots and encourages larger lots.

**Subdivision Ordinance**
The Subdivision ordinance, Chapter 24 of the Municipal Code, also requires concurrent review to align, or remove, any specific development standards that may conflict with any proposed changes. For example, Section 24.08.070.c and 24.08.070.d include references to minimum frontage of 40 feet and minimum street rights-of-way to provide access for parcel maps (subdivision into four lots or fewer).

All parcel maps shall provide for the following:
(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;

OPTIONS
1. No change.
2. Defer discussion until a housing consultant is contracted with the City.
3. Direct staff to focus on a different zoning district.

CITY COUNCIL GOAL ALIGNMENT
Goal 6 – Increase Affordable Housing: Determine policies, projects and programs that will advance the effort to create new affordable housing in the City.

ATTACHMENTS
1. Zoning Map
2. Neighborhood Map
3. General Plan Chapter 2
4. R-1 and related Zoning Districts
5. R-3 and related Zoning Districts

RESPECTFULLY SUBMITTED,

Anastazia Aziz

________________________________________
Anastazia Aziz, AICP, Community Development Department Director
2 Land Use

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

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

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

Source: Community Development Department, November 1993

**Figure 2-1**
Annexations, 1964–1994

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

Source: Monterey County LAFCO
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 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

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

*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:

| 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. |
| GOAL 2 | Repair and upgrade the City's infrastructure. |
| 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 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
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.

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

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

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.

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.

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.

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

**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.
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 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).
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.

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

**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. In recent years, these lots have been developed as small office buildings. 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.
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

R-4 District at time of adoption of General Plan
(Allowable uses include residential, office, and bed and breakfast uses)

Parcels to permit only new residential and bed and breakfast uses

To be rezoned to group quarters

To be rezoned to commercial

Note: Existing office uses are considered to be conforming uses in all R-4 areas in effect at time of adoption of the General Plan.
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 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. 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 a "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 nonresidential 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
**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 units per net acre in the HDR29.0 district.

---

**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.

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

<table>
<thead>
<tr>
<th>Designation</th>
<th>Neighborhood</th>
<th>Minimum Lot Size in Square Feet</th>
<th>Maximum Density Units per Acre</th>
<th>Maximum Persons per Acre</th>
<th>Most Intense Use Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDR 1.0</td>
<td>Asilomar Dunes</td>
<td>43,560</td>
<td>1.0</td>
<td>2.25</td>
<td>SFD</td>
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<tr>
<td>LDR 2.0</td>
<td>Asilomar Dunes along Asilomar Avenue north of Pico Avenue</td>
<td>21,780</td>
<td>2.0</td>
<td>4.5</td>
<td>SFD</td>
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<tr>
<td>LDR 4.4</td>
<td>Pacific Grove Acres</td>
<td>10,000</td>
<td>4.4</td>
<td>10</td>
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<td>LDR 5.4</td>
<td>The Glen</td>
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<td>5.4</td>
<td>12</td>
<td>SFD</td>
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</table>

*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.

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

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

*SFD = Single-family dwelling
SU = Secondary residential unit

Source: Community Development Department, July 1992
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

<table>
<thead>
<tr>
<th>Designation</th>
<th>Neighborhood</th>
<th>Minimum Lot Size in Square Feet</th>
<th>Maximum Density Units per Acre</th>
<th>Maximum Persons per Acre</th>
<th>Most Intense Use Permitted</th>
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</thead>
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<tr>
<td>HDR 19.8</td>
<td>Pacific Grove Retreat</td>
<td>3600</td>
<td>19.8</td>
<td>39</td>
<td>Multi-family</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2200 sq.ft. per dwelling unit</td>
</tr>
<tr>
<td>HDR 21.8</td>
<td>R-2 Section of First Addition (bounded by Lighthouse Avenue, the easterly city limits, Pine Avenue, and 14th Street)</td>
<td>3600</td>
<td>21.8</td>
<td>43</td>
<td>Duplex</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2000 sq.ft. per dwelling unit</td>
</tr>
<tr>
<td>HDR 24.8</td>
<td>Mermaid Avenue neighborhood</td>
<td>1760</td>
<td>24.8</td>
<td>49</td>
<td>Multi-family</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1760 sq.ft. per dwelling unit</td>
</tr>
<tr>
<td>HDR 29.0</td>
<td>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</td>
<td>3600 for Additions to the PG Retreat 4000 interior lot, 6000 corner lot for other areas</td>
<td>29.0</td>
<td>58</td>
<td>Multi-family</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1500 sq.ft. per dwelling unit</td>
</tr>
</tbody>
</table>

Source: Community Development Department, July 1992
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.
Chapter 23.16
R-1 DISTRICT AND R-1-B COMBINED DISTRICTS

Sections:

23.16.010 Generally.
23.16.020 Uses permitted.
23.16.021 Use permit.
23.16.025 Mobile homes.
23.16.030 Building height limit.
23.16.040 Allowed building coverage.
23.16.041 Allowed site coverage.
23.16.050 Allowed gross floor area.
23.16.070 Parking standards and driveway length.
23.16.080 Building site area required.
23.16.090 R-1-B-2 districts.
23.16.100 R-1-B-3 districts.
23.16.110 R-1-B-4 districts.

