



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

**AGENDA REPORT**

**TO:** Planning Commission

**FROM:** Mark Brodeur, Director

**MEETING DATE:** September 22, 2016

**SUBJECT:** Lot Consolidations and Big Houses

**CEQA:** This is Categorically Exempt from CEQA under the CEQA Guidelines Section 15306-“Information Collection”.

**RECOMMENDATION**

Discuss the merits of implementing changes to the Zoning Code that would limit the ultimate size of homes when two (or more) lots are combined for the purpose of increasing the floor are of the existing or proposed home.

**BACKGROUND**

In recent months, the Planning Commission has reviewed residential developments that appear to be out of scale with the surrounding development. The reason for this is that property owners have been buying adjacent lots to increase the size of the buildable parcel. When that simple lot merge is done, the size of the home can increase quite a bit over the existing homes in the area. The result is a series of incompatibly large homes on a street where the average home sizes are somewhat comparable.

**DISCUSSION**

The most direct path of mitigating this recent circumstance is to limit the size of the house when two or more lots are combined for this purpose.

As an example, an owner lives on Lot A which is 9,000 square feet. The allowable gross floor area on Lot A is 3,735 square feet per Table 23.16.050 in the Code. The owner of Lot A purchases the lot (Lot B) next door which is also 9,000 square feet. The Code table allows a total gross square footage on Lot B to 3,735 square feet also.

Per Table 23.16.050, the gross floor area for the new 18,000 square foot combined lot is not simply doubling the 3,735 square feet (7,470 sq.ft). The allowable house size on an 18,000 square foot lot is 5,130 square feet, which is about a 30% reduction in the allowable amount of floor area. It appears the makers of the Code were mindful of large homes on larger lots.

However, what we now have is a new house on two lots which is approximately 30% bigger (5,130sq.ft.) than most of the other houses (3,735sq.ft.) on the same block.

The question is should we further restrict the size of the new home when the owner actually merges two lots into one? Do we want to discourage the merging of lots?

RESPECTFULLY SUBMITTED BY:

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Mark J. Brodeur, Director  
Community and Economic Development