



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Manager

SUBJECT: PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING COMMERCE MUNICIPAL CODE ("CMC") TITLE 19, SECTION 19.07.070 GOVERNING RESTRICTIONS ON VEHICLE PARKING WITHIN THE FRONT YARD SETBACK IN TRACT NO. 37889 ("THE VILLAGE")

MEETING DATE: APRIL 22, 2025

RECOMMENDATION:

1. Conduct a public hearing and take testimonial and documentary evidence; and
2. Waive full reading and introduce for first reading by title only of Ordinance No 25-XX amending Title 19, Section 19.07.070 of the CMC (Zone Ordinance Text Amendment (ZTA 24-01)),
3. Determine that the project is exempt from the California Quality Act (CEQA), and file a Notice of Exemption.

BACKGROUND:

On October 8, 2024, Public Safety staff presented the City Council with an update on the parking survey conducted at the Village neighborhood, which is comprised of 140 single-family homes. The City Council gave direction as follows:

- Maintain restricted parking within the Village;
- Allow a third parking space within the front yard setback; and
- Initiate a zone text amendment that only affects the Village.

On November 12, 2024, Planning staff presented the City Council with draft language amending restrictions on vehicle parking within the front yard setback within the Village neighborhood to address parking issues in that area. The City Council discussed options and provided additional direction to:

With the direction provided by City Council, staff prepared a draft ordinance and presented Zone Ordinance Text Amendment (ZTA 24-01) to the Planning Commission at a duly

noticed public hearing on December 18, 2024. At that meeting, the Planning Commission adopted PC Resolution 24-09 recommending that the City Council approve the draft Ordinance No. 25-XX.

ANALYSIS:

The Village is comprised of 140 single-family homes located in a semi-curvilinear subdivision (see Attachment No. 2 - Parcel Map). The typical lot size in the Village is 45-feet by 97-feet (4,365 square feet). Each single-family home is developed with an attached two-car garage that is located at the front of each home with a 20-foot wide driveway that spans the width of the garage that extends from the garage door to the front property line. The driveway has space to accommodate 2 cars plus 2 cars within the garage. The driveway width of 20-feet throughout the Village is consistent with CMC Section 19.07.080, which states that, "A driveway in a front yard in any residential zone shall be no more than twenty feet in width." In addition, CMC Section 19.07.070(A) states that, "No motorized vehicle, either operable or inoperable, shall be permitted to be parked within any front yard area other than on a paved driveway leading directly to a garage or other approved vehicle parking area."

City Council's direction was to establish a mechanism for allowing additional parking areas adjacent to the existing 20-foot wide driveway within the front yard area. Please note, the Village residential neighborhood is the only residential area in the City with a "No Street Parking 2AM-6AM" restriction. The draft ordinance amends Section 19.07.070 of the CMC to allow for the parking of an additional vehicle on site within the front yard area as follows (new language is underlined):

19.07.070 - Restrictions on vehicle parking.

- A. No motorized vehicle, either operable or inoperable, shall be permitted to be parked within any front yard area other than on a paved driveway leading directly to a garage or other approved vehicle parking area.
- B. Exception. On all lots within recorded Tract No. 37889, known as the Village, a maximum of 10'-0" by 20'-0" parking pad may be installed on-site within the 20-foot front yard setback and developed immediately adjacent to the existing parking spaces located in front of the existing two-car garage to create a continuous parking pad not to exceed 30-feet in width. A 10'-0" by 20'-0" parking pad is allowed if a lot is in full compliance as follows:
 - 1. The 20-foot length for the parking pad will be measured from the front property line and the parking pad shall not extend nor shall vehicles be allowed to park beyond the 20-foot front yard setback. No trailers and only operable vehicles are allowed to be parked on the parking pad and parking areas in front of the garage as shown in Figure 7-01.
 - 2. The parking pad must be constructed of 3½" thick concrete or any other material that is suitable to sustain the weight of the vehicles for vehicle parking as determined by the City.
 - 3. A walkway with a maximum width of 48" is allowed to be located within the front yard setback, but must be separated from an approved parking pad with a minimum 30" wide landscape area.

4. A maximum of 30 feet of continuous concrete or other compatible material and 48" walkway is allowed within the front yard setback. The remainder of the front yard setback not improved as a walkway or parking pad must be fully landscaped.
5. A plot plan/site plan review will be required and shall submitted to the Planning Division for review and approval with the appropriate fee for the consideration of any proposed or pre-developed parking pad pursuant to paragraph (B) of this section.

C. No vehicle with a gross vehicular weight of ten thousand pounds or greater shall be parked on any portion of a lot within a residential zone. This restriction shall not apply to delivery, service, or similar vehicles providing temporary service.

19.07.080 - Driveway restrictions.

A driveway in a front yard in any residential zone shall be no more than twenty feet in width. In the case where a driveway or other access leads directly to three covered side-by-side parking spaces, the driveway width shall not exceed thirty feet. [End of proposed amendment].

The attached plan illustrates the proposed zone text amendment. Other adjustments or inclusions may be incorporated to consider walkways and landscape separation as may be required.

FISCAL IMPACT:

None at this time.

RELATIONSHIP TO STRATEGIC PLAN:

This matter is applicable to the following Strategic Focus Area and Guiding Principle: Community Quality of Life – Guiding Principle 4: Support and evaluate community services, programs and events that promote healthy and quality lifestyles for our residents. Enhance public safety and social services through innovative programs that meet the needs of the residential and business communities.

Recommended by:	Jessica Serrano, Director, Economic Development & Planning Louis Morales, Interim City Planner
Approved As To Form:	Noel Tapia, City Attorney
Respectfully Submitted:	Ernie Hernandez, City Manager

ATTACHMENT:

1. Draft Ordinance
2. Parcel Map
3. Illustration Figure 7 Map