23.16.010 Generally.
The regulations in this chapter shall apply in all R-1 districts, and shall be subject to the provisions of Chapter 23.64 PGMC unless the provisions of this chapter are in conflict with said Chapter 23.64 PGMC, in which event the provisions of this chapter shall prevail. [Ord. 96-14 § 3, 1996; Ord. 210 N.S. § 11-131(1), 1952].

23.16.020 Uses permitted.
The following uses are permitted in the R-1 district:

(a) Single-family dwellings.

(b) Accessory buildings and structures.
(c) Accessory uses normally incidental to single-family residences. (This shall be construed as prohibiting any commercial or industrial use.)

(d) Second units as permitted by Chapter 23.80 PGMC.

(e) Home business provided that the following businesses shall not be allowed: food handling, processing or packing for gain; harboring, training or raising of dogs, cats, birds or other animals for gain; repairs of any nature, including automobile and/or body and fender repair. Home businesses shall be subject to the following limitations:

(1) No employee other than members of the family inhabiting the on-site dwelling shall be permitted.

(2) No industrial or heavy commercial machinery shall be employed.

(3) The business shall not generate pedestrian or vehicular traffic.

(4) Commercial vehicles shall not be used for delivery of materials to or from the premises, and no trucks advertising the business shall be employed in the business, except that a contractor’s name, telephone number and state license number may be indicated.

(5) No more than one room in the dwelling shall be employed for the business.

(6) In no manner shall the appearance of the structure or the operation of the business give any indication to the exterior by odor, construction materials, lighting, signs, sounds, noises or vibrations that the site is used for other than residential purposes.

(7) The business shall not require the installation of utility service in excess of normal dwelling requirements or place a load on garbage, sewer or community facilities beyond normal dwelling requirements.

(8) No goods shall be sold on the premises. Supplies necessary to the business, and finished products produced by the business, may be retained in the room used for the business.

(9) No advertising of any nature shall be permitted, except that a name and telephone number, but no address, may be indicated in a telephone listing, business card or stationery.

(10) All persons conducting such business shall obtain all required business licenses and permits. Possession of such license or permit shall not excuse compliance with this subsection. [Ord. 03-08 § 2, 2003; Ord. 00-18 § 3, 2000; Ord. 98-14 § 1, 1998; Ord. 96-14 § 12, 1996; Ord. 1848 N.S. § 3, 1992; Ord. 1765 N.S. § 15, 1991; Ord. 1327 N.S. § 2, 1983; Ord. 1306 N.S. § 1, 1982; Ord. 869 N.S. § 1, 1975; Ord. 811 N.S., 1974; Ord. 551 N.S. § 5, 1966; Ord. 532 N.S. §§ 1, 2, 1966; Ord. 523 N.S. § 2, 1965; Ord. 210 N.S. § 11-131(1)(a), 1952].
23.16.021 Use permit.
A use permit shall be required with respect to any new structure or addition to an existing structure which is or has a detached or semidetached room exceeding 100 square feet in area and which has any of the following characteristics:

(a) The room has no interior access to the other rooms in the structure or on the building site;

(b) The room is accessible only by an exterior staircase;

(c) The room is to be equipped with a trap and/or sink in addition to and remote from the kitchen on the same building site.

The use permit application may be denied, among all other legitimate reasons for denial, where the design of the structure or the addition readily lends itself to multiple dwelling use. [Ord. 96-14 § 4, 1996; Ord. 1418 N.S. § 2, 1984; Ord. 885 N.S. § 1, 1976].

23.16.025 Mobile homes.
A mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) may be installed on a foundation system pursuant to Section 18551 of the Health and Safety Code on any building site in the R-1 district which is 3,600 square feet or less in area, provided it complies with all other requirements of this title. [Ord. 1276 N.S. § 1, 1981].

23.16.030 Building height limit.
The maximum height of main buildings shall be 25 feet. [Ord. 00-18 § 4, 2000; Ord. 00-15 § 3, 2000; Ord. 96-14 § 6, 1996].

23.16.040 Allowed building coverage.
Maximum building coverage is:

(a) Sites up to and including 4,000 square feet in size: 45 percent.

(b) Sites greater than 4,000 square feet in size: 40 percent. [Ord. 12-003 § 3, 2012; Ord. 00-15 § 4, 2000; Ord. 96-14 § 7, 1996].

23.16.041 Allowed site coverage.
Maximum site coverage on all sites is 60 percent. [Ord. 12-003 § 3, 2012].

23.16.050 Allowed gross floor area.
Maximum gross floor area is as follows:

Table 23.16.050

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Floor Area</th>
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The Pacific Grove Municipal Code is current through Ordinance 19-014, passed September 18, 2019.
<table>
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<th>Item No. 7B</th>
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<tr>
<td>Pacific Grove Municipal Code Chapter 23.16 R-1 DISTRICT AND R-1-B COMBINED DISTRICTS</td>
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<td>Attachment 4 - R-1 and R-1-B Combined Zoning Districts</td>
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The Pacific Grove Municipal Code is current through Ordinance 19-014, passed September 18, 2019.
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| 20,000 | 5,440 |
| 21,000 | 5,595 |
| 22,000 | 5,750 |
| 23,000 | 5,905 |
| 24,000 and larger | 6,000 |

[Ord. 12-003 § 3, 2012; Ord. 00-15 § 5, 2000; Ord. 96-14 § 8, 1996].

