



# Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments Project

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EIR Scoping Meeting

Thursday, February 15, 2024

Rincon Consultants, Inc.



# Introduction

- City staff
  - Karen Vaughn, Community Development Director
  - Alyssa Kroeger, Housing Program Manager
  - Joseph Sidor, Contract Senior Planner
- Rincon Consultants, Environmental Analysis
  - Aileen Mahoney, Project Manager
  - Megan Jones, Principal-in-Charge



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# Project Overview



## Project Background

- Housing Element update process so far
  - Public outreach—multiple meetings and notifications, beginning in 2022
  - Public review draft—9/15/2023
  - HCD review draft—11/2/2023
  - Public review draft—1/17/2024
  - HCD review letter—1/31/2024
- **Deadline:** Adoption of Housing Element by 12/31/2024
  - Deadline set by HCD



## Project Description

- Housing Element update
  - Identify programs and policies to enable the provision of housing in accordance with State law, including the identification of potential sites that could be utilized to meet Regional Housing Needs Allocation
- Zoning Amendments to implement Housing Element Programs
  - Rezoning of necessary sites, as identified in the HE, to accommodate RHNA
  - Includes updates to the zoning map
- Associated General Plan Amendments
  - Land Use Element update for consistency with the Housing Element update and Zoning Amendments
  - Health & Safety Element update to meet the current requirements of State law





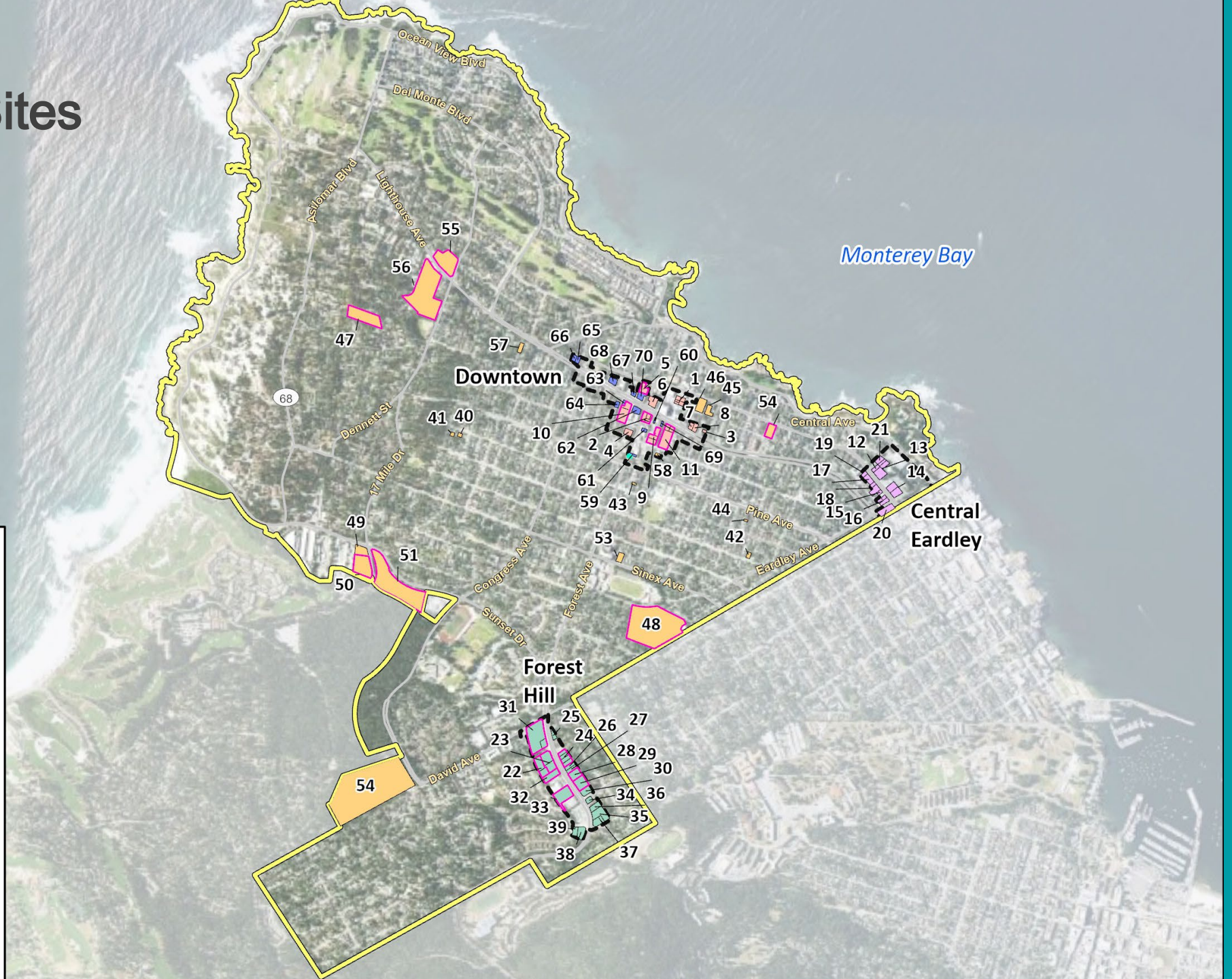
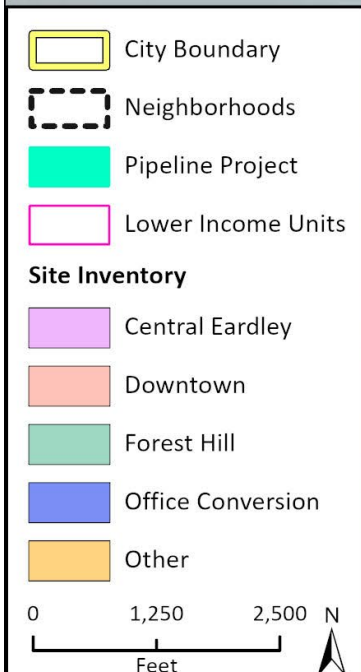
## Project Location

