



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

AGENDA REPORT

TO: Chair Murphy and Members of the Planning Commission
FROM: Alex Othon, Assistant Planner
MEETING DATE: January 9, 2020
SUBJECT: Preliminary Discussion on a Zoning Code amendment to reduce Multi-Family development permit requirements.
CEQA: Not a “Project” under the California Environmental Quality Act (CEQA)

RECOMMENDATIONS

Receive as information, discuss, and provide guidance to staff.

DISCUSSION

In an effort to reduce barriers associated with multi-family development the Council adopted Housing Element identified programs to enact to facilitate the creation of more housing opportunities. Program 3.3c was identified to ease permitting requirements.

Program 3.3.c Use Permit for Multi-Family Development

The City currently has a Use Permit requirement for multi-family developments consisting of eight or more units in the City’s multi-family zones (R-3 and R-4). While the City is relying heavily on mixed-use development in commercial zones to accommodate its need for lower-income households, several high-density residential opportunity sites allowing capacity above the seven unit threshold have been identified in the inventory. To ensure the City’s permit process is not an unreasonable constraint on the potential development of these sites, the City will process a Zoning Code amendment to eliminate the Use Permit requirement for multi-family developments in the R-3 and R-4 zones.

An eight (8) unit multi-family development currently requires both an Architectural Permit and a Use Permit. The cost of a Use Permit is currently \$2,897. Along with the cost of the permitting process, the approval of a Use Permit adds to the entitlement process time. In addition to the time needed to review the project for compliance at staff level, the project must then be heard by both the Architectural Review Board for a recommendation and the Planning Commission for a decision. Due to the timing of meetings and the requirements of public noticing, this can result in a far lengthier approval process than requiring solely an Architectural Permit (AP). Generally, as more discretionary approvals required, the risk a property owner takes on increases and the less attractive the City looks as a potential development site. Removing the need for a Use Permit eliminates the need for a Planning Commission decision on these projects; however the Planning Commission still retains appeal authority on all Architectural Permits.

The Housing Element recommends that this requirement be removed from the residential zoning districts. In addition to the R-3 and R-4 zones, the requirement for a Use Permit also exists in all commercial and industrial zones within the City.

Policy Direction Sought

If it chooses, the Commission may explore removing the Use Permit requirement from the commercial and industrial zones in addition to the multi-family residential zone.

Staff aims to bring forward an amendment to the Zoning Code to remove the Use Permit requirement for 8 or more units for review by the Planning Commission and subsequent recommendation to Council at the scheduled March meeting.

RESPECTFULLY SUBMITTED:

Alex Othon

Alex Othon, Assistant Planner

Attachments:

1. Housing Element Program 3.3c

Housing Objective: n/a

Program 3.3.b Adequate Sites to Accommodate Housing Needs

In order to ensure that adequate sites are available throughout the planning period to accommodate the City's RHNA, the City will continue to comply with California Government Code §65863 through a project-by-project evaluation.

When water allocations become available for commercial, mixed-use, and residential development, if the ongoing monitoring of development proposals indicates commercial/mixed-use sites are not providing for residential development opportunities as anticipated to address the housing needs for all income levels, the City will develop additional strategies to encourage and facilitate the development of multi-family housing affordable to lower-income households.

Responsible Dept.: Community Development Department - Housing, Planning and Building Divisions

Timeframe: Throughout the planning period

Funding: General Fund

Housing Objective: n/a

Program 3.3.c Use Permit for Multi-Family Development

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Responsible Dept.: Community Development Department - Housing, Planning and Building Divisions

Timeframe: Initiate a Code amendment in 2016

Funding: General Fund

Housing Objective: n/a

Policy 3.4 Minimize regulatory constraints on housing development.

Program 3.4.a Parking Standards

The City will review parking requirements and consider options and parking reduction opportunities, such as:

- *Tandem Parking.* Allow for tandem parking for single-family dwellings and individual mobile homes upon meeting appropriate performance criteria.
- *Shared Parking.* Where two or more uses have distinct and differing peak traffic usage periods the required number of parking spaces may be reduced through Use Permit approval.
- *Low Vehicle-Ownership Reduced Parking Requirement.* Allow for a reduction in parking spaces for uses that serve tenants with low vehicle