ORDINANCE NO. 21-008

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE
AMENDING CHAPTERS 23.08, 23.26 AND 23.64 OF THE PACIFIC GROVE MUNICIPAL CODE REGARDING PARKING RESTRICTIONS

FACTS

1. The City of Pacific Grove (City) Housing Element 2015-2023 was adopted by the City Council in March 2016; and

2. In response to State law, the City Council adopted Goal #6 to reduce barriers, streamline approval, and further accommodate the development of affordable housing; and

3. The California State Legislature brought forward several bills in 2019 relating to the planning of housing development; and

4. The City planned to amend Pacific Grove Municipal Code (PGMC) Title 23 to implement the policies and programs identified in the adopted Housing Element; and

5. Program 3.4.a of the Housing Element addresses ways to ease the burden on the development of affordable housing by allowing shared parking, tandem parking, and reduced parking requirements for uses that can demonstrate a reduced parking need such as special needs housing developments; and

6. Additionally, the parking standards in the R-3-PGR zoning district have been a topic of discussion by the Planning Commission for several years given that the small average parcel size in the Retreat of 3,725 sq. ft. makes the development of a 2-car garage prohibitive. This amendment would remove the requirements for two (2) onsite covered parking spaces and require one (1) covered and one (1) uncovered parking spaces for lot sizes in excess of 2,699 sq. ft.; and

7. Generally, a reduction in the number or location of off-street parking spaces can reduce the amount of impervious surface onsite and can save considerable construction costs, which is particularly important in the development of affordable units; and

8. The Planning Commission, at its January 14, 2021, meeting discussed potential parking amendments in general concept and directed staff to prepare a draft ordinance for the Commission’s review at its next regular meeting; and

9. Notice of a public hearing before the Planning Commission was published in the Monterey County Weekly on January 28, 2021, and posted at City Hall on February 1, 2021; and

10. In the enactment of this ordinance, the City followed the guidelines adopted by the State of California and published in the California Code of Regulations, Title 14, Section 15000, et seq.

11. The amendments are exempt from environmental review per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines that provide that the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential
for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PACIFIC GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. Existing Municipal Code Chapter 23.08, entitled “Definitions,” shall be amended by the addition of all text shown in bold, italic text (bold italic text) as follows:

Chapter 23.08

Definitions

P. Definitions.

“Park, playground (public)” means outdoor sports grounds, indoor sports structures within a park area, playgrounds, tot lots, passive park areas, and other areas of use to the general public for recreation or outdoor diversions, not including commercial recreation facilities (see “Commercial recreation facility”), community gardens (see “Community garden”), or community centers (see “Public or quasi-public facility”).

“Parking, shared” means a public or private parking area used jointly by two or more uses.

“Parking facility” means parking lots or structures operated by the city or private entity providing parking with or without a fee. Does not include towing impound and storage facilities, which are defined under “Industrial, light.”

“Parking space” means a space not less than nine feet by 20 feet.

“Parking space, compact” means a space not less than eight feet by 16 feet.

“Parking space, tandem” means two or more vehicles that are parked on a driveway or in any other location on a lot, arranged one behind the other.

“Personal service” means establishments providing nonmedical services to individuals as a primary use. Examples of these include barber and beauty shops, including body, skin, and nail care; therapeutic massage certified under California Business and Professions Code Section 4612; garment repair and alteration; locksmiths; and shoe repair shops and shoeshine parlors. These uses may also include accessory retail sales of products related to the services provided.
SECTION 3. Existing Municipal Code Section 23.26.090 of Chapter 23.26, entitled “Off-street parking,” shall be amended by deletion of all text shown in strikeout (strikeout text) and by the addition of all text shown in bold, italic text (bold italic text), as follows:

Chapter 23.26.090

R-3-PGR DISTRICT, Off-street parking

Storage or parking space to be provided, and driveway requirements, shall be as follows:

(a) Single-family dwellings:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Off-Street Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>To and including 2,700</td>
<td>None</td>
</tr>
<tr>
<td>2,699 square feet</td>
<td></td>
</tr>
<tr>
<td>Larger than</td>
<td>One 1-covered</td>
</tr>
<tr>
<td>2,700 to 4,000</td>
<td>and one 1</td>
</tr>
<tr>
<td>4,000</td>
<td>uncovered*</td>
</tr>
</tbody>
</table>

Larger than 4,000 2-covered

* A driveway at least 20 feet in length may serve as a required uncovered space.

