



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: May 3, 2018

SUBJECT: Zoning Code Modification to Require Off Street Parking Requirements In Residential Districts

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

RECOMMENDATION

Review the recommendations of the Planning Commission Subcommittee and provide staff with enough direction to staff to amend Section 23.20.080 - Parking Standards and Driveway Length

BACKGROUND

In recent months, a Planning Commission Subcommittee has looked at a possible Zoning Code amendment that would modify current parking regulations in our lower density single/two family districts. The parking requirements for residential use appear in the Zoning Code under Chapters 23.16.070 and 23.20.080. Current requirements are fairly simple and are currently based on the size of the lot.

<u>SITE SIZE</u>	<u>OFF-STREET PARKING REQUIRED</u>
Less than 2,700sq. ft.	None
2,700 to 4,000 sq.ft.	One covered space and one uncovered space
Larger than 4,000 sq.ft.	Two covered spaces

Duplexes. One and one-half spaces per unit having less than two bedrooms; two spaces for all other units. One space per unit must be in a garage or carport.

The Planning Commission Subcommittee is suggesting the following to replace the current residential parking requirements.

<u>SITE SIZE</u>	<u>OFF-STREET PARKING REQUIRED</u>
Less than 2,700 sq.ft.	None*
2,700 to 4,000 sq.ft.	One parking space*
4,000 to 6,000sq.ft.	One covered and one uncovered space*
Larger than 6,000sq.ft.	Two covered spaces and two uncovered

* option for up to one additional covered parking space that is not counted as Gross Floor Area. It would still count as lot coverage.

05/03/18 PC

DISCUSSION

Members of the Planning Commission subcommittee have attempted to deal with a parking requirement that is difficult for small lot homeowners to meet, forcing less livable space in favor of more garage space.

Member of the Subcommittee were also aware that some larger parcels over 4,000 square feet are better off providing one covered and one uncovered space instead of the currently required two covered spaces. Again, this occurs on constrained lots where the size of the livable space must be reduced in order to provide housing for a vehicle.

Finally, the subcommittee wanted to permit homeowners to provide more than the minimum number of parking spaces required without penalizing them. The proposal gives the homeowner options without consequence. This option for up to one additional covered parking space is that it is not counted as Gross Floor Area. It would still count as lot coverage however.

Ultimately, these provisions may undergo modifications in the coming years when car ownership may be less necessary than it is today. As car ownership declines, garages won't house cars. Imagine all that vehicle space being converted to livable space!

COMPLIANCE WITH CEQA

The proposed action is Categorically Exempt from CEQA pursuant to Guidelines Section 15305 (Class 5 – Minor Alterations in Land Use Limitations). 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

1. Parking Subcommittee Report

05/03/18 PC

ATTACHMENT ONE

Residential Parking Requirements

Applies to Single Family Residences in all R Zones

Up to and including 2700 sq.ft - None required

Greater than 2700 sq.ft - 4000 sq.ft - 1 parking space

Greater than 4000 sq.ft – 6000 sq ft. – One covered, one uncovered

Greater than 6000 sq.ft – 2 covered, 2 uncovered

For properties up to and including 6000 sq.ft there would be an option for up to One additional covered parking space that is not counted as Gross Floor Area. It would still count as lot coverage