

ORDINANCE NO. 3550 C.S.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MONTEREY

AMENDING MCC SECTIONS 38-114.F-G AND 32-67 TO CLARIFY PARKING REQUIREMENTS

THE COUNCIL OF THE CITY OF MONTEREY DOES ORDAIN, as follows:

SECTION 1:

WHEREAS, the City of Monterey proposes to amend the parking adjustment regulations for parking;

WHEREAS, the City of Monterey proposes to amend its code to clarify parking adjustments are allowed in the Downtown Parking District;

WHEREAS, City Council adopted a Mitigated Negative Declaration, which was prepared according to the California Environmental Quality Act (CEQA) Section 15072 and circulated for public review for the required 30-day public review period, from May 27, 2016 – June 27, 2016 (CEQA Section 15073), during which time all related documents were made available at the Monterey City Hall Planning Office and on the City's website;

WHEREAS, the City received three comment letters regarding the IS/MND during the public review period from the City of Pacific Grove, Monterey Peninsula Water Management District (MPWMD) and New Monterey Business Association (NMBA). The MPWMD requested additional specificity regarding water supply, and the IS/MND was amended to address this issue. The City of Pacific Grove had no comment and the NMBA expressed concerns about the elimination of parking in-lieu fees, which does not impact a CEQA related issue, and no change to the IS/MND was warranted. Pursuant to AB 52, the City also sent notification of a consultation opportunity to the Most Likely Native American Descendent and no response was received;

WHEREAS, at a duly noticed public hearing of July 26, 2016, the Planning Commission received a report, considered public testimony, held a discussion, and recommended the City Council adopt an ordinance amendment with modifications;

WHEREAS, at a duly noticed public hearing of September 6, 2016, the City Council received a report, considered public testimony, held a discussion, and voted to adopt the zoning ordinance amendment.

NOW THEREFORE, the Monterey City Council declares as follows:

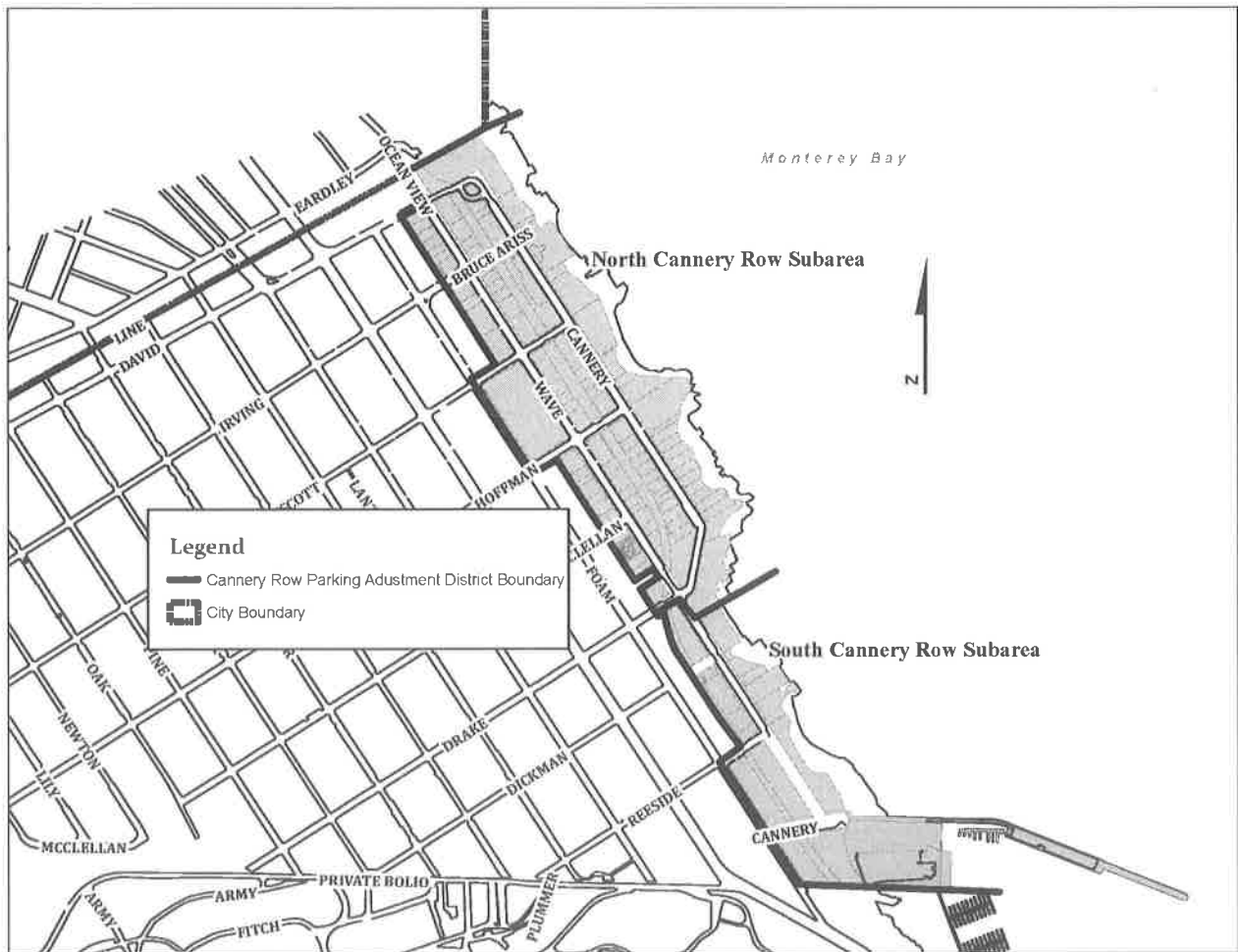
SECTION 2: Monterey City Code, Chapter 38, Section 38.114.F is hereby amended to read as follows:

