

MONTEREY COUNTY PLANNING COMMISSION

Meeting: October 25, 2006 Time: 9:10 A.M.	Agenda Item No.: 1
Project Description: Conduct a workshop regarding the County's regulations for covered parking (Chapter 20.58 and Chapter 21.58).	
Project Location: County-wide	APN: Multiple
Planning File Number: PLN060514	Name: County of Monterey
Plan Area: County-wide	Flagged and staked: N/A
Zoning Designation: : N/A	
CEQA Action: N/A	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) discuss the County's requirements regarding covered parking for residential developments and alternatives to address any concerns; and
- 2) decide whether or not to recommend that the County's requirements be changed, and, if so; direct staff to prepare ordinances amending Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal).

PROJECT OVERVIEW:

Purpose

The purpose of this workshop is to discuss possible amendments to the County's covered parking requirements for residential developments. There have been concerns expressed by members of the Planning Commission that the County's parking requirements for residential developments do not necessarily take into consideration such factors as the diverse character of the County, the size of the property or the protection of environmental resources. Currently, every single-family residential unit is required to provide two parking spaces, one of which must be covered, regardless of whether the property is located in a rural area (e.g. South County), a more densely developed community (e.g., Castroville) or on a property constrained with environmentally sensitive habitat (e.g., Maritime Chaparral). As a result, the current parking requirements may, in certain cases, conflict with property owners' objectives or cause difficulties in achieving County goals and objectives. For example, the current requirements for two parking spaces, including one covered space for all single-family homes may be in conflict with policies intended to minimize the impacts of development on environmentally sensitive habitats, viewsheds and steep slopes.

Current Requirements

There are several sections of Chapter 20.58 (**Exhibit A**) and Chapter 21.58 (**Exhibit B**) that are applicable to this issue. The stated purpose of the County's parking regulations is to:

“avoid or lessen congestion in the streets and to promote the public safety and welfare by requiring off-street parking spaces for customers and employees and loading spaces for all land uses in the unincorporated areas of the County of Monterey sufficient in number to accommodate all vehicles which will be congregated at a given location, at a given point in time by drivers and passengers who use or occupy the facility or area for which the parking space and loading space is provided.”

The County’s parking requirements for residential uses (Section 20.58.040 and Section 21.58.040) are summarized in Table 1 below.

Table 1: Summary of Monterey County Parking Requirements for Residential Uses

Single- Family Detached	2 spaces/unit
Duplex	2 spaces/unit
Triplex	2 spaces/unit
Multiple-Family Residential	1 space/studio unit
Apartments, Townhouses, Condominiums, Cluster Homes	1.5 spaces/ 1 bedroom unit 2 spaces/ 2 bedroom units 2.2 spaces/3 or more bedroom unit In addition, 1 guest parking space/4 units
Boarding House, Rooming House Organizational House	1 space/guest room 1 space/100 square feet of guest room
Senior Citizen Housing Complexes Handicapped Housing	1 space/2 units plus 1 guest space/8 units 1 space/2 units plus 1 guest space/8 units
Mobilehome Park	2 spaces/unit plus 1 guest space/4 units

Section 20.58.050.F and Section 21.58.050.F require that, in all residential developments: “at least one covered parking space for each dwelling unit shall be provided. Covered parking shall count toward the amount of required parking.”

Section 20.58.050.C (Coastal) states that:

“The standards indicated herein may be modified by a Coastal Development Permit from the Zoning Administrator, Planning Commission, or Board of Supervisors, where appropriate, in cases which, due to the unusual characteristics of a use or it’s immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. In such cases, it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or the additional parking is not necessary because of specific features of the use, site, or the vicinity.”

Section 21.58.050.C (Non-Coastal) states that:

“The standards indicated herein may be modified by a Use Permit from the Zoning Administrator, Planning Commission, or Board of Supervisors, where appropriate, in cases which, due to the unusual characteristics of a use or it’s immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. In such cases, it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or the additional parking is not necessary because of specific features of the use, site, or the vicinity.”

In conclusion, the above parking requirements are the same in the Coastal Zone (Title 20) as Non-Coastal areas, with one exception. In the Coastal Zone, the parking standards may be modified with a Coastal Development Permit whereas in the Non-Coastal areas, a Use Permit is required.

Other Jurisdictions

Staff recently contacted ten other counties to determine their parking requirements for single family residences. Table 2 (below) is a summary of the parking requirements for single-family residences in other counties.