- Entirety of Pacific Grove
- Surrounded by:
  - Pacific Ocean/Monterey Bay—north, northeast, northwest
  - City of Monterey—southeast
  - Del Monte Forest—southwest



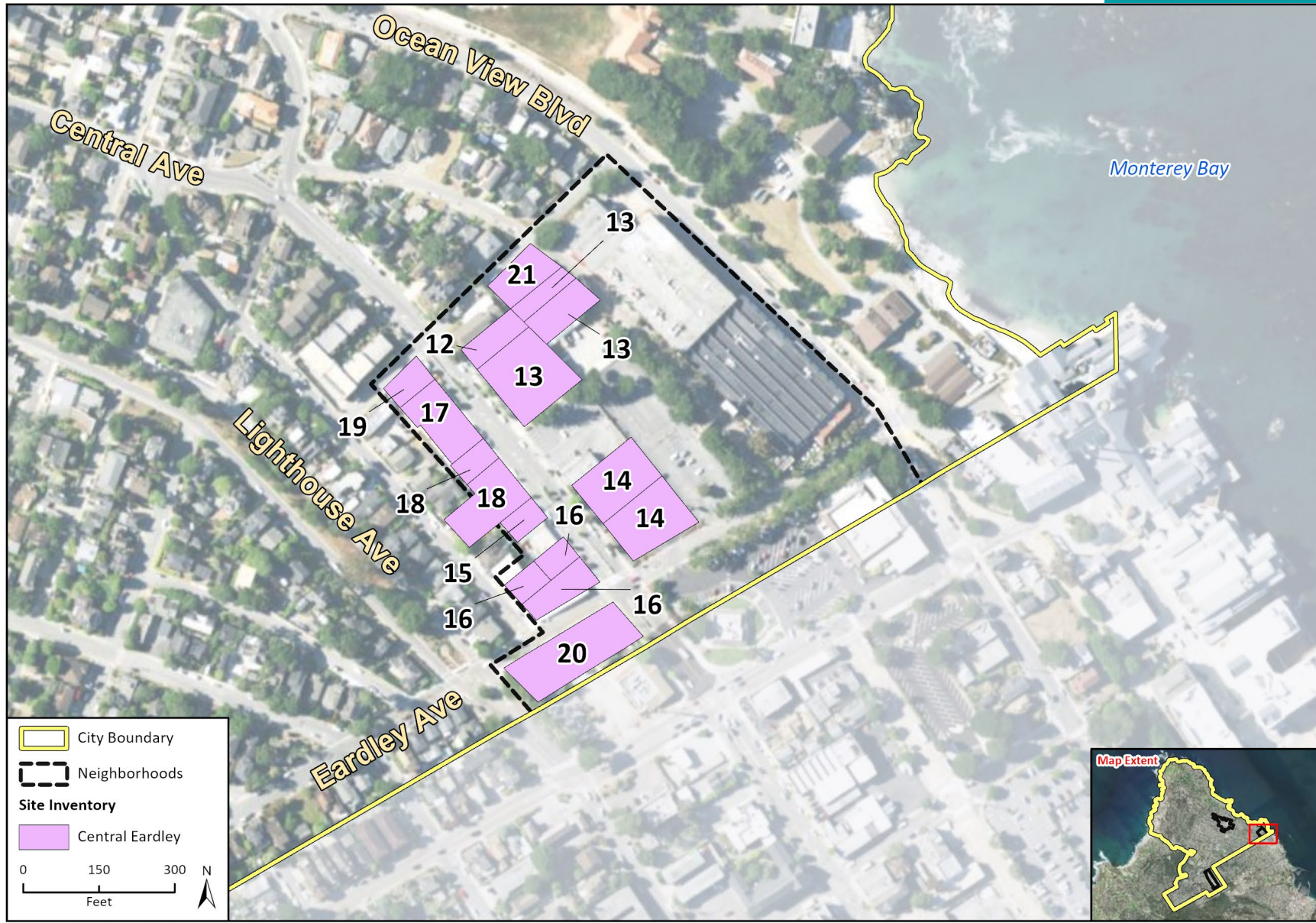


# All Housing Sites



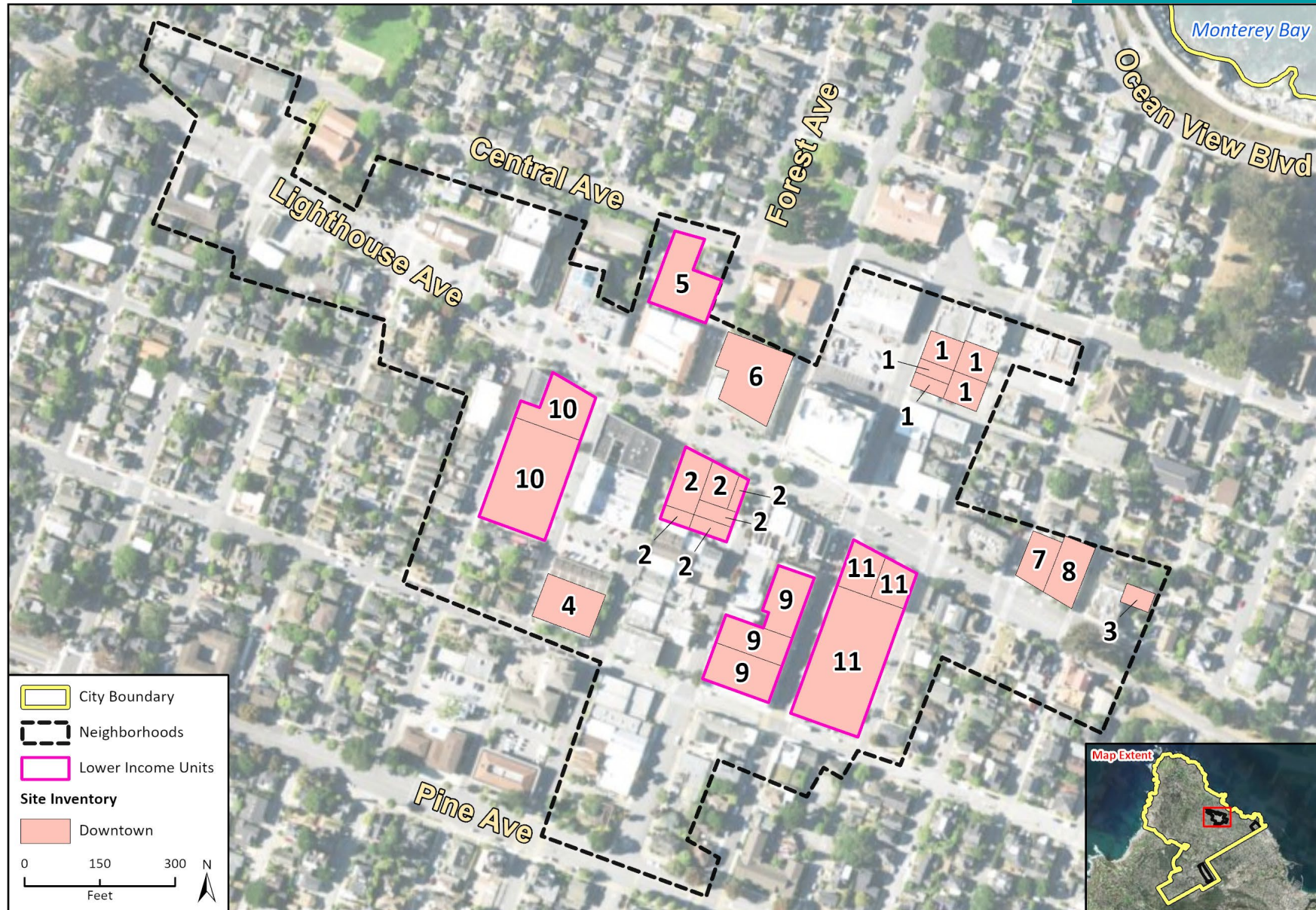