“F. Parking standards for the Downtown, North Fremont and Lighthouse areas are as indicated in the respective specific plans.”

SECTION 3: Monterey City Code, Chapter 38, Section 38.114.G is hereby amended to read as follows:

“G. Cannery Row

1. The Cannery Row Parking Area is established as shown in the map below.



2. With the exception of Visitor Accommodation Facilities, Cultural Institutions and residential uses, all uses in the Cannery Row Parking Area shall provide parking to meet the following schedule: 1 space per 400 square feet for the first 1,000 square feet of floor area and 1 space per 500 square feet over 1,000 square feet of floor area. The parking standard for Visitor Accommodation Facilities, Cultural Institutions, residential uses and

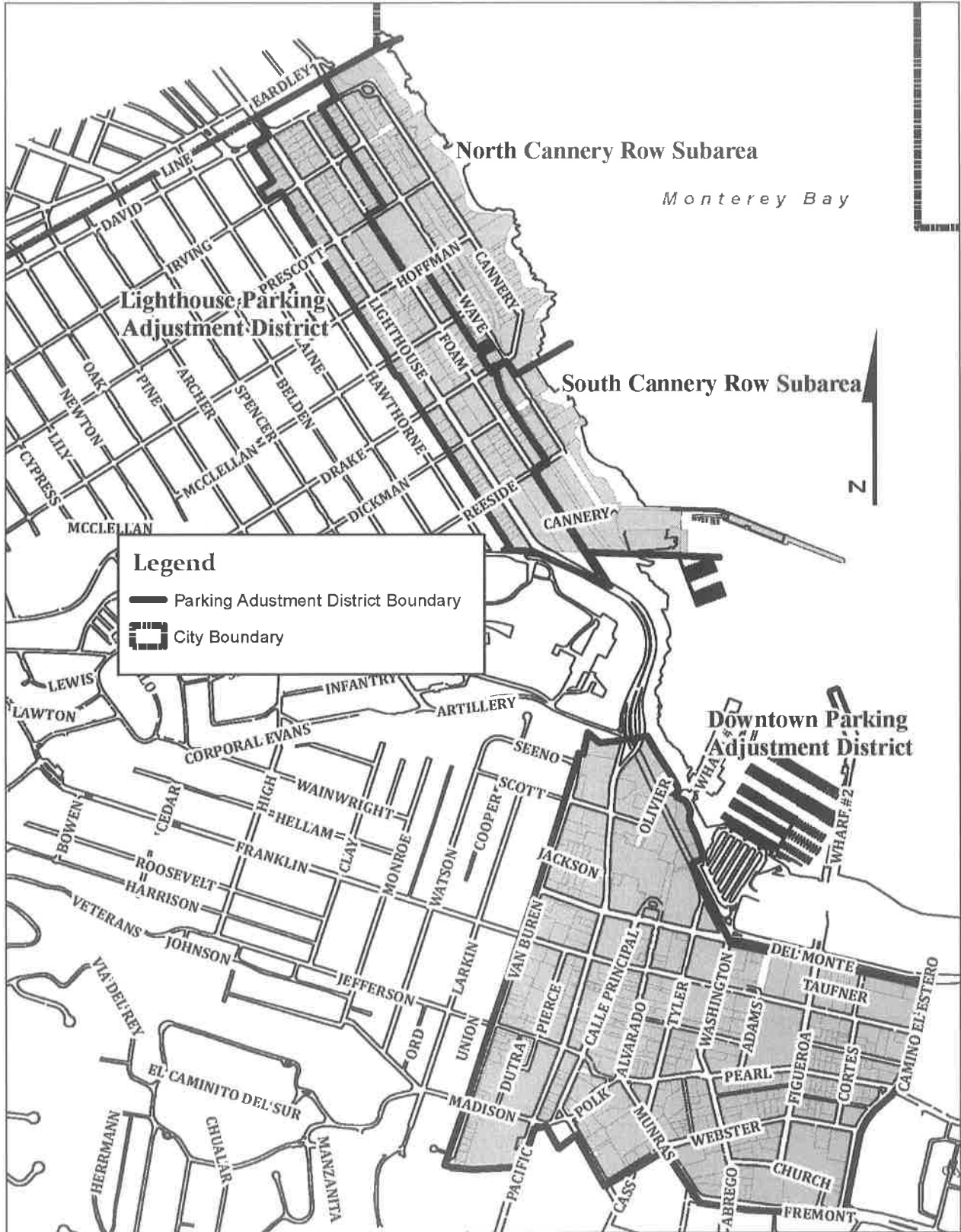
the residential portion of mixed-uses in these mapped areas shall provide parking in accordance with the schedules for off-street parking contained In Section 38-115.

3. All construction that increases building area or removes existing onsite parking spaces shall provide new off-street parking spaces in accordance with adopted plans and standards.
4. No additional parking is required when: 1) the use of an existing building changes and/or intensifies; or 2) the building area (gross square footage) in an existing building is replaced or rebuilt.
5. Residential Parking Plan. Planning Commission approval of a residential parking plan shall be required for any change in use in an existing building that includes new residential uses. The residential parking plan shall identify means to provide parking for all of the residential units. Residential parking plan locations may include on-site lot, another lot under same ownership, off-site private lots with parking agreement or permit spaces in a public lot with fee and agreement. On-street residential parking permits will not be granted.
6. Employee Parking Plan. Planning Commission approval of an employee parking plan shall be required for 1) removal and replacement of a building or buildings through demolition and reconstruction; 2) a new use that requires a Use Permit; and, 3) a change in use that requires a Use Permit. The employee parking plan shall describe how a business or occupant in the reconstructed or new building will handle employee parking. The employee parking plan locations may include on-site lot, another lot under same ownership, off-site private lots with parking agreement, and permit spaces in public lot with fee and agreement.
7. Parking Adjustment. As an alternative to providing new or replacement off-street parking spaces, the Planning Commission may consider approving a parking adjustment that allows payment of a fee in lieu of providing the required parking. Such fee agreements shall run with the land and required fee payments shall be made to the transportation management fund.”

SECTION 5: Monterey City Code, Chapter 32, Article 7, Sec. 32-67 is hereby amended to read as follows:

“Districts described.

The following map defines parking adjustment districts for the Downtown, Cannery Row, South Cannery Row, and Lighthouse Area.



SECTION 6: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: This ordinance shall be in full force and effect thirty (30) days from and after its final passage and adoption.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF MONTEREY this 20th day of September, 2016, by the following vote:

AYES:	5	COUNCILMEMBERS:	Barrett, Downey, Haffa, Smith, Roberson
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None
ABSTAIN:	0	COUNCILMEMBERS:	None

APPROVED:



Mayor of said City

ATTEST:



City Clerk thereof