**23.16.060 Yards required – Garage openings – Architectural feature projections.**

(a) Front Yards. Minimum of 15 feet.
(b)(1) Side Yards for Interior Sites. Ten percent of site width, with minimum of three feet and maximum required 10 feet. Exception: with a use permit, the total of side yards may be 20 percent of site width with a minimum three feet required on each side; maximum required on each side is 10 feet.

(2) Side Yards for Corner Sites. The side yard abutting the street shall be 20 percent of site width, but need not exceed 10 feet.

c) Rear Yards. Minimum of 10 feet; provided, that a rear yard fronting on a street shall be a minimum of 15 feet.

d) Garage Openings. Any garage or carport opening facing a street shall be set back 20 feet. The setback on any public way which is less than 16 feet in width shall be 10 feet.

e) Projection of Architectural Features. Architectural features such as cornices, eaves, canopies, and windows that do not increase floor area may extend no more than three feet into any required yard but in no case closer than three feet to any property line. [Ord. 00-15 § 6, 2000; Ord. 96-14 § 9, 1996].

23.16.070 Parking standards and driveway length.
(a) The number and sort of off-street parking shall be as follows:

<table>
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<tr>
<th>Lot Size (Square Feet)</th>
<th>Off-Street Parking Required</th>
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<td>2,700 and larger</td>
<td>1 covered and 1 uncovered</td>
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(b) A driveway at least 20 feet in length may serve as a required uncovered space. [Ord. 00-15 § 7, 2000; Ord. 96-14 § 10, 1996].

23.16.080 Building site area required.
(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.

(b) Exceptions. The following are exceptions to the requirements set out in subsection (a) of this section:

(1) In the subdivisions designated as additions to the Pacific Grove Retreat, where lot sizes, as legally and originally subdivided, are 30 feet by 60 feet, the minimum lot size shall be 3,600 square feet, with the lot lines along the lines of said original subdivision.
(2) In the Del Monte Park Tract, and in the Mill Meadow Subdivision, the minimum lot size for corner lots shall be 4,500 square feet with a minimum width of 40 feet, but only as to those lots which were legally subdivided prior to the annexation to the city of the Del Monte Park Tract.

(3) In the Forest Park Tract Subdivision, the minimum lot size shall be 3,600 square feet with a minimum width of 60 feet.

(c) Except as provided by PGMC 23.16.020, in no case shall there be more than one single-family dwelling on a building site. [Ord. 96-14 § 11, 1996].

23.16.090 R-1-B-2 districts.
(a) The regulations in this section shall apply in all R-1-B-2 combined districts.

(b) Except as provided in subsection (c) of this section all regulations and provisions set out in PGMC 23.16.010 through 23.16.070, inclusive, shall apply in the R-1-B-2 combined districts.

(c) Exceptions.

(1) Building site area required: for each dwelling, a minimum 6,000 square feet and a minimum width of 60 feet shall be required.

(2) Front yard setback required: minimum 20 feet.

(3) Rear yard setback required: 20 percent of lot depth with a minimum requirement of 20 feet and a maximum required of 25 feet.

(4) Parking standards: two covered spaces required. [Ord. 96-14 § 14, 1996].

23.16.100 R-1-B-3 districts.
(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.

(2) Front yard setback required: minimum 20 feet.

(3) Rear yard setback required: 20 percent of lot depth with a minimum requirement of 20 feet and a maximum required of 25 feet.
(4) Parking standards: two covered spaces required. [Ord. 96-14 § 15, 1996].

**23.16.110 R-1-B-4 districts.**

(a) The regulations in this section shall apply in all R-1-B-4 combined districts. Where standards set forth in the local coastal program land use plan and the standards contained in this section or in any other provisions of this title are in conflict, the standards in the local coastal program (LCP) land use plan (LUP) shall prevail. Refer to the LUP at: http://www.ci.pg.ca.us/cdd/cluplan.htm.

(b) Except as provided in subsection (c) of this section all regulations and provisions set out in PGMC 23.16.010 through 23.16.070, inclusive, shall apply in the R-1-B-4 combined districts.

(c) Exceptions.

(1) Building site area required: for each dwelling, a minimum 20,000 square feet and a minimum width of 100 feet shall be required.

(2) Front yard setback required: minimum 20 feet.

(3) Side yards required: minimum 10 percent of lot width, with maximum required 10 feet.

(4) Rear yard setback required: minimum 20 feet.