# Central Eardley Sites





# Downtown Sites





# Forest Hill Sites



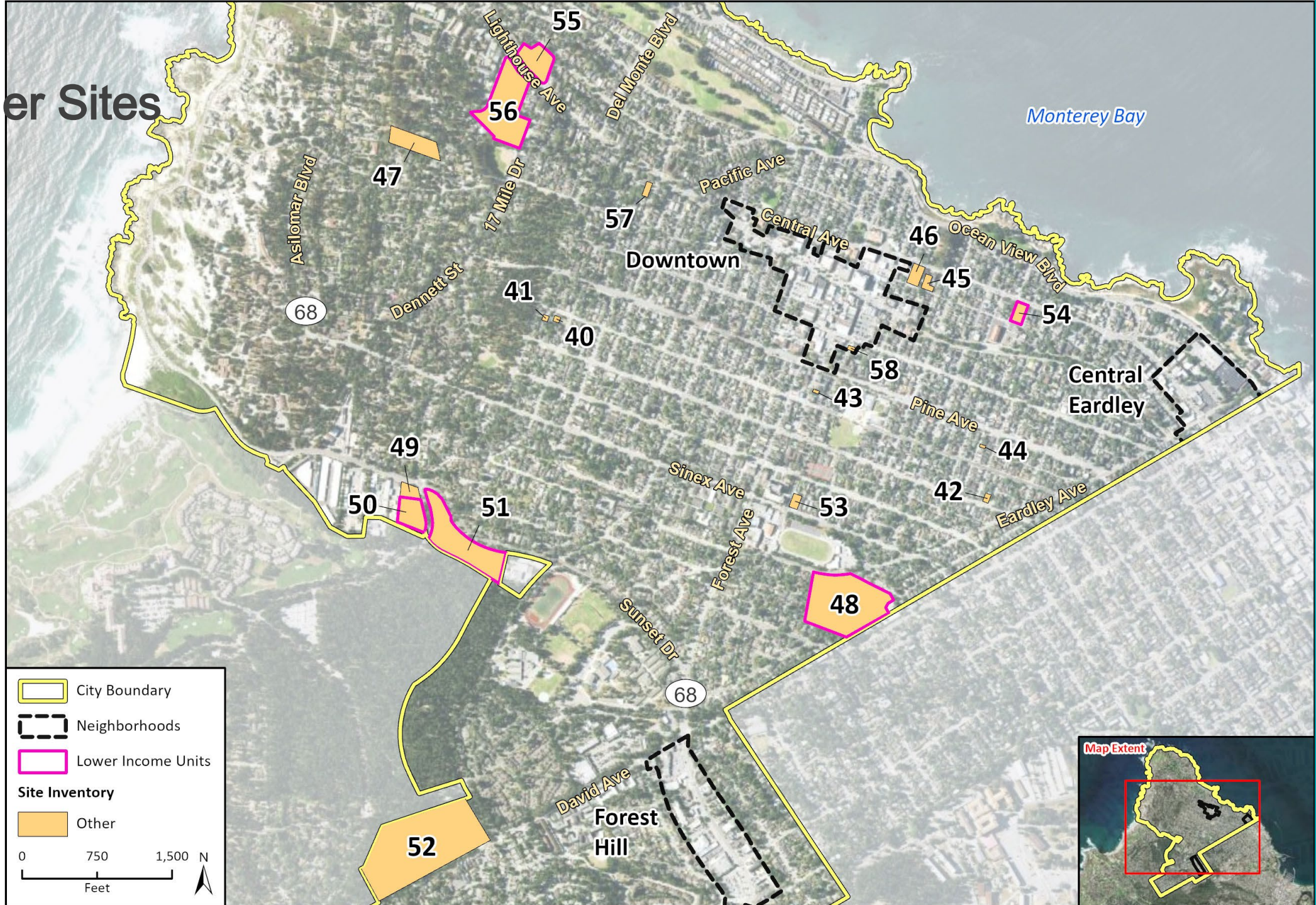


# Office Conversion Sites





# Other Sites





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# Environmental Review



# Introduction to CEQA



California Environmental Quality Act (1970)



