



City Council Agenda Item

City Council Meeting Date: July 18, 2023

TO: Mayor and Members of the City Council

FROM: Dean Albro, City Manager
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Jeff Malawy, City Attorney
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SUBJECT: Introduction of Ordinance No. 1707(23) to Prohibit Overnight Parking of Recreational Vehicles Citywide and to Create a Recreational Vehicle Parking Permit Program

Recommendation:

Staff recommends the City Council introduce, for first reading by title only with further reading waived, Ordinance No. 1707(23) (Attachment 1), which prohibits parking of recreational vehicles on city streets between the hours of 10:00 pm and 6:00 am and creates a recreational vehicle parking permit program.

Background:

The City does not currently have any parking regulations specifically aimed at recreational vehicles (RVs). RV owners are currently permitted to park and store their RVs on city streets subject to generally applicable parking regulations. This provides a significant benefit to Lompoc residents that do not have a place to store their RV on their own property and would prefer to avoid the cost of paying to store their RV at a private storage location.

Unfortunately, the lack of restrictions has also led to the creation of nuisances on public streets including the dumping of sewage and other harmful substances onto City streets from RVs and the proliferation of trash on City streets near parked RVs.

These impacts are due at least in part to the unique characteristics of RVs as compared to other kinds of vehicles that are commonly stored on public streets. For example, RVs can be used for cooking, bathing, and habitation, and often include bathrooms. As a result, these vehicles generally store or are capable of storing larger quantities of certain kinds of dangerous materials, pollutants, and wastes than other kinds of vehicles stored on public streets and may be more likely to have large amounts of trash stored on board than other vehicles that are commonly stored on public streets.

The storage of RVs on public streets can also create negative parking impacts. RVs are generally longer than vehicles used for daily driving and therefore take up more space along a curb than other vehicles that are commonly parked on public streets. Furthermore, when RVs are being stored on public streets, they are less likely to be regularly moved than vehicles used for daily driving. If multiple RVs are parked or stored next to each other, as sometimes happens on Lompoc streets, this can result in the effective closure of large areas of curb parking to the public. Consequently, the unrestricted parking and storage of RVs on public streets has a tendency to limit the availability and flexibility of on-street parking options for drivers in the City.

The public right-of-way is designated for the use of the whole public. Consequently, nuisances existing in the public right-of-way are of particular concern because they have the potential to threaten the health, safety, and welfare of all residents of Lompoc as well as others who travel to or through Lompoc. Nuisances in the right-of-way also have the potential to make Lompoc a less attractive place to visit, which has a detrimental impact on Lompoc businesses.

The proposed ordinance seeks to address these concerns and to strike a balance between providing Lompoc residents with the option of storing their RVs on City streets and ensuring that this activity does not limit available parking or create nuisances that detract from the health, safety, and welfare of Lompoc residents and businesses.

Discussion:

State law authorizes the City to prohibit the parking of some or all vehicles on designated public streets during designated hours. State law also allows cities to establish a permit parking program that allows residents to park otherwise prohibited vehicles on streets that are adjacent to their residence. (Vehicle Code Section 22507.)

The proposed ordinance would prohibit the parking of RVs on all City streets between the hours of 10:00 pm on one day and 6:00 am the next day, unless the owner of the RV obtains a parking permit and parks the vehicle in a permitted location. Consequently, anyone that wants to park their RV on a City street overnight would need to get a permit.

RV permits would be available to all City residents and residents would be able to obtain RV permits for their out-of-town guests as well. The fee for a permit will be set by resolution of the City Council, tentatively proposed to be \$55 per permit. This fee is based on 100% cost recovery of reasonable borne costs as outlined in Table 1. Between the hours of 10:00 pm and 6:00 am, RVs with parking permits would only be allowed to park on the same block as the residence address listed in the permit application. RV permits for residents would be valid for one year. RV permits for out-of-town visitors would be valid for two weeks. Residents would only be allowed to have one permit for their own RV, and would only be allowed to have one guest RV permit at a time. Furthermore, residents would only be allowed to obtain a guest RV permit for a total of 60 days in any 12-month period, regardless of the number of guests.

Position	Approx. Time	Fully allocated hourly rate	Cost
CSO – Records Personnel	5 min	\$ 68.09	\$ 5.67
Police Records Technician	35 min	68.14	39.75
Police Records Supervisor	5 minutes	66.89	5.57
Intermediate Treasury Clerk	5 minutes	47.79	3.98
Printing costs		\$0.86 per permit	0.86
100% cost recovery:			\$ 55.84

Table 1

Although banning RV parking on City streets 24/7 would arguably create an even stronger deterrent for nuisances and negative parking impacts, this would make it difficult for residents to travel around the City in an RV during the day and could also make it difficult for out-of-town travelers to stop in Lompoc to patronize Lompoc businesses. Both of these impacts are undesirable and staff believes that these impacts would outweigh the potential benefits of a 24/7 ban.

The City would have the power to revoke an RV permit if the RV was creating a nuisance, including but not limited to discharging wastes or other pollutants onto a City street, dumping trash on the street or sidewalk, or creating noise violations from inside or adjacent to the RV.

Consequently, the proposed permitting scheme would allow law-abiding RV owners to continue to store their RVs on public streets for the minimal cost of a parking permit, while also giving the city a new enforcement tool to ensure that RV owners that violate city laws and create nuisances will no longer be allowed to do so.

The overnight parking prohibitions in this ordinance would not go into effect until the City posted signs at all entrances to the City giving notice of the regulations.

Fiscal Impact:

If the new parking restrictions are adopted, Police Department and/or Code Enforcement staff time will be spent enforcing the ordinance, although it may reduce the amount of staff time needed for staff to respond to RV-related complaints. Some staff time will also be spent administering the parking permit program. Some revenue may be generated from fines imposed for violations of the ordinance. Finally, prior to enforcement, the City will need to purchase and install signs at all entrances to the City.

Conclusion:

Restricting overnight parking of RVs, allowing the overnight parking of RVs by permit only, and limiting the locations where RVs can be parked overnight will strike a proper balance by continuing to give RV owners and their out-of-town guests the option of parking and

storing these vehicles on city streets, while also decreasing the impacts of RVs on available street parking and giving the City an additional enforcement tool to ensure that this activity does not result in the creation of nuisances in the public right-of-way.

Respectfully submitted,

Dean Albro, City Manager

A handwritten signature in blue ink, appearing to read "Jeff Malawy", is written over a horizontal line.

Jeff Malawy, City Attorney

Attachment: Ordinance No. 1707(23)