(d) All structures, including additions to existing structures, shall first be approved by the architectural review board. [Ord. 12-003 § 3, 2012; Ord. 96-14 § 16, 1996].
Chapter 23.24  
R-3 DISTRICTS

Sections:

23.24.010  Generally.

23.24.020  Uses permitted.

23.24.030  Building height limit.

23.24.040  Building site area required.

23.24.050  Allowed building coverage.

23.24.051  Allowed site coverage.

23.24.060  Yards required.

23.24.070  Garbage areas.

23.24.010 Generally.
The regulations found in this chapter shall apply to all R-3 districts and shall be subject to the provisions of Chapter 23.64 PGMC. [Ord. 382 N.S., 1962; Ord. 210 N.S. § 11-133(1)(a), 1952].

23.24.020 Uses permitted.
The following uses shall be permitted in the R-3 district:

(a) Single- or two-family dwellings;

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

(c) Multiple dwellings, apartment houses and 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;

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

(e) Accessory uses and buildings normally incidental to any in this section;

(f) State-licensed residential care facilities for seven or more persons, subject to first securing a use permit. [Ord. 16-005 § 4, 2016; Ord. 03-08 §§ 4, 5, 2003; Ord. 811 N.S., 1974; Ord. 795 N.S.,
23.24.030 Building height limit.
The maximum height of main buildings shall be 30 feet. [Ord. 00-18 § 6, 2000; Ord. 1141 N.S. § 3, 1979; Ord. 720 N.S. § 3, 1972; Ord. 210 N.S. § 11-133(1)(b), 1952].

23.24.040 Building site area required.
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. [Ord. 1260 N.S. § 2, 1981; Ord. 720 N.S. § 1, 1972; Ord. 210 N.S. § 11-133(1)(c), 1952].

23.24.050 Allowed building coverage.
Maximum building coverage on all sites is 50 percent. [Ord. 12-003 § 5, 2012; Ord. 1193 N.S. § 2, 1980; Ord. 720 N.S. § 8, 1972; Ord. 593 N.S., 1968; Ord. 210 N.S. § 11-133(1)(d), 1952].

23.24.051 Allowed site coverage.
Maximum site coverage on all sites is 60 percent. [Ord. 12-003 § 5, 2012].

23.24.060 Yards required.
(a) Front Yards. The minimum required front yard shall be 12 feet. Driveways shall not occupy more than 40 percent of the street frontage, and on a corner lot, the combined coverage on all frontages shall not exceed 25 percent of the total street frontage. Fifty percent of the front yard area shall be landscaped. Such areas shall not be surfaced, covered, enclosed or treated in such a manner as to make it impossible or impractical to establish and maintain landscaping and gardening thereon. The area must be rectangular or composed of a series of rectangles not less than 10 feet in width.

(b) Side Yards. Side yards shall be 10 percent of lot width with a minimum requirement of three feet and a maximum of 10 feet; provided, however, on corner lots, the side yard abutting the street shall be 20 percent of the width of the lot, but need not exceed 10 feet.

(c) Rear Yards. Rear yards, excluding eaves, shall have the following minimums:

(1) One-story building: five feet.
(2) Two-story building: eight feet.

(3) Three-story building: 10 feet.

(4) Where a rear yard fronts on a street, the minimum rear yard shall be 12 feet.

(d) Special Yards and Distances Between Buildings.

(1) Distance between any buildings, which shall be free from the encroachment of overhanging eaves, shall be a minimum of eight feet. For buildings of three stories, the minimum shall be increased to 10 feet and for buildings of four stories or more the minimums shall be increased to 12 feet.

(2) Side yards providing access to single-row dwelling group: minimum 12 feet.

(3) Inner court providing access to double-row dwelling group: minimum 20 feet.

(e) Open Yard. Open yard required shall be 200 square feet per unit for all construction of five units or more.

(f) Decks, Porches and Parking Spaces. Decks and open porches over three feet above grade may project or extend four feet over a required yard area, but not closer than three feet to the property line and no closer to other buildings than the minimums set forth in subsection (d) of this section. Parking spaces in excess of the required space for each family unit may project into the rear yard area set forth in subsection (c) of this section. [Ord. 720 N.S. § 6, 1972; Ord. 593 N.S., 1968; Ord. 532 N.S. § 6, 1966; Ord. 478 N.S., 1964; Ord. 382 N.S., 1962; Ord. 210 N.S. § 11-133(1)(e), 1952].

23.24.070 Garbage areas.

Where there are three or more units, garbage areas for holding of garbage or refuse shall be constructed with a concrete floor and curb. The area shall be enclosed by a view-obscuring wall or fence designed in harmony with the building design. The enclosure shall be not less than five feet in height and equipped with a self-closing gate or door. Trash area shall have access to a driveway or public way. [Ord. 720 N.S. § 14, 1972].
Chapter 23.26
R-3-P.G.R. DISTRICT

Sections:
23.26.010  Generally.
23.26.030  Building site area required.
23.26.050  Allowed building coverage.
23.26.051  Allowed site coverage.
23.26.060  Allowed gross floor area.
23.26.080  Garbage/recycling areas.

