TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: SEPTEMBER 23, 2002

SUBJECT: ZONING TEXT AMENDMENT TO PAMC SECTION 18.88.160 (VEHICLE AND EQUIPMENT REPAIR AND STORAGE) TO RESTRICT STORAGE OF VEHICLES ON UNPAVED SURFACES, VISIBILITY TRIANGLES, AND FRONT YARDS AND TO RESTRICT HOURS FOR OUTDOOR SCREENED VEHICLE REPAIR IN RESIDENTIAL ZONES

RECOMMENDATION
The Department of Planning and Community Environment recommends the adoption of the proposed zoning text amendment to restrict storage of vehicles on unpaved surfaces, visibility triangles, and front yards and to restrict hours for outdoor screened vehicle repair in residential zones, with modifications as recommended by the Planning and Transportation Commission.

The City Attorney’s Office has proposed these amendments to Palo Alto Municipal Code section 18.88.160 (Vehicle and Equipment Repair and Storage). On April, 1, 2002, the City Council referred this proposed zoning text amendment to the Planning and Transportation Commission for review and recommendation.

BOARD/COMMISSION REVIEW AND RECOMMENDATIONS
The Planning and Transportation Commission heard this proposed amendment on April 24, 2002 and July 31, 2002. Before the meeting of July 31, 2002, the City Attorney’s Office prepared a modified proposed amendment deleting reference to storage of recreational vehicles and including hours for repair of vehicles in screened outdoor areas and for emergency repairs. After hearing presentations from staff and comments from the public, the Commission voted to recommend adoption of the amendment as modified but deleting hours for emergency repairs.
POLICY IMPLICATIONS
The proposed amendment will expand our code enforcement powers relating to vehicle storage and repair on private property and clarify the conduct required for violation of the section.

ATTACHMENTS
Attachment A: Draft Ordinance
Attachment B: Staff report to the Planning and Transportation Commission, dated July 31, 2002, with all attachments
Attachment C: Excerpt draft minutes of the Planning and Transportation Commission meeting of July 31, 2002
Attachment D: E-mail dated July 29, 2002 from Lynn Chiapella

PREPARED BY
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