Table 2: Summary of Parking Requirements in Other Jurisdictions

County	Parking Requirements
Santa Cruz	2 Spaces/for a one bedroom unit 3 Spaces/2-4 bedroom units after 4 bedrooms each additional bedroom requires an additional space (no covered parking required)
San Luis Obispo	2 Spaces/Unit (no covered parking required)
Santa Clara	2 Spaces/Unit (1 covered)
San Benito	2 Spaces/Unit (1 covered)
Ventura	2 Spaces/1-4 Bedrooms (all covered) 3 Spaces/5 bedrooms (all covered) 4 Spaces/6-7 bedrooms (all covered) 5 Spaces/8+ bedrooms (all covered)
Butte	2 Spaces/Unit (no covered parking required)
San Diego	2 Spaces/Unit (no covered parking required)
Kern	2 Spaces/Unit (no covered parking required)
Merced	1.5 Spaces/ 1 bedroom 2 Spaces/ 2-4 bedrooms 3 Spaces/5 + bedrooms (no covered parking required)
Santa Barbara	2 Spaces/Unit (no covered parking required)

In conclusion, seven of the ten counties surveyed (i.e., Santa Cruz County, San Luis Obispo County, Butte County, San Diego County, Kern County, Merced County and Santa Barbara County) do not require covered parking for single-family homes. None of the ten counties surveyed had any parking requirements that were based on the geographic location of the project within the County or on the size of the lot.

Alternatives

Staff has identified the following alternatives for consideration by the Planning Commission:

Alternative 1. Modify parking requirements to consider density. There are at least two ways that the parking requirements could be modified to take density into consideration. One way would be to modify the parking requirements for certain residential zoning districts. Below is a summary of the minimum lot sizes for the County’s residential zoning districts.

HDR (High Density Residential) (Section 21.10) – 5,000 sq. ft. – minimum lot size

MDR (Medium Density Residential) (Section 21.12) – 6,000 sq. ft. – minimum lot size

LDR (Low Density Residential) (Section 21.14) – One acre – minimum lot size

RDR (Rural Density Residential) (Section 21.16) - Five acres – minimum lot size

For example, one option would be to require single-family homes on properties within HDR and MDR zoning districts to have two parking spaces, one of which must be covered. Single-family homes in other zoning districts (e.g., LDR, RDR, F, PG, RG and RC) would be required to have two parking spaces which could be uncovered.

Another option that would take density into consideration would be to modify the residential parking requirements based on the actual size of the property (i.e., rather than the Zoning District). For example, the parking requirements could be modified to only require covered parking for a property if it were smaller than a certain size.

Two off-street parking spaces would still be required, so the amount of ground disturbance required for a given project would not be greatly affected. However, there may be more flexibility in location. Eliminating the covered parking space requirement would allow an increase in the floor area ratio (FAR) for other structures. For example, the maximum Floor Area Ratio in the MDR District varies from 25% maximum for lots with 2 units or less per acre and 35% for lots with more than 2 units/acre).

Alternative 2. *Modify parking requirements to consider the planning area.* As discussed above, the County's residential parking requirements do not vary from one part of the County (i.e., planning area) to another. While it may be appropriate to require covered parking in a more suburban setting, it may be less appropriate in a more rural setting. For example, single-family homes in South County are required to provide two parking spaces, one of which must be covered, regardless of the policies contained in the South County Area Plan or the objectives of the property owner. Given such circumstances, the requirement for one covered parking space for a single-family residence could add additional expense to a project without furthering the achievement of any County objectives.

Alternative 3. *Do not require covered parking for single-family residences.* A third alternative would be to modify the parking regulations for single-family residences to eliminate the requirement that one of the two required spaces must be covered. This would be consistent with the requirements of several other counties (see the Table 2 above).

Alternative 4. *Do not modify the County's parking requirements.* A fourth alternative would be to keep the County's current parking requirements.

OTHER AGENCY INVOLVEMENT:

Any proposed amendments to the parking requirements will be submitted to other agencies for review. Modification of the Coastal regulations (Title 20.58) would require Coastal Commission certification of a Local Coastal Program (LCP) amendment.

October 13, 2006

cc: Planning Commission Members (10); County Counsel; Mike Novo; Bob Schubert;
Brittany Nicholson, Carol Allen; File PLN060514.

Attachments: Exhibit "A" Chapter 20.58 (Coastal Parking Regulations)
Exhibit "B" Chapter 21.58 (Non-Coastal Parking Regulations)

This report was reviewed by Mike Novo, Interim Planning Director