



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: February 2, 2017

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

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

RECOMMENDATION

Discuss an amendment to the Zoning Code which would allow a homeowner to have the option to add a second covered parking space without increasing the Floor Area Ratio.

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. This proposed amendment would require a second covered parking space for new homes and additions.

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. This amendment wouldn't require the second garage space but would offer the second space as an option to the homeowner without burdening the house with lost FAR to a garage space. The second space could either be a tandem space or a side-by-side 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

The members of the Planning Commission should discuss the approach of allowing a second covered parking space on lots over 4,000 or 5,000 square feet without having the

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additional garage space be counted as Floor Area Ratio. By doing this simple amendment, many homeowners may opt to build a two-car garage because they won't have to shrink the habitable space of the home to comply with zoning. Community Development staff would also like to add that a deed restriction accompany the second space request which says that the new parking space cannot be converted to living space or be used as a short term vacation rental.

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