

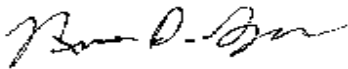
City of Calistoga

Staff Report

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TO: Honorable Mayor and City Council
FROM: Lynn Goldberg, Planning and Building Director
DATE: October 15, 2013
SUBJECT: Ordinance to limit parking and storage in single-family residential yards

APPROVAL FOR FORWARDING:



Richard D. Spittler, City Manager

1 **ISSUE**

2 Consideration of an ordinance to limit parking and storage in required single-family
3 residential yards

4 **RECOMMENDATION**

5 Introduce the ordinance (Attachment 1) and waive its first reading, following a public
6 hearing.

7 **BACKGROUND**

8 Concern has been expressed about extensive parking in the front yards of single-family
9 residences, as well as the storage of household goods, construction materials and
10 equipment in these areas.

11 These practices can create a negative visual appearance that reduces property values.
12 Parking on non-paved areas can result in the loss of landscaping and neighborhood
13 open space, as well as the tracking of mud and dirt into the roadway.

14 On May 21, 2013, the City Council directed staff to initiate appropriate amendments to
15 the Calistoga Municipal Code that address these concerns.

16 **PROPOSED CODE AMENDMENTS**

- 17 • Proposed Parking Limitations

18 In general, single-family homes would be allowed to park vehicles in a driveway and
19 adjoining parking pad, with certain limitations.

20 The following specific limitations are proposed to be added to Chapter 17.36 Off-Street
21 Parking and Loading (Title 17, Zoning):

22 *On a lot developed with a single-family residence, vehicles may be parked*
23 *in required front and street side yards only in the following areas in order to*
24 *minimize their visual impact on the neighborhood and promote landscaping:*

25 1. *On a driveway with a maximum width of 24 feet, where “driveway” is*
26 *defined as a private road that leads from a public road to a house or*
27 *garage.*

28 2. *On a parking pad with a maximum width of 10 feet, subject to the*
29 *following:*

30 a. *Parking pads shall be parallel with and adjacent to a driveway.*

31 b. *Parking pads shall be located between a driveway and the*
32 *nearest interior side property line.*

33 3. *On an area that is consistent with the intent of the above regulations if*
34 *a driveway is not needed, subject to approval by the Planning &*
35 *Building Director.*

36 *Parking areas shall have an all-weather surface with clearly-defined edges.*
37 *“All-weather surface” does not include areas of grass, lawn, compacted or*
38 *hard-packed dirt.*

39 The limitation on driveway width is proposed in order to minimize the amount of yard
40 that is paved while allowing sufficient area for two cars to park side-by-side. Similarly,
41 the proposed limitations on the size and location of parking pads are intended to allow
42 for an additional vehicle to be parked in a manner that has the least visual impact. See
43 Attachment 2 for a depiction of a driveway and parking pad that would be allowed.

44 Since there are some homes without the need for driveways because they do not have
45 a garage or carport, proposed provision No. 3 would allow the Planning & Building
46 Director to approve a parking area that is consistent with the intent of the overall
47 limitations.

48 • Proposed Storage Limitations

49 The Municipal Code contains a general requirement that properties be kept free of
50 trash, building materials and the storage of other goods which are visible from the street
51 or adjacent properties (CMC Section 8.24.020).

52 In order to clearly prohibit storage in required front and street side yards and facilitate
53 code enforcement, the following regulation is proposed to be added to Chapter 8.24
54 Property Maintenance Standards (Title 8, Health and Safety):

55 *A required front or street side yard may not be used for the storage of*
56 *goods, equipment and materials including, but not limited to, the*
57 *following:*

- 58 1. *Household furnishings, fixtures and appliances*
- 59 2. *Machinery, tools and equipment*
- 60 3. *Boxes and mobile storage containers, except when associated*
61 *with a household's relocation or ongoing construction or*
62 *landscaping activities.*
- 63 4. *Salvage materials, scrap metal and construction materials,*
64 *including but not limited to dirt, sand, gravel, concrete, tile,*
65 *rocks, bricks and similar materials, except when associated with*
66 *ongoing excavation, construction, demolition, agricultural or*
67 *landscaping activities on the same property.*

68 It should be noted that these regulations would be in addition to CMC Section 8.24.050,
69 which prohibits the parking or storage for more than 72 hours of a motor vehicle, trailer
70 or vessel in a required front or street side yard. To further clarify this prohibition,
71 expansion of this section is proposed to specifically prohibit the parking or storage of
72 recreational vehicles and equipment, and off-highway vehicles in these areas.

73 DISCUSSION

74 The proposed approach to regulating the use of required front yards allows for the
75 reasonable use of property as well as regulations that are simple to understand and
76 enforce.

77 The proposed Municipal Code amendments would enhance neighborhoods and
78 property values, as well as facilitate code enforcement.

79 They would also further the following goal of the Calistoga General Plan's Housing
80 Element.

81 *Goal H-4 Maintain and enhance the physical condition and aesthetic*
82 *quality of existing residential areas in the city.*

83 The City Council should provide direction on whether to enforce the new regulations on
84 a complaint basis - which is the normal procedure for Code violations - or to pro-actively
85 enforce them, targeting neighborhoods where the majority of the violations occur.

86 ENVIRONMENTAL REVIEW

87 The proposed Municipal Code amendments have been reviewed in accordance with the
88 California Environmental Quality Act. CEQA Guidelines Section 15061(b)(3), the
89 "general rule" exemption, states that where it can be seen with certainty that there is no
90 possibility that the activity in question may have a significant effect on the environment,
91 the activity is exempt from CEQA. The City has determined that the proposed limitations
92 on parking and storage in required yards for single-family residences will not have an
93 impact on the environment and are therefore exempt from CEQA under the general
94 rule.

95 **PLANNING COMMISSION REVIEW**

96 The Commission considered the proposed Code amendments at a public hearing on
97 September 11, 2013, and after discussion and public comments, recommended that the
98 Council approve the attached ordinance.

99 **FISCAL IMPACT**

100 The City will incur ongoing costs associated with enforcing the parking and storage
101 limitations. Enforcement could require substantial staff time initially as residents are
102 educated about the new provisions.

103 **ALTERNATIVES**

104 The Council may direct revisions to the proposed Code amendment language. If the
105 revisions are substantially different, the Council should refer them to the Planning
106 Commission for consideration and recommendation.

ATTACHMENTS

1. Draft ordinance
2. Driveway and parking pad exhibit
3. Planning Commission Resolution 2013-30
4. Excerpt from Planning Commission Draft Minutes of September 11, 2013