



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

AGENDA REPORT

TO: Chairman Fredrickson and Planning Commission Members

FROM: Mark Brodeur, Director

MEETING DATE: January 19, 2017

SUBJECT: Oversized homes in Single Family Residential Districts

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

RECOMMENDATION

1. Adopt a maximum gross floor area for the size of a single family home in the R-1 District not to exceed 4,309 square feet.
2. The maximum gross floor area of the second floor of the home shall not exceed 75% of the total gross floor area of the first floor.

BACKGROUND

In recent months, the Planning Commission has reviewed residential developments in the R-1 District that appear to be out of scale with the surrounding residences. The primary reason for this is that property owners have been buying adjacent lots to increase the ultimate size of their buildable lot. When that simple lot merge is completed, the allowed gross floor area of the home can increase quite a bit over the neighboring homes (on single lots) in the area.

The Planning Commission discussed this phenomenon in Fall of 2016 and generally felt that the Zoning Code {“Table 23.16.050 – Allowed gross floor area”} generally does a good job at matching homes to parcel size but didn’t go far enough. Initially, the Commission suggested that lot mergers should be curtailed or that the Table needed to be changed. However, after fully discussing the situation, the Planning Commission simply felt that the Table was adequate and that a maximum home size should be implemented.

Based on analysis provided by the Community Development Department and Commissioner Bluhm, lot sizes in the Beach Tract R-1 District were analyzed and compared. In the final analysis, the Commission isn’t opposed to lot consolidations; it is opposed to the resulting home size that is out of character with the neighborhood.

The analysis of home sizes in the R-1 District revealed that the three largest homes in the entire Beach Tract were;

- 1223 Ocean View Boulevard = 4,412 sq. ft.
- 1205 Ocean View Boulevard = 4,343 sq. ft.
- 888 Del Monte Avenue = 4,273 sq. ft.

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DISCUSSION

The most direct path of mitigating the proliferation of oversized homes is to simply continue to use the Zoning Code “Table 23.16.050 – Allowed gross floor area” up to a point. Any lot or combination of lots exceeding 12,700 square feet would be limited to a home size of 4,309 square feet. Even if two or more lots were combined to create a new supersized single lot of 21,000 square feet, the maximum gross floor area of the new home could not exceed 4,309 square feet. This method puts a cap on the maximum size of homes that helps to maintain neighborhood character for everyone.

This Zoning Code modification could be implemented by simply amending Table 23.16.050 to change the Floor Area column numbers on lot sizes in excess of 12,700 to 4,309.

On a related note, the Planning Commission was looking for another way to further articulate the upper floors of large homes so as to offset the bulk and massing of new homes or large, bulky additions. The Planning Commission considered and discussed several options that were proposed by Community Development staff.

The recommended zoning tool for reducing apparent bulk and mass is to limit the gross floor area of the second floor to 75% of the total gross area of the first floor. This reduces the upper floor bulk yet allows the project architect to find creative ways to mold the shape of the second floor to the clients desires. This modification would be implemented by adding a new Zoning Code subchapter “23.16.042 - Allowed second floor gross floor area.”

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 since one single-family home would continue to be allowed on parcels in the R-1 district. There are no other aspects of the proposed amendment that would result in potentially significant environmental impacts.

RESPECTFULLY SUBMITTED BY:



Mark J. Brodeur, Director
Community and Economic Development

23.16.050 Allowed gross floor area. 

Maximum gross floor area is as follows:

Table 23.16.050

Lot Size	Floor Area
1,000	550
1,100	605
1,200	660
1,300	715
1,400	770
1,500	825
1,600	880
1,700	935
1,800	990
1,900	1,045
2,000	1,100
2,100	1,155
2,200	1,210
2,300	1,265
2,400	1,320
2,500	1,375
2,600	1,430
2,700	1,485
2,800	1,540
2,900	1,595

Table 23.16.050

Lot Size	Floor Area
3,000	1,650
3,100	1,705
3,200	1,760
3,300	1,815
3,400	1,870
3,500	1,925
3,600	1,980
3,700	2,035
3,800	2,090
3,900	2,145
4,000	2,200
4,100	2,235
4,200	2,269
4,300	2,304
4,400	2,338
4,500	2,373
4,600	2,407
4,700	2,442
4,800	2,476
4,900	2,511
5,000	2,545
5,100	2,580
5,200	2,614
5,300	2,649

Table 23.16.050

Lot Size	Floor Area
5,400	2,683
5,500	2,718
5,600	2,752
5,700	2,787
5,800	2,821
5,900	2,856
6,000	2,890
6,100	2,925
6,200	2,959
6,300	2,994
6,400	3,028
6,500	3,063
6,600	3,097
6,700	3,132
6,800	3,166
6,900	3,201
7,000	3,235
7,100	3,270
7,200	3,304
7,300	3,339
7,400	3,373
7,500	3,408
7,600	3,442
7,700	3,477

Table 23.16.050

Lot Size	Floor Area
7,800	3,511
7,900	3,546
8,000	3,580
8,100	3,596
8,200	3,611
8,300	3,627
8,400	3,642
8,500	3,658
8,600	3,673
8,700	3,689
8,800	3,704
8,900	3,720
9,000	3,735
9,100	3,751
9,200	3,766
9,300	3,782
9,400	3,797
9,500	3,813
9,600	3,828
9,700	3,844
9,800	3,859
9,900	3,875
10,000	3,890
10,100	3,906

Table 23.16.050

Lot Size	Floor Area
10,200	3,921
10,300	3,937
10,400	3,952
10,500	3,968
10,600	3,983
10,700	3,999
10,800	4,014
10,900	4,030
11,000	4,045
11,100	4,061
11,200	4,076
11,300	4,092
11,400	4,107
11,500	4,123
11,600	4,138
11,700	4,154
11,800	4,169
11,900	4,185
12,000	4,200
12,100	4,216
12,200	4,231
12,300	4,247
12,400	4,262
12,500	4,278

Table 23.16.050

Lot Size	Floor Area
12,600	4,293
12,700	4,309
12,800	4,309
12,900	4,309
13,000	4,309
13,100	4,309
13,200	4,309
13,300	4,309
13,400	4,309
13,500	4,309
13,600	4,309
13,700	4,309
13,800	4,309
13,900	4,309
14,000	4,309
14,100	4,309
14,200	4,309
14,300	4,309
14,400	4,309
14,500	4,309
14,600	4,309
14,700	4,309
14,800	4,309
14,900	4,309

Table 23.16.050

Lot Size	Floor Area
15,000	4,309
15,100	4,309
15,200	4,309
15,300	4,309
15,400	4,309
15,500	4,309
15,600	4,309
15,700	4,309
15,800	4,309
15,900	4,309
16,000	4,309
16,100	4,309
16,200	4,309
16,300	4,309
16,400	4,309
16,500	4,309
16,600	4,309
16,700	4,309
16,800	4,309
16,900	4,309
17,000 and larger	4,309

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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].

23.16.042 Maximum second floor gross floor area

The maximum gross floor area permitted on the second floor shall be no more than 75% of the total gross floor area of the first floor.

23.16.050 Allowed gross floor area. 

Maximum gross floor area is as follows: