



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council **Item No.** _____

FROM: City Manager

SUBJECT: VILLAGE PARKING AMENDMENT TRACT NO. 37889

MEETING DATE: November 12, 2024

RECOMMENDATION:

The City Council shall review the draft zone text amendment language and consider the proposed amendment and/or look at other options and provide direction as may be deemed necessary. This is a receive and file matter. No final action will be taken. City staff seeks further Council direction.

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 "Village"). The following are the results from the survey.

Below are the Village Survey questions and responses:

1. Should the City consider repealing, or amending the "No Street Parking 2AM-6AM" restriction in the Village Neighborhood?
 - 54 voted "No", 17 voted "Yes", and 1 did not answer (72 total responses)
2. Of those who voted YES or did not answer, what would you recommend?
 - 18 responses received (14 voted for permit parking and 4 voted for no restrictions)
3. If you support permit parking, how many permits should each house be able to receive?
 - 54 responses received (30 did not support permit parking, 13 supported 2 permits per household, 6 supported 1 permit per household, 2 supported 3 permits per household, and 3 supported 4 or more permits per household)
4. Currently, how many vehicles do you have associated to your property?
 - 66 responses received (36 claimed to have 1-2 vehicles, 29 claimed to have 3-4 vehicles, 1 claimed to have 5 vehicles, 2 claimed to have 6 vehicles, and 1 claimed to have 7 or more vehicles).
5. Do you support amending the code to allow driveways to be widened?

- 70 responses received (54 said yes and 16 said no). It should be noted that a code amendment to allow driveway widening for parking is essentially requesting a parking pad to be installed in the front yard.

Based on the results and after discussion, the City Council directed staff look at amendment possibilities to allow parking in the front yard area and maintaining the “No Street Parking 2AM-6AM” restriction at the Village.

ANALYSIS:

The Village is comprised of 140 single-family homes located in a semi-curvilinear subdivision (See attached Parcel Map). The typical lot size in the Village is 45' x 97' (4,365 SF). 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 from the garage door to the front property line. The driveway is able to accommodate 2 cars plus 2 cars within the garage. The Driveway width of 20-feet throughout the Village is consistent with the Commerce Municipal Code (CMC) 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.” The direction was to establish a method that would allow for the parking of an additional vehicle adjacent to the existing 20-foot wide driveway within the front yard area. Please note, the Village residential neighborhood is the only area in the City with a “No Street Parking 2AM-6AM” restriction. The following amendment to Section 19.07.070 of the CMC is proposed address the parking of an additional vehicle on site within the front yard area and only within the front yard setback as follows (new language shown in Underline):

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" if a lot is in full compliance as follows:
 1. The 20 feet for the parking pad will be measured from the front property line and parking pad shall not extend nor shall vehicles be allowed to park beyond the 20-foot front yard setback. Only operable vehicles may be parked on the parking pad and parking area in front of garage. See illustration 19-
 2. The parking pad must be constructed of concrete or any other material that is suitable for vehicle parking.
 3. The parking pad within the front yard setback must maintain a minimum A 10-foot fully landscaped side yard setback.

4. A minimum 4-foot landscape side yard setback must be maintained on the garage side of the 20-foot setback.
5. A maximum of 30 feet continuance concrete or other material is allowed and the 30 feet will be measured from the corner front portion of the garage.
6. A plot plan/site plan review shall be required for the consideration of any new proposed parking pad pursuant to this paragraph (B).

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: Louis Morales, Director, Economic Development & Planning
Approved As To Form: Noel Tapia, City Attorney
Respectfully Submitted: Ernie Hernandez, City Manager

ATTACHMENT:

1. Parcel Map
2. Illustration Map