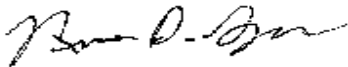


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning and Building Director
DATE: May 21, 2013
SUBJECT: Potential Limitations on Front Yard Parking

APPROVAL FOR FORWARDING:



Richard D. Spittler, City Manager

1 **ISSUE:** Preparation of Municipal Code amendment to limit parking in required
 2 residential front yards

3 **RECOMMENDATION:** Direct staff to prepare a draft ordinance amendment for public
 4 review and schedule for Planning Commission public hearing

5 **BACKGROUND:** At a previous City Council meeting, Mayor Canning expressed
 6 concern about the practice of parking and storing vehicles in the front yards of
 7 residences, outside of the driveway or other paved area. This primarily occurs in
 8 neighborhoods with rolled curbs that can be readily mounted by drivers. Parking on non-
 9 paved areas results in the loss of landscaping and neighborhood open space, as well as
 10 the tracking of mud and dirt into the roadway. It can also create a negative visual
 11 appearance that reduces property values.

12 **DISCUSSION:** Many jurisdictions limit parking in a required residential front yard (and
 13 the street side yard on a corner lot) in response to the concerns outlined above.

14 Such limitations frequently include:

- 15 • The maximum percentage of a required yard and/or the number of square feet that
 16 may be used for parking (including any driveway)

17 *Comment: Limiting the total parking area, including any driveway, to the lesser of*
 18 *40% of a required yard or 600 square feet would limit 60-foot wide lots (such as*
 19 *those on Adele) to just two spaces (such as those in a driveway). Lots of 80 feet or*
 20 *more could have three spots (such as two in the driveway and one adjoining) under*
 21 *this formula.*

22

- 23 • The number of curb breaks and their maximum widths
24 *Comment: Access to a parking area could be limited to a single curb break to limit*
25 *the number of parking areas in a yard to one.*
- 26 • A requirement that the allowed parking area have an all-weather surface with
27 clearly-defined edges.
- 28 *Comment: "All-weather surface" could be defined to preclude areas of grass, lawn,*
29 *compacted or hard-packed dirt.*

30 **FISCAL IMPACT:** An ordinance amendment would require staffing resources from the
31 Planning and Building Department to prepare staff reports for the Planning Commission
32 and City Council; prepare, post and mail public notices for the required public hearings;
33 and attend public meetings. There will be a cost associated with the publication of
34 required notices in the local newspaper and mailing public notices.

35 After adoption, the City would incur ongoing costs associated with enforcing the parking
36 limitations. Enforcement could require substantial staff time initially as residents are
37 educated about the new provisions. It is anticipated that enforcement would encompass
38 an entire street at one time.