

# **TA 21-01**

# **Revisions to Title 10 and 17 for Safe Parking Programs**

Planning Commission Meeting  
April 14, 2021

# Background

- Safe Parking is currently defined in the LMC
- Although LMC Chapter 10.30 prohibits sleeping in vehicles overnight, on both public/private property, it makes an exception for people sleeping in their vehicles as part of a Safe Parking Program

## Background –Con’t

- Safe Parking is currently allowed with a CUP (in every Zone except the Residential Mobile Home Park and Airport Overlay Zone)
- The LMC currently does not include any standards or requirements for Safe Parking Programs except that they must be managed by a social service provider.

## Background –Con't

- In 2018, the City Council adopted Resolution No. 6179 (18) which established regulations for Safe Parking Programs.
- The regulations were never incorporated into the Zoning Code during the last update.

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# Proposed Amendments

- A change in permitting requirements from a CUP (Planning Commission) to an AUP (Staff Level).
- Conditions of Approval can still be placed on the permit to ensure that an approved program would not be detrimental to the public health and safety nor cause injury to surrounding properties.

# **Proposed Amendments –Con’t**

- A new section in the LMC (Chapter 17.404 – Specific to Use Standards) for Safe Parking Programs would be created.
- The new section carries over the regulations from Resolution No. 6179 (18).
- The new section will include application requirements, site requirements, and operational standards.

# Application, Site, and Operational Standards

- Lighting
- Restroom/water/trash facilities
- No signage
- Social services provider/case management to be provided to participants
- Residency preference
- Required agreement/terms
- Prohibition of drugs, alcohol, weapons, fires,, loud vehicle audio, outdoor cooking, camping tarps, dumping of any sewage or hazardous fluids.



# Application, Site, and Operational Standards –Con't

- Limits on the amount of designated parking spaces at each site.
- Location restrictions
- Setbacks

# Application, Site, and Operational Standards –Con't

- Allowed in any zone in the City with the exception of MH, AO and OS zones.
- The RA, R-1, R-2, or R-3 residential zones would only be allowed on property owned by public entity or as an accessory use on properties with a primary use of community assembly (for example, churches).
- AUP would only be valid for 2 years.
- Application fee would be waived.

# Staff Recommendation

- Adopt Resolution No. 946 (21) recommending that the City Council approve the proposed text amendments (TA 21-01) to Title 10 and 17 and repeal Resolution No. 6179 (18) to revise and establish regulations for Safe Parking Programs;

OR

- Provide other direction