

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, AMENDING TITLE 19 (ZONING) OF THE COMMERCE MUNICIPAL CODE TO MODIFY CHAPTER 19.07.070 (RESTRICTIONS ON VEHICLE PARKING)

WHEREAS, the City of Commerce ("City") is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the proposed zoning text amendment is consistent with the City of Commerce General Plan, as it would help to further the goals and objectives of the Plan which is intended to promote and protect its residential zoning districts; and

WHEREAS, the purpose of this zoning code text amendment is to regulate parking activity for properties located in Tract No. 37889 and allow parking on established 10' x 20' parking pads in a defined area within the front yard; and

WHEREAS, City staff drafted development standards for parking pads to ensure additional regulations are implemented to ensure there is no possibility for incompatible use of the parking pads within Tract No. 37889; and

WHEREAS it was determined that adding this regulation would ensure the city has the necessary regulations to protect its limited residential zoning districts within the City; and

WHEREAS, a zoning text amendment to Title 19 (Zoning) of the Commerce Municipal Code is required in order to clarify the development of parking pads and limitations with its intended use; and

WHEREAS, the Planning Commission held a public hearing on December 18, 2024, to recommend that the City Council approve a text amendment regarding parking in the front yard area; and

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that the adoption of this Ordinance is not subject to the California Environmental Quality Act ("CEQA"), as it is an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment. Even if it were a project, it would be exempt under Title 14, Chapter 3 of the California Code of Regulation §15308 in that there is no possibility that the activity may have a significant effect on the environment.

Section 2. Title 19 (Zoning), and more specifically, Chapter 19.07.070 (Restrictions on Vehicle Parking) of the Commerce Municipal Code is hereby amended, to read as follows:

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" x 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 continuance parking pad not to exceed 30- feet in width. A 10'-0" x 20'-0" concrete 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.

Section 3. If any section, subsection, paragraph, sentence, clause, or phrase of this Chapter is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council declares that it would have adopted this Chapter, and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

Section 4. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED, APPROVED AND ADOPTED this _____, 2025.

Ivan Altamirano, Mayor

ATTEST:

Lena Shumway
Secretary/City Clerk