Public disclosure and input process



Minimize, reduce, or avoid environmental impacts



Adopt mitigation monitoring program

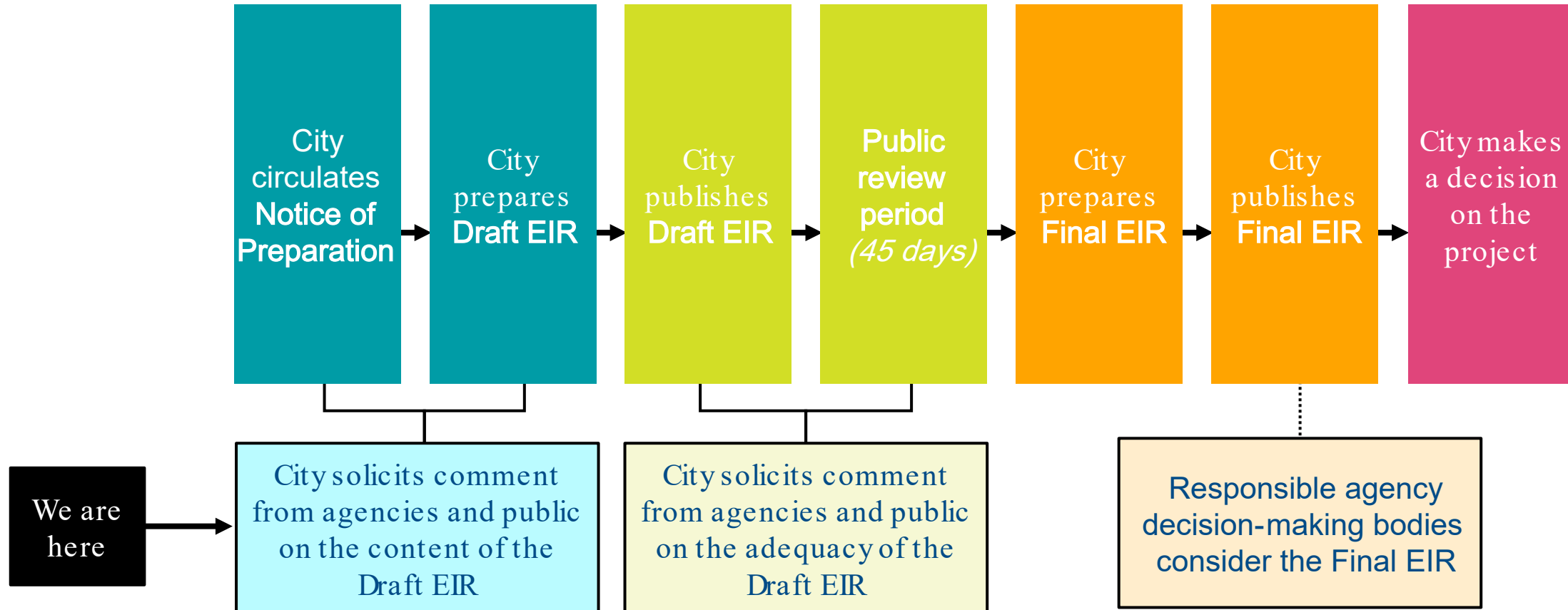


Programmatic analysis





# Environmental Review Process



## Purpose of Scoping Session

- Receive public input on the environmental analysis, such as:
  - Topic areas
  - Specific issues of concern
  - Potential alternatives to the project
  - Potential mitigation measures
  - Approaches to analysis
  - Other environmental considerations
- Recommendation for framing comments:
  - “I request that the EIR consider...”