23.26.010 Generally.
The regulations in this chapter shall apply in the R-3-P.G.R. district and shall be subject to the provisions of Chapter 23.64 PGMC unless the provisions of this chapter are in conflict with said Chapter 23.64 PGMC, in which event the provisions of this chapter shall prevail. [Ord. 98-05 § 1, 1998].

(a) All of the uses permitted and prescribed for the R-3 district at PGMC 23.24.020 shall apply in the R-3-P.G.R. district.

(b) In addition, bed and breakfast inns are permitted, subject to first securing a use permit.

The city council shall have the authority to set forth, by resolution, standards for bed and breakfast inns including, but not necessarily limited to: the number of visitors who may be accommodated; the amount and the type of signing to be provided; the length of permissible stay; the type of cooking and dining facilities to be provided; the amount of parking to be provided; and any similar standard necessary to protect the neighborhood from unreasonable changes in character. Provided however, that in no case shall the number of rooms be less than eight, excluding the primary residence of the owner or manager. The setting of such standards shall in no way limit the authority or the ability of the planning commission to impose such conditions as may be deemed appropriate upon any use permit granted for bed and breakfast use. [Ord. 98-05 § 1, 1998].

The Pacific Grove Municipal Code is current through Ordinance 19-014, passed September 18, 2019.
23.26.030 Building site area required.
(a) Except as provided in subsections (b) and (c) of this section, building site area shall be as set out in PGMC 23.24.040.

(b) The minimum land area for each unit other than bed and breakfast units shall be 2,200 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 nonconformity 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. [Ord. 98-05 § 1, 1998].

The maximum height of main buildings shall be 30 feet; provided, the maximum height of the top plate shall be no more than 24 feet. [Ord. 00-18 § 7, 2000; Ord. 98-05 § 1, 1998].

23.26.050 Allowed building coverage.
Maximum building coverage on all sites is 50 percent. [Ord. 12-003 § 6, 2012; Ord. 98-05 § 1, 1998].
23.26.051 Allowed site coverage.
Maximum site coverage on all sites is 60 percent. [Ord. 12-003 § 6, 2012].

23.26.060 Allowed gross floor area.
Maximum gross floor area is as follows:

Table 23.26.060
– Maximum Gross Floor Area*

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Floor Area</th>
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<td>28,000</td>
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</tr>
</tbody>
</table>

* Note: For every 1,000 square feet above 28,000, add 165 square feet of floor area.

[Ord. 12-003 § 6, 2012; Ord. 98-05 § 1, 1998].

**23.26.070 Yard requirements.**

(a) The minimum front yard shall be eight feet; however, to encourage architectural variety in footprint and massing, the front yard may be reduced to no less than four feet for up to 50 percent of the front of the building.

(b) The minimum side yards shall be 10 percent of lot width, and 20 percent of lot width for side yards abutting the street on corner lots; provided, that the minimum allowable side yard shall be three feet, and the maximum required side yard shall be 10 feet.

Exception: With a use permit, the total of side yards may be 20 percent of lot width with a minimum three feet required on each side, maximum required on either side 10 feet.

(c) Rear yards shall have the following minimums:

1. One story building: five feet.
2. Two story building: eight feet.
3. Three story building: 10 feet.
4. Where a rear yard abuts a street: 12 feet.

(d) Open Yard. Open yard required shall be 200 square feet per unit for all construction of five units
or more.

(e) Decks and Porches. Decks and open porches over three feet above grade may project or extend four feet over a required yard area, but not closer than three feet to the property line. [Ord. 98-05 § 1, 1998].

23.26.080 Garbage/recycling areas.
Where there are three or more units, garbage/recycling areas for holding of garbage or recyclable materials shall be provided. The garbage/recycling area shall be enclosed by a view-obscuring wall or fence designed in harmony with the building design. The enclosure shall be not less than five feet in height and equipped with a self-closing gate or door. Garbage/recycling area shall have access to a driveway or public way. Placement and design of the garbage/recycling areas shall be approved by the public works director and the architectural review board prior to issuance of a building permit. Garbage/recycling areas shall be maintained in a sanitary condition, free of graffiti and in good repair. [Ord. 98-05 § 1, 1998].

Storage or parking space to be provided, and driveway requirements, shall be as follows:

(a) Single-family dwellings:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Off-Street Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>To and including 2,699 square feet</td>
<td>None</td>
</tr>
<tr>
<td>Larger than 2,699 to 4,000</td>
<td>1 covered and 1 uncovered*</td>
</tr>
<tr>
<td>Larger than 4,000</td>
<td>2 covered</td>
</tr>
</tbody>
</table>

* A driveway at least 20 feet in length may serve as a required uncovered space.

(b) Multifamily Units. One and one-half spaces/unit having less than two bedrooms; two spaces for all other units. One space/unit must be in a garage or carport.

(c) The distance from a property line to the garage or carport opening shall be a minimum of 20 feet; provided, that a shorter driveway may be approved through the use permit process.

