



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

AGENDA REPORT

TO: Chairman Fredrickson and Planning Commission
FROM: Mark Brodeur, Community and Economic Development Director
MEETING DATE: May 18, 2017
SUBJECT: Maximum Home Size Restrictions on Merged Parcels in R-1 Districts (Citywide)
CEQA STATUS Categorically Exempt CEQA Guidelines Sec 15305 (Class 5-Minor Alterations in Land Use Limitations)

RECOMMENDATION

Direct staff to prepare an ordinance to amend Chapter 23.16.050, entitled “Allowed Gross Floor Area” as follows: “The allowable gross floor area of a home on any parcel where two or more lots are merged (after July 1, 2017) that creates a new parcel size of 13,000 square feet or more shall be limited to a maximum gross floor area of 4,355 square feet.”

DISCUSSION

Currently, the maximum size of a home is specifically restricted according to lot size. The City spent seven years creating the extensive lot size to house size matrix contained in the Pacific Grove Municipal Code (Code) section 23.16.050. Upon review of the matrix, it is clear that as the lot gets bigger, the percentage of allowed home square footage gets smaller and that seems to be working for the most part. Staff feels that the matrix is well-founded and need not be changed.

An owner of adjacent parcels in the R-1 District may merge the lots to create one large parcel. The merger is a ministerial action approved by the Zoning Administrator. The Zoning Administrator does not have discretionary review, meaning he/she cannot deny the merger if the lots are of proper size and width. The Code allows the owner to construct a large house on the merged lot that may be out of character with the size of surrounding homes.

To protect neighborhood compatibility, a more definitive approach is needed to establish a maximum home size on merged lots. Staff recommends that any lot merger in the R-1 District yielding a parcel more than 13,000 square feet be restricted to building or expanding a home to a maximum square footage of 4,355.

There are 289 lots in all R-1 zones (including Asilomar Dunes) that are larger than 13,000 square feet. They tend to be located in the Asilomar Dunes and PG Acres tracts. These existing parcels could build out to an allowable gross floor area in compliance with the matrix. However, any owner merging a lot after July 1, 2017 to create a new parcel over 13,000 square feet would be limited to maximum square footage of 4,355 square feet.

CEQA STATUS

Categorically Exempt CEQA Guidelines Sec 15305 (Class 5-Minor Alterations in Land Use Limitations)

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink, appearing to read "Mark Brodeur". The signature is written in a cursive style with a large, looping initial "M".

Mark Brodeur
Community and Economic Development Director