# Environmental Analysis

■ Agriculture and Forestry Resources

■ Biological Resources

■ Cultural Resources

■ Geology and Soils

■ Energy

■ Wildfire

■ Public Services

■ Transportation

■ Land Use and Planning

■ Hydrology and Water Quality

Hazards and Hazardous Materials ■

Tribal Cultural Resources ■

Population and Housing ■

Aesthetics/Visual ■

Recreation ■

Noise ■

Air Quality ■

Mineral Resources ■

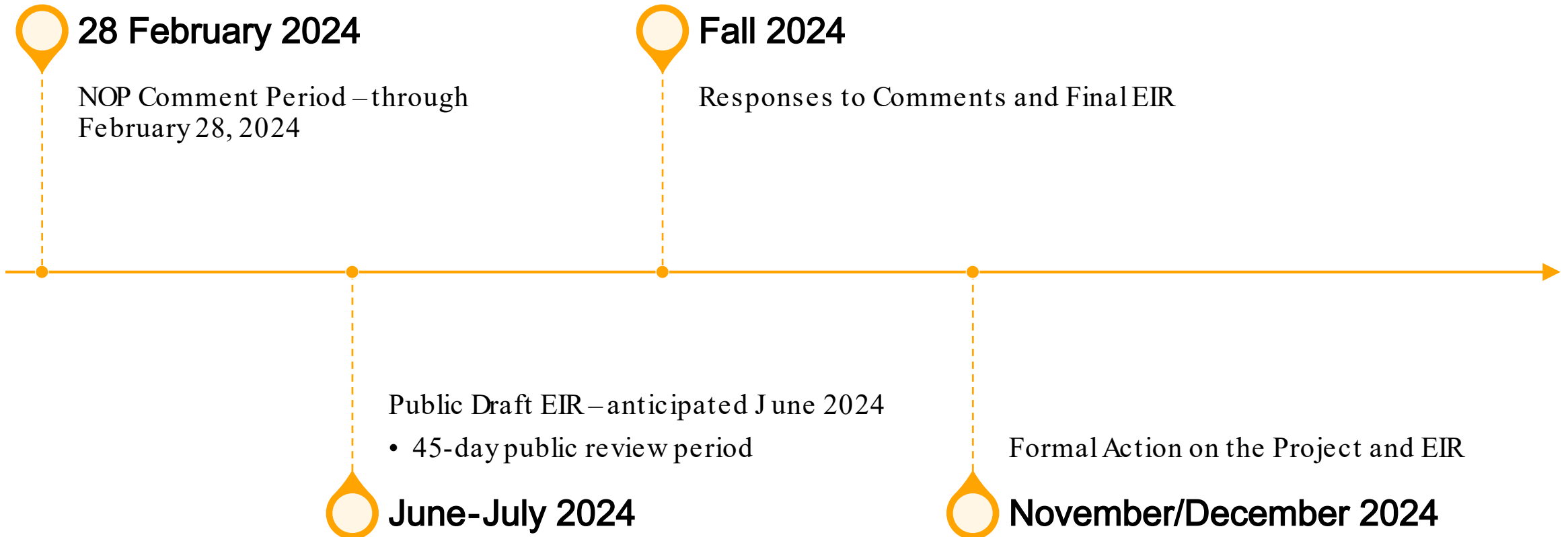
Greenhouse Gas Emissions ■

Utilities and Service Systems ■





# Schedule



## Planning Commission Actions Tonight

- Receive public comments on the preparation of the Draft EIR
- No Action or Resolution is required



## How to Submit Comments

**Deadline: 5:00 pm on Wednesday, February28, 2024**

- Physical address
  - Alyssa Kroeger, Housing Program Manager  
Community Development Department  
City of Pacific Grove  
300 Forest Avenue  
Pacific Grove, California 93950
- Email address
  - [housing@cityofpacificgrove.org](mailto:housing@cityofpacificgrove.org)
- Recommendation for framing comments:
  - “I request that the EIR consider...”

