

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 13, 2008 9:00 A.M.	Agenda Item No.: 3
Project Description: Amendment to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) to eliminate the covered parking requirement for new developments in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR).	
Project Location: Countywide	APN: Multiple
Planning File Number: PLN060514	Name: Monterey County
Plan Area: Multiple	Flagged and staked: Not Applicable
Zoning Designation: Not Applicable	
CEQA Action: Negative Declaration	
Department: RMA – Planning	

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution (**Exhibit B**) recommending that the Board of Supervisors take the following actions to eliminate the covered parking requirement for new residential developments in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR):

- 1) Adopt the Initial Study/Negative Declaration with Errata (**Exhibit C and D**);
- 2) Approve a resolution (**Exhibit B**) of intent to adopt an ordinance (**Attachment 1 to Exhibit B**) to amend section 20.58.050.F (Coastal) of the Monterey County Code and submit the amendment to the Coastal Commission for certification; and
- 3) Adopt an ordinance (**Attachment 2 to Exhibit B**) to amend section 21.58.050.F (Non-Coastal) of the Monterey County Code.

PROJECT OVERVIEW:

The proposed project is an amendment to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) to eliminate the covered parking requirement for new residential development in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR) districts. The effect of this amendment would be increased flexibility for residential development in certain zoning areas to either include or exclude covered parking at the discretion of the property owner or developer (refer to **Exhibit A**).

OTHER AGENCY INVOLVEMENT:

- ✓ Public Works
- ✓ Environmental Health
- ✓ Water Resources Agency
- ✓ County Counsel

Bob Schubert, Acting Planning Manager
(831) 755-5183 schubertbj@co.monterey.ca.us
February 7, 2008

cc: Planning Commission; Coastal Commission; Bob Schubert, Acting Planning Manager; Alana Knaster; Beth Shirk; Public Works; Environmental Health; Water Resources Agency; County Counsel; Michael Stamp; Front Counter, Planning File PLN060514.

Attachments: Exhibit A Discussion
Exhibit B Resolution
Attachment 1 Draft Ordinance (Coastal)
Attachment 2 Draft Ordinance (Inland)
Exhibit C Negative Declaration
Exhibit D Errata to the Negative Declaration
Exhibit E Chapter 20.58 (Coastal Parking Regulations)
Exhibit F Chapter 21.58 (Non-Coastal Parking Regulations)

EXHIBIT A

DISCUSSION

Background

Current Monterey County parking regulations require that all residential developments provide at least one covered parking space for each dwelling unit. This requirement exists 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 by environmentally sensitive habitats (e.g., Maritime Chaparral). The Monterey County Planning Commission has expressed concern that these requirements are not taking into account the diverse character of the County and in some cases may create difficulties in achieving other policy goals such as minimizing the impact of development on environmentally sensitive habitats, viewsheds, and slopes.

Current Residential Parking Requirements

Chapter 20.58 (**Exhibit E**) and Chapter 21.58 (**Exhibit F**) of the Monterey County Code to establish requirements for provision of off-street parking spaces. 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

Type of Residential Use	Parking Spaces Required
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 unit 2.2 spaces/3 or more bedroom unit In addition, 1 guest parking space/4 units
Boarding Housing, 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/4 units

**Table 1. Summary of Monterey County Parking Requirements
for Residential Uses**

Type of Residential Use	Parking Spaces Required
Mobilehome Park	2 spaces/unit plus 1 guest space/4 units

Subsection F of Section 20.58.050 and Section 21.58.050 requires that:

In all residential developments, at least 1 covered parking space for each dwelling unit shall be provided. Covered parking shall count toward the amount of required parking.

The above parking requirements are the same in the Coastal Zone (Title 20) as Non-Coastal areas (Title 21), with one exception: in the Coastal Zone, the parking standards may be modified with a Coastal Development Permit; in the Non-Coastal areas, parking standards may be modified with a Use Permit. In addition, procedurally, because Title 20 is part of the County’s Local Coastal Program and changes to covered parking requirements affect permitted land uses, the County cannot formally adopt a change to the covered parking requirement in Title 20 until the County submits the proposed amendment to Title 20 to the California Coastal Commission and the Coastal Commission certifies it as to conformity with the policies of the Coastal Act.

October 25, 2006 Planning Commission Workshop

Based on Planning Commission concerns that existing parking requirements may conflict with certain County policies, staff conducted a workshop on October 25, 2006 to discuss possible amendments to the County’s covered parking requirements for residential developments. The workshop included a discussion of existing Monterey County parking requirements as well as the parking requirements of ten other counties (including Santa Cruz, San Luis Obispo, Santa Clara, San Benito, Ventura, Butte, San Diego, Kern, Merced and Santa Barbara). Staff then presented four alternatives to the Planning Commission, including: (1) modify parking requirements to consider density; (2) modify parking requirements to consider the planning area; (3) do not require covered parking for single-family residences; and (4) do not modify the County’s parking requirement.

