

COUNCIL MEETING OF
February 28, 2006

PUBLIC HEARING

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

**Summary Companion Item
to Item 12A-1**

Members of the Council:

**SUBJECT: Consideration of Parking Restrictions on Recreational
Vehicles, Trailers and Oversized Vehicles (OV's) on Public
Streets.**

The attached item before you tonight is a reflection of the final action of the Traffic Commission regarding the parking of Recreational Vehicles Trailers and Oversized Vehicles on Public Streets.

During the course of reaching this final action, staff had presented multiple options for consideration. The recommendations were compiled from actions other public agencies have taken to address the parking of similar vehicles as well as staff and resident ideas.

These options are summarized below for your Honorable Body to contemplate in considering a recommendation on this matter tonight:

- Traffic Commission Recommendation – “Grandfather” recreational vehicles, trailers and oversized vehicles (OV's) currently owned, now until December 28, 2006, by residents of the City of Torrance by registering these vehicle(s) with the City for a permanent no-fee parking permit;
 - Allow a one-for-one replacement of a “Grandfathered” vehicle; and
 - Require a temporary one-day (24-hour) permit for parking a non-“Grandfathered” OV's on City streets with a maximum of 96 permits per year for residents and an up to 14 consecutive on-day permits for visitors with a maximum of 30 days in a calendar year ;
- Parking allowed for any recreational vehicle, trailer or oversized vehicle (OV's) on public streets only with a no-fee permit with a maximum of 96 one day (24-hour) permits per year;
 - Exclude permit requirements from 6:00 PM to 8:00 AM; and/or

- Exclude permit requirements from 12:00 PM Thursday to 12:00 PM Monday; and/or
- No permit required during weekends.
- Provide a permit free grace period of one year for residents of the City of Torrance who currently own an OV's by registering their vehicle(s) with the City;
 - An additional one year extension may be granted for special circumstances.
- Prohibit the parking of OV's on streets on narrow streets, i.e. street widths less than 34' curb-to-curb;
- Prohibit the parking of OV's near intersections, (within 50' on local streets and 100' feet on non-local streets);
- Provide a permit free grace period of up to 72 hours on a recreational vehicle, trailer and oversized vehicle within the City of Torrance; and/or
- Take no action, status quo.

For your review, we are also attaching, Attachment A, a summary of the findings staff compiled from other cities in dealing with the parking of recreational vehicles, trailers and oversized vehicles.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By 
Ted Semaan, Manager
Transportation Planning, Engineering
Permits & Records Division

CONCUR:


Jeffery W. Gibson
Community Development Director


LeRoy J. Jackson
City Manager

Attachment: A.1. Summary of Findings from Other Cities

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
1. <i>Agoura Hills:</i>	No parking of an oversized vehicle upon a public street within a residential zone between the 9:00 a.m. and 5:00 p.m.	Any vehicle or combination of vehicles which exceeds 20 ft. in length, 6 ft. 8 inches, in width, or 6 ft. 10 inches in height.	Loading or unloading.	Yes.
2. <i>Cerritos:</i>	No parking allowed except by temporary permit. Only for two day prior to and after return from vacation.	Motor homes, pickups with oversized campers and commercial vehicles.	Temporary permit. Trailers must be attached to a towing vehicle at all times. Visitors granted permits in one week renewable intervals	Yes
3. <i>Citrus Heights:</i>	No parking of any motor home, trailer coach, travel trailer, truck camper, camping trailer or boat trailer for more than 72 hrs. on any highway in a residential district or move and re-park such vehicle on any highway in a residential district within 300 feet of the original parking site within any 72-hr. period.	Motor home, trailer coach, travel trailer, truck camper, camping trailer or boat trailer.	N/A	No.
4. <i>Diamond Bar:</i>	No parking upon a highway in excess of 72 hrs.	Vehicles which measure more than: 6ft in height, within 100 yards of an intersection, as determined by the City Council	N/A	No.