(d) Driveway width shall not exceed 40 percent of lot width; provided, that a greater width may be permitted subject to obtaining a use permit. [Ord. 98-05 § 1, 1998].
Editor's Note: Prior ordinance history includes Ord. 1166 and part of Ord. 1331.
Chapter 23.52
R-3-M DISTRICTS

Sections:
23.52.010 Regulations generally.
23.52.020 Uses permitted.
23.52.030 Regulations for R-3-M uses.
23.52.035 Special regulations for motels and hotels built prior to 1986.
23.52.040 Statement of intent.
23.52.050 Other provisions.
23.52.060 Amendment.

23.52.010 Regulations generally.
Effective the date of the adoption of the ordinance codified in this section by the city council or by the voters of the city of Pacific Grove, the regulations of the ordinance codified in this section shall apply in the R-3-M district in lieu of any ordinance or resolution to the contrary:

(a) The R-3-M district is defined as those areas so designated on the official zoning map of the city of Pacific Grove referred to in PGMC 23.12.020. Said districts may be classified by the city council to R-1, R-H, or R-2, where already developed as such, but no new R-3-M districts shall be created.

(b) Motel and hotel uses shall be restricted to the R-3-M district, including any uses accessory or ancillary to a motel. The ordinance codified in this section shall also apply to any use described in PGMC 23.52.020 proposed for the construction or expansion in any R-3-M district, including uses accessory or ancillary to such use. [Ord. 1536 N.S. § 2, 1986].

23.52.020 Uses permitted.
The following uses are permitted in the R-3-M districts:

(a) Any use permitted in the R-3 district, subject to obtaining a use permit for any use for which such is required in an R-3 district;

(b) Motels, subject to first securing a use permit in each case;

(c) Hotels, subject to first securing a use permit in each case;

(d) Adult communities, retirement homes and rest homes, subject to first securing a use permit in each case. [Ord. 575 N.S., 1967; Ord. 453 N.S., 1964; Ord. 263 N.S., 1955; Ord. 210 N.S. § 11-139(1)(a), 1952].
23.52.030 Regulations for R-3-M uses.

(a) A minimum of 2,500 square feet of land shall be required for each family unit and each motel or hotel unit. For other uses described in PGMC 23.52.020(d), the planning commission and/or city council shall determine the amount of land area per occupied unit by judging its similarity to a family unit or motel unit in actual use and impact. For example, a rest home affording separate apartments and parking facilities would be judged a family unit; a hotel which offers amenities identical or substantially similar to a motel would be judged a motel. In no event shall less than 2,000 square feet per occupied unit be allowed, for any PGMC 23.52.020(d) use.

(b) A minimum setback of 20 feet shall be required for all structures in a R-3-M development which abut R-1, R-H, or R-2 property, including streets abutting same. The setback shall be 10 feet for commercial or other R-3-M developments or districts. Eave projections may extend up to three feet into any required yard, but in no case may be closer than three feet to any property line.

(c) The height of the structures shall not exceed 25 feet nor two stories above grade. The height shall be one story above grade and not more than 18 feet where the R-3-M property, or any portion thereof, is within 200 feet of any portion of any property zoned R-1, R-H, or R-2.

(d) The architectural review board, the planning commission and/or the city council shall require the configuration and layout of structures so as to assure that residential areas are not impacted by guest activities such as registration, parking, food and beverage services. Said bodies shall require a design which blends with the residential neighborhood and minimizes the nonresidential impact and use. Appropriate landscaping shall be required throughout the site. Setback areas shall be landscaped and shall not be used for automobile parking, or storage of any kind. Access to the site, where feasible, shall be from a street and/or driveway which does not abut said residential areas.

(e) Wood-burning fireplaces and wood-burning heaters shall be limited to the rate of six per acre, and any additional fireplaces shall be limited to natural gas fireplace inserts.

(f) Any use permit for new construction or other activity resulting in an increase in the number of units or the amount of floor space shall expire one year from its issuance unless construction of the project for which the permit was issued is substantially complete.

(g) Uses which do not conform hereto as of the date of publication of the notice of intention to circulate the petition for the ordinance codified in this section may continue if legally installed prior thereto. Any expansion or alteration of such existing nonconforming use shall require complete compliance herewith for the entire use. The conversion of sliding doors to swinging doors, and similar changes, are not considered an expansion or alteration.

(h) Variances and/or exceptions hereto shall not be granted, except upon strict compliance with state and local law governing such. No variance or exception shall be granted on the basis of failure of opposition thereto.
(i) Any R-3-M district property shall be deemed to be upon a street which abuts or abutting to R-1, R-H, or R-2 property, whenever any part of the R-3-M property is within 20 feet of the abutting street or the R-1, R-H or R-2 property. [Amended by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.1, 2011; Ord. 1536 N.S. § 3, 1986].

23.52.035 Special regulations for motels and hotels built prior to 1986.
This section modifies the development standards in PGMC 23.52.030 for R-3-M motels and hotels built prior to the adoption of Ordinance No. 1536, in order to enable and encourage hoteliers to upgrade and modernize their businesses to stay competitive. Where this section differs from PGMC 23.52.030, the provisions of this section shall take precedence. Where this section is silent on a provision that is in PGMC 23.52.030, the provision in PGMC 23.52.030 shall apply.

