



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

AGENDA REPORT

TO: Chairman Fredrickson and members of the Planning Commission

FROM: Mark Brodeur, Director

MEETING DATE: January 17, 2017

SUBJECT: Zoning Code Modification to Require Additional Covered Parking on Smaller Residential Lots

CEQA: Categorically Exempt (Class 5 – Minor Alterations in Land Use Limitations)

RECOMMENDATION

At this time, City staff recommends against a modification to the Zoning Code requiring one additional off-street covered parking space on smaller lots.

BACKGROUND

In recent months, the Planning Commission and a Subcommittee have looked at a Zoning Code amendment that would require one additional covered parking space on lots 4,000 square feet and larger. The current requirement requires that only one space be covered and the second car could be uncovered in a driveway.

Apparently, the Zoning Code once required the two covered parking spaces but due to a large number of variances requests, the Code was modified to only require the one covered parking space.

Members of the Planning Commission are concerned that too many homes that don't have the two-car garage end up parking on the street and this leads to an unsafe condition, forcing people to walk in the street where no sidewalk exists. The Code does not require that homeowners to park their cars in the garage. With garages being used more for storage, the problem is exacerbated when those same homeowners won't even use the driveway because of the inconvenience of the tandem parking configuration which requires one car to be moved before the other car can access the street. Thus, many people decide to park on the street.

DISCUSSION

Attached to this Agenda Report is a matrix prepared by members of the Community Development staff. The matrix shows the existing regulations side by side with the proposed regulation. It also contains what staff feels are the impacts of requiring additional covered parking to be provided by new homes and additions to existing homes.

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Requiring smaller lots to provide an additional covered off-street parking space will have little or no effect on the number of automobiles parked on our streets. For the most part, our neighborhoods are built out and if one or two existing homes add a second floor there will be minimal impact to the on-street parking situation. Finally, even if new homes and additions begin adding a second garage space, who says the owner is going to park their car in the new garage space? Some of the negative impacts of adding a second garage space include:

- House facades will be minimized in favor of garage door façade because of FAR requirements and setbacks.
- Cost of homeowners requesting an addition will pay more, possibly reducing the number of home upgrades.
- Almost every home on a small lot will now be legal non-conforming.
- Reduction in habitable space in favor of car space to keep project financially feasible.

The answer to reducing the number of cars parked on-street is not a zoning modification. The answer is two-fold. First, the City needs to invest capital funds to build curb and sidewalk. Second, the City has the power to restrict on-street parking or limiting it in very different ways. Streets with minimal lane width could restrict parking to one side or another. Other streets could simply be posted that cars can only be parked between certain hours.

COMPLIANCE WITH CEQA

The proposed action is Categorically Exempt from CEQA pursuant to Guidelines Section 15305 (Class 5 – Minor Alterations in Land Use Limitations). No changes in density would occur by adding a covered parking space in lieu of an uncovered space. There are no other aspects of the proposed amendment that would result in potentially significant environmental impact.

RESPECTFULLY SUBMITTED BY:



Mark J. Brodeur, Director
Community and Economic Development

Attachment

Zoning District and Uses	Title 23 reference	Existing Min. Lot Size	Existing Parking Standards	Proposed Lot Minimums and Parking Standards	Impacts
R-1 Single-family & second units	23.16.070	2,699 - None Over 2,700 - 1 covered & 1 uncovered	Zero One covered and one uncovered	Up to 2,699 sq. ft. - zero 3,000 – 3,999 one covered and one uncovered (Note 1) 4,000 – two covered (Note 2) Note 1 – A driveway at least 20 feet in length may serve as a required uncovered space. Note 2 – The second space does not count towards Gross Floor Area	4,000+ sq. ft requirements and Note 2 could contribute to “mansionization” and larger homes. <ul style="list-style-type: none"> • Aesthetics of garage doors vs building façade; • Second covered space increases cost of home; • Are tandem garages permitted (single garage door)? • Consider increasing second covered space requirement to 5,000 or 6,000 sq. ft. lots • Makes many homes non-conforming. <p>What are requirements for lots between 2,700 and 2,999 square feet?</p> <p>Reduction of habitable living space in favor of parking.</p> <p>No requirement for garages to be used for parking a vehicle (more storage).</p>
R-2 All R-1 uses plus duplexes and dwelling group of two detached units	23.20.080	4,000 5,000 for corner lots	Up to 2,699 – None 2,700 - 4000- One covered & one uncovered +4,001 – Two covered	Up to 2,699 – None 3,000-3,999 – One space either covered or uncovered 4,000 – One covered and one uncovered Note 1 – A driveway at least 20 feet in length may serve as a required uncovered space.	Not significantly different from existing. What are requirements for lots between 2,700 and 2,999 square feet? Provides relief to two covered spaces on small lots.

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<p>R-3-PGR (Retreat)</p>	<p>23.26.090</p>	<p>4,000 6,000 for corner lots Multi-family - Min. of 2,200 sq. ft per unit</p>	<p>Up to 2,699 – None 2,700 - 4000- One covered & one uncovered +4,001 – Two covered Multi-family – dependent on number of units Bed and Breakfast – Council</p>	<p>Up to 2,699 – None 3,000-3,999 – One space either covered or uncovered +4,000 - two covered Note 1 – A driveway at least 20 feet in length may serve as a required uncovered space.</p>	<p>Not significantly different from existing. What are requirements for lots between 2,700 and 2,999 square feet? Provides relief for smallest lots in Retreat.</p>
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