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
5. <i>Hawthorne:</i>	No parking allowed.	Large motorized and non-motorized vehicles.	Exception is 48-hrs. prior to and after travel. Possibility of 24-hr. extension by Police Chief.	NO
6. <i>Huntington Beach:</i>	No parking allowed except by permit.	Recreational vehicles, boats or personal water craft trailers.	Temporary permit. 16 one-day permits per calendar month. Maximum of 8 consecutive days allowed.	Yes
7. <i>Laguna Hills:</i>	No parking on any public street or alley.	Vehicles which measure more than: 25 ft. length, or 7 ft. 6 inches in width, or 7 ft. 6 inches in height, or in excess of 10,000 pounds.	Loading or unloading, but not to exceed 72 hrs.	No.
8. <i>Laguna Niguel:</i>	No parking upon any public street between 2:00 a.m. and 6:00 a.m.	Recreational vehicle, house car, trailer coach, trailer attached to a motor vehicle, or any other similar type of vehicle.	Loading and unloading (duration shall not exceed 3 days, or any portion thereof, out of any consecutive seven-day period).	No.

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
9. <i>Los Angeles County:</i>	No parking of a non-conforming vehicle upon any street, alley, public way or public place between 1:00 a.m. and 6:00 a.m.	Vehicle or trailer, together with all fixtures, accessories or property affixed (other than single post radio antennas), which measure more than: 8 ft. in width, 7 ft. 6 inches in height, or 20 ft. in length	N/A	Yes.
10. <i>Mission Viejo:</i>	No parking upon any public street or highway.	Any motor vehicle in excess of 25 ft. or a weight in excess of 10,000 pounds.	Loading or unloading for a period not to exceed 72 hrs.	No.
	No parking of a non-motorized vehicle or trailer or camper, regardless of width or length, when it is detached from its motor vehicle.	Non-motorized vehicle or trailer or camper.	Loading and unloading (duration shall not exceed two hours).	No.
11. <i>Modesto:</i>	Oversized vehicles and trailers on any street in a residential area	Oversized vehicle means 20 feet in length, 7 feet in width or 7 feet in height	Weekends or holidays, loading or unloading for 72 hours	Yes.
12. <i>Newport Beach:</i>	No parking of any large motor vehicle, heavy-duty commercial vehicle, or non-motorized vehicle.	A large motor vehicle shall mean: any motor vehicle 7 ft. or more in width, and more than 7 ft. in height, or more than 22 ft. in length.	Loading or unloading for less than 24 hrs. and if parked adjacent to the owner's residence.	No.

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
13. <i>Oceanside:</i>	No parking for more than 48 consecutive hours.	Trailer, detached camper, boat, boat trailer or mobile home.	N/A	No.
14. <i>City of Orange:</i>	No parking on any public street, alley or place.	Non-motorized vehicles such as a trailer, camper shell, tent trailer, or boat, recreational off-road vehicles.	Loading or unloading.	No.
		Oversized vehicles, which measure more than: 22 ft. in length, or 6 ft in width	2 consecutive days for purposes of loading, unloading or related activity incidental to preparing or returning from travel, but only if parked adjacent to the front of its owner's residence; permitted vehicles.	Yes.
15. <i>Rancho Palos Verdes:</i>	No parking or standing in Safety Parking Zones (residential intersections).	Motor homes, camper, house or tent trailer (motorized or tow), vehicles more than 6 feet in height, which are non-transparent.	N/A	N/A

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
16. <i>Rolling Hills Estates:</i>	No stopping, standing or parking of a vehicle on any street between 3:00 a.m. and 5:00 a.m.	Any	Exempted by council; an emergency vehicle; licensed physician making house calls; permitted vehicles.	Yes.
17. <i>San Fernando:</i>	No parking in excess of 72 hrs. on any street or alley.	Any	N/A	No.
	No parking of any trailer, semitrailer, camp trailer and recreational trailer on any highway, street, alley, or public way or public place.	Trailer, semitrailer, camp trailer and recreational trailer.	Attached to a vehicle capable of moving the trailer in a normal manner; loading or unloading.	
18. <i>San Buenaventura:</i>	No parking or standing of any oversized vehicle on any street in a residential or business area between 10:00 a.m. and 4:00 p.m., Monday through Fridays, inclusive, holidays excepted.	Motor vehicle in excess of 25 feet, or 6 ft. 8 inches in width, or 6 ft. 10 inches in height.	Loading or unloading; Permitted vehicle.	Yes.