(a) Motels and hotels built prior to 1986 are categorized into groups and are allowed additional guest units over the number of permitted guest units, as of the effective date of this section, as follows:

<table>
<thead>
<tr>
<th>Address</th>
<th>Permitted Guest Units as of Effective Date of This Section</th>
<th>Additional Guest Units Allowed over Permitted Guest Units in Column to Left</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Group A</strong> ¹</td>
<td></td>
<td></td>
</tr>
<tr>
<td>569 Asilomar Avenue</td>
<td>16</td>
<td>3</td>
</tr>
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<td>1095 Lighthouse Avenue</td>
<td>10</td>
<td>2</td>
</tr>
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<td>800 Asilomar Avenue</td>
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<td>1073 Lighthouse Avenue</td>
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<tr>
<td>701 – 709 Asilomar Avenue</td>
<td>28</td>
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</tr>
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<td>775 Asilomar Avenue</td>
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<td>10</td>
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<tr>
<td>740 – 750 Crocker Avenue</td>
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<td>3</td>
</tr>
<tr>
<td>650 Dennett Street</td>
<td>31</td>
<td>6</td>
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</tbody>
</table>
Group A – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is less than 170 percent of the 1:2,500 density ratio in PGMC 23.52.030(a). Motels and hotels in Group A may construct additional guest units or ancillary facilities by conversion of existing buildings or by new construction.

Group B – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is greater than 170 percent, but less than 250 percent, of the 1:2,500 density ratio in PGMC 23.52.030(a). Motels and hotels in Group B may construct additional guest units or ancillary facilities by conversion of existing buildings only.

Group C – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is greater than 250 percent of the 1:2,500 density ratio in PGMC 23.52.030(a). Motels and hotels in Group C may not construct any additional guest units.

(b) For motels and hotels in Group A, each new guest unit shall be a maximum size of 360 square feet. Since new guest units in Group B motels and hotels must be created by conversion of existing buildings, they may conceivably be greater than 360 square feet in size. No existing guest unit that is less than 360 square feet, as of the effective date of this section, may be enlarged to exceed 360 square feet in size. No existing guest unit that is 360 square feet or more in size, as of the effective date of this section, shall be enlarged.

(c) Motels and hotels in Group A may use up to three of the additional guest units allowed to instead create a new ancillary facility (e.g., meeting space, dining room, fitness facility), with a maximum size of 1,080 square feet (or 360 square feet for each additional guest unit substituted). Motels and hotels in Groups B and C may create new ancillary facilities only through conversion of existing buildings and are not limited in size.

(d) For motels and hotels in Group A, the setback requirements of PGMC 23.52.030(b) shall also apply to new guest units or new ancillary facilities that abut any public street or any single-family residence.

(e) For motels and hotels in Group A, building height is two stories and not more than 25 feet for...
new guest units that are at least 50 feet from any property zoned R-1, R-H, or R-2, any public street, and any single-family residence. Building height is one story and not more than 18 feet for new guest units that are at least 20 feet from any property zoned R-1, R-H, or R-2, any public street, and any single-family residence. For property lines of Group A motels and hotels that do not abut any property zoned R-1, R-H, or R-2, a public street, nor single-family residence, building height for new guest units may be two stories and up to 25 feet within 10 feet of the property line. New ancillary facilities in Group A motels and hotels may be one story, with a maximum building height of 18 feet.

(f) For motels and hotels in Groups A and B, the following additional requirements apply to new construction or conversion of existing buildings:

(1) A use permit approval is required. As part of this review, the planning commission may impose specific standards pertaining to building design (e.g., building mass, bulk, height, and wall articulation), outdoor lighting, driveway locations, parking areas, landscaping, signs, street dedication, and related public improvements, upon finding that such requirements are necessary to meet the intent of the R-3-M district.

(2) No outdoor living areas are allowed within setbacks abutting residential zones or residential uses. This includes balconies, decks, open porches, patios, or similar outdoor guest activity areas.

(3) Existing landscaping requirements in PGMC 23.52.030 are expanded to require that within setback areas adjacent to the new development or building conversion, especially abutting residential zones and residential uses, plantings include numerous trees, shrubs and plants that will reduce visual and noise impacts of the motel or hotel use on adjacent properties.

(4) New guest units do not have to be built at one time, but may be developed in phases.

(5) All other R-3-M standards shall apply including, but not limited to, parking and building coverage. New guest units and ancillary facilities must have available water.

(g) For motels and hotels in Groups A, B and C, a nonconforming building damaged or destroyed by catastrophic event or demolished under any other circumstance may be rebuilt to the condition or configuration of the building that existed immediately prior to the event or demolition, as long as the reconstruction is carried out in a manner consistent with PGMC 23.68.040. While reconstruction to pre-existing conditions is allowed, elimination of nonconformities is encouraged. Reconstructed one-story buildings may be built to a maximum height of 18 feet, regardless of the pre-existing building height.