(b) Multifamily Units. One and one-half spaces/unit having less than two bedrooms; two spaces for all other units. One space/unit must be in a garage or carport. Individual units may utilize tandem parking.

(c) The distance from a property line to the garage or carport opening shall be a minimum of 20 feet; provided, that a shorter driveway may be approved through the use permit process.

(d) Driveway width shall not exceed 40 percent of lot width; provided, that a greater width may be permitted subject to obtaining a use permit.

SECTION 4. Existing Municipal Code section 23.64.190 of Chapter 23.64, entitled, “Off-street parking, storage,” shall be amended by deletion of all text shown in strikeout (strikeout text) and by the addition of all text shown in bold, italic text (bold italic text), as follows:

Chapter 23.64.190

Off-street parking, storage

Storage or parking space for the parking of automobiles off the street shall be provided in any district as follows:
(a) Not less than two garage or carport spaces for each single-family dwelling; provided, however, in cases of single-family dwellings on lots of 1,800 to 5,000 square feet or less, on which the living space floor area is 1,000 square feet or less, and in which there are less than three bedrooms, one garage or carport shall be required. and tandem parking shall be allowed;

(b) For each family unit in a duplex, apartment house or dwelling group, parking spaces may be tandem and shall be provided as follows:

1. One and one-half spaces for each unit having less than two bedrooms; and
2. Two spaces for all other units; and
3. One space for each unit shall be in a garage or carport.

(c) Not less than one garage space for each two guest rooms in any rooming house;

(d) Not less than one garage space for each four guest rooms in any hotel and not less than one parking space for each unit in a motel. The planning commission may require additional parking at a ratio of one space for each 50 square feet of accessory dining area within the R-3-M district;

(e) Not less than one parking space for each 300 square feet of floor area in each professional office building permitted, except that for office buildings located in areas assessed for the payment of off-street parking lots, parking space shall not be required except as set forth in subsection (g) of this section;

(f) Not less than one parking space for each six seats provided for visitors to churches, community centers, social halls, lodges, and clubs and not less than one parking space for each six beds and one parking space for each employee on the shift with the maximum number of employees in any rest home, nursing home, convalescent home or hospital;

(g) Parking space required for other uses allowed in any district and not set forth above shall be determined by the planning commission and set forth as a condition to the granting of the use permit for such use;

(h) The review authority planning commission shall be authorized to approve compact parking spaces under the following conditions:

1. Where a minimum of eight standard spaces are provided for commercial or industrial parking lots, 50 percent of parking in excess of the eight may be compact size; and
2. Fifty percent of the parking provided in excess of that required for any R district use may be compact size.

(i) Low Vehicle-Ownership Reduced Parking Requirement. For uses that serve tenants with low vehicle ownership rates, like special needs housing facilities, and that can demonstrate a reduced parking need, the review authority may allow for a reduction in parking spaces.

(j) Shared parking may be permitted. The number of shared parking spaces shall be determined by the planning commission and set forth as a condition to the granting of the use permit for such use.

SECTION 5. The City Manager is directed to execute all documents and to perform all other necessary City acts to implement this Ordinance.
SECTION 6. Severability. If any provision, section, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, or the application thereof to any person or circumstance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof, or its application to other persons or circumstances. The City Council hereby declares that it would have passed and adopted each provision, section, paragraph, subparagraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, paragraphs, subparagraphs, sentences, clauses or phrases, or the application thereof to any person or circumstance, be declared invalid or unconstitutional.

SECTION 7. In accord with Article 15 of the City Charter, this ordinance shall become effective on the thirtieth (30th) day following passage and adoption hereof.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE THIS 7th day of April, 2021, by the following vote:

AYES: Mayor Peake, Councilmembers Coletti, McAdams, Poduri.

NOES: None.

ABSENT: Councilmembers Smith and Tomlinson.

APPROVED:

[Signature]
BILL PEAKE, Mayor

ATTEST:
Dated: 4/15/2021

[Signature]
SANDRA KANDELL, City Clerk

APPROVED AS TO FORM:

[Signature]
DAVID C. LAREDO, City Attorney