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
19. <i>Santa Barbara:</i>	No parking or standing of a RV (for more than 2 hrs.) on any street, alley or parkway.	Recreational vehicle shall include the following: A motor home, slide-in camper, travel trailer, truck camper or camping trailer, with or without motive power designed for human habitation for recreational occupancy.	N/A	No.
20. <i>Santa Clarita:</i>	Oversized vehicles, boats, or trailers are prohibited on any public street	Oversized vehicle means 23 feet in length or 8 feet in height or 7 feet in width	Weekends or national holidays, loading or unloading for 48 hours	Yes.
21. <i>Temecula:</i>	No parking upon any residential public street, highway, or right-of-way.	Motor vehicles and motor vehicles with an attached trailer or non-motorized vehicle of a length, or a combined length, in excess of 20 ft, or a height in excess of 8 ft., or a width in excess of 7 ft. 6 inches.	Loading or unloading; Permitted vehicles.	Yes.

<u>City</u>	<u>Restriction</u>	<u>Vehicle Type</u>	<u>Exception</u>	<u>Permit</u>
22. <i>Tustin</i> :	No parking in excess of 72 hrs. on any public street or alley.	Any	N/A	No.
	No storing any vehicle with a width of 80 inches or more on any public street or alley in excess of 72 hrs.	Vehicle with a width of 80 inches or more.	N/A	No.
	No parking or standing of any non-motorized vehicle, trailer, or camper, regardless of length, when detached from its motor vehicle.	Non-motorized vehicle, trailer or camper, when detached from its motor vehicle.	N/A	No.
23. <i>Villa Park</i> :	No parking or standing of a non-motorized vehicle or trailer, regardless of width or length, when it is detached from its motor vehicle on any public street.	Any non-motorized vehicle or trailer, regardless of width or length, when it is detached from its motor vehicle.	Loading or unloading for a period not to exceed 6 hours.	No.
24. <i>West Covina</i> :	No parking of any vehicle, which is 6 ft. or more in height, within 100 feet of any public intersection.	Any vehicle which is 6 ft or more in height.	N/A	No.

Council Meeting of
February 28, 2006

PUBLIC HEARING

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

**Discussion Companion Item
to Item 12A**

Members of the Council:

**SUBJECT: Consideration of Parking Restrictions on Recreational Vehicles
(RV's), Trailers and Oversized Vehicles (OV's) on Public Streets.**

RECOMMENDATION

The Community Development Director and the Traffic Commission recommend that the City Council:

1. Hold a public hearing regarding on-street parking of recreational vehicles, trailers and oversized vehicles on public streets;
2. Review the staff report and compiled suggestions from the October 3, 2005 Traffic Commission meeting;
3. Adopt the attached Ordinance adding Article 12 to Chapter 1 of Division 6 relating to Oversized Vehicles and Trailers; and
4. The Community Development Director further recommends that the City Council approve the attached summary of the Ordinance for publication.

FUNDING

\$30,000 - This can be funded through the Community Development Department's Transportation Planning Professional Services Fund.

BACKGROUND

Staff from the City's Community Development Department, Police Department, and City Attorney's Office have been working together to address concerns raised by the public with regard to the parking of recreational vehicles, trailers, and oversized vehicles on public streets.

12A-1

Staff has conducted a total of eight meetings on the consideration of parking restrictions of recreational vehicles, trailers and oversized vehicles (OV's). The meetings provided the opportunity for public input and for interactive discussions with City staff. There were three Community meetings which began on December 16, 2004 and four Traffic Commission meetings. There was also a Traffic Commission Sub-Committee meeting held on July 14, 2005. Commissioner's Ullrich, Rische, and Lewis represented the Traffic Commission in a more informal setting and received the public's input. The meetings were well attended by residents, initially starting with approximately 30 residents and peaking at approximately 220 residents.

The public was given the opportunity to speak and they were requested to give their ideas and suggestions for ways to resolve the oversized vehicle parking issue. In addition, Staff from the Community Development Department, City Attorney's Office, and Police Department presented ideas, options, and discussed an Ordinance that would be created to provide parking and permitting guidelines for affected residents. This series of meetings concluded at the October 3, 2005 Traffic Commission Meeting at which time the Traffic Commission concurred with staff's recommendation coupled with an explicit definition for "grandfathered" vehicles.