October 31, 2007 Planning Commission Meeting

Based on Planning Commission guidance, staff prepared draft amendments to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) to eliminate the covered parking requirement for all new residential development. As stated in the October 31, 2007 Staff Report, these amendments would allow increased flexibility in providing required parking spaces in locations to ensure consistency with applicable General Plan goals and policies by providing the flexibility to consider the diverse character of the County, the size of the property, as well as the protection of environmental resources. In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to assess potential environmental impacts from the removal of the covered parking requirement (**Exhibit C**). The Initial Study was circulated on September 28, 2007 with the public review period ending October 29, 2007. No comments were received on the Negative Declaration.

At the October 31, 2007 meeting, the Planning Commission expressed concern that removing the covered parking requirement for all residential development may not fully address their initial concerns and directed staff to return with alternative proposals for revisions.

December 12, 2007 Planning Commission Workshop

Based on Planning Commission guidance, staff conducted a workshop on December 12, 2007 to present two alternative covered parking ordinance revisions. This included an alternative which based covered parking requirements on zoning (Alternative 1) and an alternative which based covered parking requirements on development type (Alternative 2). In comparison to the previously recommended ordinance revisions (October 31, 2007 Planning Commission Recommendation), which would remove the covered parking requirement for all new residential development, these alternatives would still require at least 1 covered parking space for certain zoning districts or development types. Both alternatives would eliminate this requirement in less dense areas of the County in order to allow flexibility and minimize the impacts of development on environmentally sensitive habitats, viewsheds, and slopes.

The Planning Commission recommended that staff prepare ordinance amendments consistent with Alternative 1 with minor modifications. This alternative, with Planning Commission revisions, is the “proposed project” and is described in greater detail below.

Project Description

The proposed project is an amendment to section 20.58.050.F and section 21.58.050.F of the Monterey County Code to eliminate the covered parking requirement for new developments in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR). The effect of this amendment would be increased flexibility for residential development in certain zoning areas to either include or exclude covered parking at the discretion of the property owner or developer. In all residential zoning districts other than HDR and MDR, covered parking spaces are not required for development approved after the effective date of these ordinances provided that the total number of required parking spaces required by the Zoning Ordinance are constructed. In all residential zoning districts other than HDR and MDR districts, residential development that was approved but which had not received final building inspection approval as of the effective date of the ordinance amendment may be relieved of the requirement to provide covered parking spaces if the development provides the total number of parking spaces required by Chapter 21.58 and if the County approves the revised site plan to omit the covered parking and determines that no further environmental analysis is required.

Under this amendment, residential development in HDR and MDR zoning districts would still be required to provide at least covered parking space per dwelling unit.

Because Title 20 is part of the County’s Local Coastal Program and changes to covered parking requirements affect permitted land uses, before the County may formally adopt the amendment to Title 20, the County must submit the proposed amendment to Title 20 to the California Coastal Commission for certification as to conformity with the policies of the Coastal Act.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to assess potential environmental impacts from the previously proposed ordinance revisions, and was circulated on September 28, 2007 with the public review period ending

October 29, 2007. No comments were received on the Initial Study and /Negative Declaration. An Errata to the Initial Study/Negative Declaration was prepared on January 22, 2008 to address changes to the ordinance revisions since circulation of the IS/ND (**Exhibit D**).

Aesthetics

The elimination of the covered parking requirement in zoning districts other than HDR and MDR could increase the number of parked vehicles visible from County roadways and other public viewpoints. This increase would be reduced, however, when compared to the originally proposed ordinance revisions. Nonetheless, this may be considered a detrimental aesthetic impact. However, fewer covered parking facilities (such as carports and garages) would potentially result in less overall obstruction of scenic vistas. As a result, aesthetic impacts may be beneficial in some instances.

Future applicants for all residential projects would be required to comply with General Plan and applicable Area Plan or Land Use Plan scenic resource policies and applicable Zoning Ordinance height and size limits. In addition, individual projects would undergo environmental review on a case-by-case basis. Aesthetic impacts would therefore be less than significant.

The project would not have any direct or indirect effect on scenic resources within a state scenic highway. The elimination of covered parking for residential projects in zoning districts other than HDR and MDR could increase the number of parked vehicles visible from County roadways and other public view points. Again, this increase would be reduced when compared to the originally proposed ordinance revisions. Nonetheless, increased glare could occur as a result of cars reflecting sunlight. This effect would be similar to cars on the roadway or cars parked in a driveway, and would be distributed throughout the County. The proposed parking regulation revisions would not introduce nighttime lighting, and may reduce nighttime lighting due to the potential reduction of the need for exterior lighting on covered parking structures.

Hydrology and Water Quality

Although the proposed revisions would allow for additional uncovered parking, the same total number of parking spaces would be required pursuant to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking). As a result, the project is not expected to result in a net increase in impermeable surfaces.