(h) For motels and hotels in Groups A, B and C, exterior remodeling within the existing footprint of a nonconforming building may retain existing nonconformities as long as the remodel does not:
(1) Extend or expand an existing nonconformity;
(2) Add any new nonconformity; or
(3) Adversely affect the privacy of adjacent residential-zoned property or residential uses.

(i) No other reconstruction or remodeling may take place, beyond what is allowed in this section for motels and hotels in Groups A, B and C, without bringing the entire property into conformance with PGMC 23.52.030. [Added by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.2, 2011].

23.52.040 Statement of intent.
It is the intention of the ordinance codified in this section to preserve the essential residential character of the city, and the residential appearance of the city, and to prevent the adverse impacts of such from developments in the R-3-M districts. [Ord. 1536 N.S. § 4, 1986].

23.52.050 Other provisions.
Regulations found in this chapter are subject to the provisions of Chapter 23.24 PGMC, unless there is a conflict, in which event the regulations found in this chapter shall prevail. [Ord. 1536 N.S. § 5, 1986].

23.52.060 Amendment.
PGMC 23.52.010, 23.52.030, 23.52.035 and 23.52.040 shall not be repealed or amended except by a vote of the people. [Amended by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.3, 2011; Ord. 1536 N.S. § 6, 1986].
Chapter 23.57
R-3-P.G.B. DISTRICT

Sections:

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23.57.010 Purpose and description.
The council declares that the portion of the Pacific Grove Beach Tract bounded by Lorelei Street on the east, Ocean View Boulevard on the north, Sea Palm Avenue on the west, and the southerly property line of property on the south side of Mermaid Avenue on the south is an architecturally unique neighborhood of the city of Pacific Grove; that said neighborhood is characterized by its small lots, spaces and massing which has resulted in a village-like setting; and that it is the intention of the council to resolve the unique problems of said neighborhood through the regulations of this chapter. Said district shall be known as the R-3-P.G.B. district. [Ord. 754 N.S. § 1, 1973].

23.57.020 Uses permitted.
The following uses are permitted in the R-3-P.G.B. district, subject to first securing architectural approval and a use permit:

(a) Single-family dwellings:

(b) Duplexes, multiple-family dwellings, apartment houses and dwelling groups;

(c) Accessory uses and buildings normally incidental to any of the above. [Ord. 1418 N.S. § 5, 1984; Ord. 811 N.S., 1974; Ord. 754 N.S. § 1, 1973].

23.57.030 Building height limits.
The maximum height of main buildings shall be 25 feet and limited to two stories. [Ord. 00-18 § 9, 2000; Ord. 754 N.S. § 1, 1973].

23.57.040 Building site area required.
The minimum building site area for each building or group of buildings and minimum width which shall be required are as follows:

(a) On the southerly side of Mermaid Avenue (Lots 19 through 31 of Block 241 and Lots 1 through 45 of Block 245), 1,760 square feet with a minimum width of 44 feet;

(b) Between Mermaid Avenue and Ocean View Boulevard (Blocks 242, 243, 244 and 246), 2,500 square feet.

In order to install more than one dwelling unit on a building site, there shall be a minimum of 2,500 square feet of land in the building site for each dwelling unit. [Ord. 1115 N.S. § 1, 1979; Ord. 754 N.S. § 1, 1973].

23.57.050 Allowed building coverage.
Maximum building coverage on all sites is 50 percent. [Ord. 12-003 § 10, 2012; Ord. 1307 N.S. § 3, 1982; Ord. 754 N.S. § 1, 1973].

23.57.051 Allowed site coverage.
Maximum site coverage on all sites is 60 percent. [Ord. 12-003 § 10, 2012].

23.57.060 Yards required.
(a) Front Yard. The minimum front yard shall be eight feet along Mermaid Avenue and 12 feet along Ocean View Boulevard.

(b) Side Yard. Side yards shall be 10 percent of the lot width, with a minimum requirement of three feet and a maximum of 10 feet.

(c) Rear Yard. Rear yards shall be five feet for one-story structures and eight feet for two-story structures.

When a rear yard abuts a street, the front yard setback for the street shall also be the rear yard setback.

(d) Special Yards and Distances Between Buildings. The regulations prescribed by PGMC 23.24.060(d) shall apply to the R-3-P.G.B. district.

(e) Decks and Porches. The regulations prescribed by PGMC 23.24.060(f), as said regulations pertain to decks and porches, shall apply to the R-3-P.G.B. district.

(f) Parking. The regulations prescribed by PGMC 23.64.190 shall apply to the R-3-P.G.B. district.

(g) In considering any application for a use permit, the planning commission is authorized to prescribe requirements other than prescribed by subsections (b), (c), (d) and (e) of this section where it finds that the qualifications of PGMC 23.72.090 apply to the land, building or use, or if the
lot involved is a permitted building site by virtue of PGMC 23.64.140. [Ord. 1418 N.S. § 6, 1984; Ord. 754 N.S. § 1, 1973].

23.57.070 Architectural approval.
Architectural approval pursuant to Chapter 23.73 PGMC shall apply to all structures erected or remodeled in the zone. [Ord. 754 N.S. § 1, 1973].