There were various suggestions made by the public at the July 14, 2005 Traffic Commission Sub-Committee Meeting. They were outlined in the August 1, 2005 Traffic Commission Item and are summarized below. The public meetings drew a sampling of all types of viewpoints, opinions, and circumstances. The suggestions include a No-Fee Parking Permitting Program; "Grandfather" OV's currently owned by Torrance residents; City-owned and sponsored OV Storage and Parking Lot (i.e. Airport and City Yard); Private Business-sponsored OV Storage and Parking Lot (i.e. ExxonMobil, Costco and Sam's); Relaxation of the single family property Ordinance for paving of side and front yards for the purpose of parking OV's; restricting OV's from parking too close to intersections, signalized or not, or on narrow streets; unrestricted weekend parking for OV's; enforce/amend the 72-hour Ordinance with the aid of more parking enforcement officers; the City to use Eminent Domain to acquire property for the primary use of OV parking; oversized vehicles be allowed to park only in front of the owner's property; and flexibility for those who are disabled, picking up kids at school or drive OV's, as their main vehicle.

ANALYSIS

Staff's review of other cities' ordinances and the multitude of meetings between residents, Traffic Commission and City staff precipitated into the Ordinance being presented tonight for your consideration. The proposed Ordinance seemed to provide a balance between the differing viewpoints and circumstances.

Staff reviewed the Ordinances from other cities, and the three below highlight common types of restrictions from the Cities of Hawthorne, Culver City, and Huntington Beach.

The City of Hawthorne allows the parking of large motor vehicles and non-motorized vehicles for 24 hours for the sole purpose of activity preparatory or incidental to travel (loading, unloading, battery charging, etc.). This period may be extended for an additional 48 hours by the Chief of Police. The recreational vehicle or non-motorized vehicle must be parked adjacent to the vehicle owner's residence. The City of Hawthorne is considering amending the ordinance at its City Council meeting on February 28, 2006. The amended ordinance will allow for 48 hours of parking with a possible 24 hour extension by the Chief of Police.

The City of Culver City allows the parking of large motor vehicles and non-motorized vehicles for 48 hours for the sole purpose of activity preparatory or incidental to travel (loading, unloading, battery charging, etc.). This period may be extended for an additional 24 hours by the Chief of Police. The recreational vehicle or non-motorized vehicle must be parked adjacent to the vehicle owner's residence. After the 48 hour or 72 hour period, the recreational vehicle must be removed from the street and cannot park on any public street, highway, parkway, or alley in the City for 48 hours.

The City of Huntington Beach grants the owners of recreational vehicles and boat or personal water craft trailers a 24-hour permit to load and unload or other short term use. A person cannot have more than 16 permits in a calendar month with no more than 8 consecutive days. The recreation vehicle must be parked in front of the residence or in reasonable proximity thereto if parking is not available.

The key points of the proposed City of Torrance Ordinance would be that any resident who owns a recreational vehicle, trailer, or oversized vehicle, would be "grandfathered" by registering their vehicle(s) with the City and providing necessary information (make, model, plate number, proof of DMV registration, etc). These vehicles would still need to comply with current laws and restrictions.

During the month of December, the Torrance Police Department's (TPD) Parking Enforcement Officers canvassed the City and created a spreadsheet that depicts the total number of trailers, recreational and oversized vehicles (404) that were parked on City streets, 297 were registered in the City of Torrance while 107 were not.

The benefit of this process would allow the City to make an accurate inventory of all oversized vehicles, and to allow City of Torrance residents who are owners of these vehicles to legally park them on public streets. The final cut-off date for registering these vehicles with the City of Torrance is December 28, 2006, at 5:30pm. After that date, if a resident who owns a grandfathered OV purchases a new oversized vehicle or trailer, the resident shall be allowed to replace the OV on a one-for-one basis (e.g., replace a RV with a RV or a trailer with a trailer) in the future.