Parking spaces accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons. During storms, deposits located on uncovered parking spaces and covered (carport) parking spaces would be washed into and through drainage systems. Oil and grease contain a number of hydrocarbon compounds, some of which are toxic to aquatic organisms at low concentrations. Although deposits on covered (garage) parking spaces would not immediately wash into and through drainage systems during storms, deposits would eventually be washed into the system via homeowner maintenance/cleaning and/or flooding. As a result, the elimination of covered parking in residential zoning districts other than HDR and MDR would not significantly increase the amount of these deposits being washed into and through drainage systems. In addition, future applicants for development greater than one acre would require a National Pollutant Discharge Elimination System (NPDES) permit. Compliance with the NPDES program would ensure less than significant impacts related to RWQCB water quality standards.

Conclusion

The proposed project consists of revisions to the Monterey County Parking Regulations to eliminate the covered parking requirement for residential projects in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR). The proposed project does not create significant environmental impacts. The proposed project is consistent with applicable General Plan goals and policies, as well as with applicable Area Plan and Land Use Plan goals and policies.

EXHIBIT B

RESOLUTION NO. _____

**Before the Planning Commission in and for the
County of Monterey, State of California**

Resolution No. _____)
Resolution of the Monterey County)
Planning Commission recommending)
that the Monterey County Board of)
Supervisors Amend Chapter 20.58)
(Coastal) and Chapter 21.58 (Non-)
Coastal) of the Monterey County)
Code (Regulations for Parking) to)
eliminate the covered parking)
requirement for new developments)
in residential zoning districts other)
than High Density Residential (HDR))
and Medium Density Residential)
(MDR) (PLN060515))

The Covered Parking Regulation Revisions (PLN060514) came on for public hearing before the Monterey County Planning Commission on February 13, 2008. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission forwards the following recommendation to the Board of Supervisors with reference to the following facts:

I. RECITALS:

- A. Current Monterey County parking regulations, codified in Title 20 (Coastal) and Title 21 (Inland) of the Monterey County Code, require that all residential developments provide at least one covered parking space for each dwelling unit. This requirement exists 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 by environmentally sensitive habitats (e.g., Maritime Chaparral). These requirements do not take into account the diverse character of the County and in some cases create difficulties for compliance with policies intended to minimize the impact of development on environmentally sensitive habitats, viewsheds, and slopes.

At the direction of the Planning Commission, staff prepared the ordinances attached hereto as Attachments 1 and 2 and incorporated herein by reference to amend section 20.58.050.F (Coastal) and section 21.58.050.F (Non-Coastal) of the Monterey County Code to eliminate the covered parking requirement for new residential developments in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR). Under the proposed ordinances, in all residential zoning districts other than HDR and MDR, covered parking spaces are not required for development approved after the effective date of these ordinances provided that the total number of required parking spaces required by Chapter 20.58 or Chapter 21.58, as

applicable, are constructed. In all residential zoning districts other than HDR and MDR districts, residential development that was approved but which had not received final building inspection approval as of the effective date of the ordinance amendment may be relieved of the requirement to provide covered parking spaces if the development provides the total number of parking spaces required by Chapter 21.58 and if the County approves the revised site plan to omit the covered parking and determines that no further environmental analysis is required.

- B. In accordance with the California Environmental Quality Act (CEQA), the County prepared an Initial Study/Negative Declaration, which was circulated for public review beginning September 24, 2007. An Errata to the Initial Study/Negative Declaration was prepared on January 22, 2008 to address the changes in the proposed draft ordinance. The Errata clarifies information contained in the circulated CEQA document, but does not substantively alter its analysis or conclusions. The effect of the amendments would be increased flexibility for residential development in certain residential zoning areas, other than HDR and MDR, to either include or exclude covered parking at the discretion of the property owner or developer. This amendment is consistent with applicable General Plan goals and policies by providing the flexibility to consider the diverse character of the County the size of the property and protection of environmental resources.
- D. Pursuant to Government Code sections 65854 and 65855, the Planning Commission must hold a noticed public hearing to consider amendments to County zoning ordinances and must make a written recommendation on the ordinances to the Board of Supervisors.
- E. On February 13, 2008, the Planning Commission held a duly noticed public hearing on the proposed amendments and considered the Initial Study and Negative Declaration and Errata before making this recommendation.

II. DECISION:

NOW, THEREFORE, the Monterey County Planning Commission hereby recommends that the Board of Supervisors take the following actions to eliminate the covered parking requirement for new residential developments in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR) districts: 1) adopt the Initial Study/Negative Declaration; 2) approve a resolution of intent to adopt an ordinance (Attachment 1) to amend section 20.58.050.F (Coastal) of the Monterey County Code and submit the amendment to the Coastal Commission for certification; and 3) adopt an ordinance (Attachment 2) to amend section 21.58.050.F (Non-Coastal) of the Monterey County Code .

PASSED AND ADOPTED on this 13th day of February 2008, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

By _____
MIKE NOVO, SECRETARY