Further, the Ordinance also proposes that any City of Torrance resident who acquires an OV beginning January 2, 2007, that is not a one-for-one replacement of a grandfathered vehicle, must register the vehicle(s) with the City and would be subject to the limited daily (24-hour) permit provisions of the new ordinance. In addition to complying with all traffic laws, these residents would have to obtain a no-fee parking permit from the Torrance

Police Department to park on City of Torrance streets. Each permit is valid for 24-hours. The Ordinance allows for 24 Permits in a 90-day period, with no more than 3 consecutive OV permits allowed. The Ordinance allows for a maximum of 96 permits in a calendar year. This short-term parking arrangement would allow residents to load or unload their vehicles.

One of the concerns raised by the public was the ability to find a suitable location in which to store an OV away from the residence. Selecting a storage unit is a personal choice, as many factors are taken into consideration when a storage facility is selected. Price, location, security, and services provided, are a few variables. Residents have stated that the availability of storage for OV's is scarce, can be inconvenient, and can be expensive, to name a few. Staff, as well as residents, have made a cursory inventory of RV storage businesses in and around the South Bay. Most OV storage yards are outdoors, and range in prices depending on the size of the space and services desired. Staff found that one yard was as low as \$100 per month for an RV space less than 22 feet, to as high as \$259 per month for an RV space 40 feet in length. Of the yards staff contacted in the City of Torrance and in other areas of the South Bay, some locations had no vacancies while others had space available.

The public also raised the issue of visitor parking, i.e., those traveling in their RV's to visit residents of Torrance. If a resident of Torrance wishes to host a visitor traveling in an OV, for whatever reason, and the visitor wishes to park on the City streets, the visitor must obtain a free parking permit with the City of Torrance. The visitor must provide the location, dates, and permission from the property owner of whom he will be staying in Torrance, and a permit will be issued. A visitor may request a maximum of 14 consecutive one-day OV permits at one time, and may not be issued more than 30 Permits in any calendar year. This Ordinance would not override Torrance Municipal Code Section 61.6.31, restricting their habitation on public streets.

Should the Council wish to adopt the Ordinance, the Community Development Department Staff would take the lead in its implementation. First, staff would develop the database for registering all Oversized Vehicles that would fall under the "grandfathered" category. After January 2, 2007, this database would be maintained by the TPD and permits would be issued by the TPD. By January 2, 2007, residents would need to come to the TPD and obtain their parking permits. There are provisions in the Ordinance for a phone-in or on-line system to be established at the direction of the Police Chief.

As part of the implementation of these restrictions, signs would need to be posted at entrances to the City of Torrance in accordance with Section 22507 of the California Vehicle Code (CVC). CDD Staff has worked with Public Works Staff and a local sign vendor to determine an estimate of the manufacturing and installation of the signs. These costs would total approximately \$25,000.

Since there are established permit parking areas in Torrance, staff has a template of an adhesive sticker that could be used for the permitting of the grandfathered vehicles.

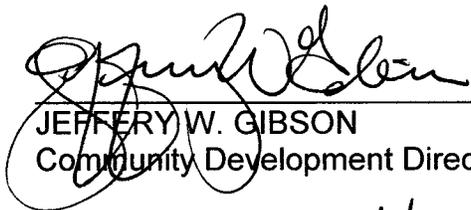
The self-adhesive, 3-inch square stickers and the temporary cardboard placards could be produced for approximately \$1,000.00.

Respectfully submitted,

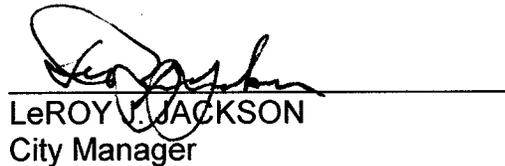
JEFFERY W. GIBSON
Community Development Director

By: 
TED SEMAAN, Manager
Transportation Planning, Engineering
Permits & Records Division

CONCUR:


JEFFERY W. GIBSON
Community Development Director


JAMES HERREN
Chief of Police


LeROY V. JACKSON
City Manager

Attachments:

- A. City of Torrance Proposed Ordinance and Summary
- B. Proof of Publication
- C. Public Correspondence Since October 3, 2005 (Limited Distribution)
- D. Traffic Commission Item from October 3, 2005 (Attachments – Limited Distribution)
- E. City of Huntington Beach Ordinance
- F. City of Culver City Ordinance
- G. City of Hawthorne Ordinance
- H. Response to Council Inquiry

