



Date: September 20, 2016
To: Patrick H. West, City Manager *T.M.L.*
From: *C.A.B.* Craig A. Beck, Director of Public Works
For: Mayor and Members of the City Council
Subject: **Recreational Vehicle Parking Restriction Program**

In recent years, there have been increasing impacts to City neighborhoods as a result of recreational vehicles (RVs) and other oversized vehicles parking overnight on residential and adjacent arterial streets. Per the request of the City Council, staff summarized the issues and identified options for addressing them in a memorandum dated on March 15, 2016 (attached). This memo contained the following information:

- Outline of the RV issue
- Examples of how other cities have addressed RV concerns
- Listed RV storage options
- Recommendations that protect resident and RV owners' rights

One of the recommendations made was to update the Long Beach Municipal Code to prohibit the parking of RVs and oversized vehicles within the public right-of-way, except when a permit was obtained to allow for the loading and unloading of these vehicles. Such permits could be obtained through the City's website, without charge. These permits would be valid for up to 72 hours from time of issuance. It was further recommended that vehicle owners would be allowed a maximum of two permits per month.

Enforcement of the proposed prohibition would require the installation of signage notifying vehicle owners of the parking restrictions. It has not yet been determined whether enforcement can be carried out with the placement of signs only at City entry points, or whether signs need to be placed throughout the City. The estimated costs of sign installation are as follows:

City Entry Points	\$100,000
Signage Throughout the City	\$1,000,000

It is also important to note that additional staffing may be necessary, depending on the level of enforcement activity required.

In recent months, staff has engaged Council District offices and the City Attorney's Office concerning the regulation of overnight parking for RVs and oversized vehicles. Staff believes the recommendations offered in the March 15, 2016 memorandum are still appropriate.

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Should the City Council wish to proceed, elements of the Ordinance that affect the coastal area would likely require Coastal Commission approval for restrictions that affect the coastal zone.

If you have any questions regarding this matter, please call Deputy Public Works Director and City Engineer Sean Crumby at (562) 570-6695.

ATTACHMENT


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DEPARTMENT HEADS



City of Long Beach

Working Together to Serve

Memorandum

Date: March 15, 2016
To: Patrick H. West, City Manager
From:  Craig Beck, Director of Public Works
For: Mayor and Members of the City Council
Subject: Update on the Recreational Vehicle Parking Restriction Program

On October 13, 2015, the City Council requested the City Manager to provide an update on oversized and recreational vehicle parking issues and options to address neighborhood concerns. This memorandum responds to this request.

Background

The residents of many neighborhoods throughout the City have complained about oversized and recreational vehicle (RV) impacts, especially related to parking. This is happening not just in residential areas, but along commercial corridors as well. The problem is further exacerbated in neighborhoods that lack adequate parking for its residents, where an RV can take three or four normal-sized parking spaces.

Additional concerns have been expressed about RVs occupied by people with no permanent residence. In these situations, which primarily occur along the City's commercial corridors, it is common to find trash and debris left in the public right-of-way, and in some cases human waste. There are also complaints about crime associated with the RV occupants. A local homicide investigation is currently underway after someone was found deceased in an RV.

The City has enforcement tools available to address some of these issues, but they are somewhat out of date and inconsistent with neighboring communities. The Long Beach Municipal Code (LBMC) and California Vehicle Code have several sections defining parking restrictions for oversized vehicles (these are provided in Attachment 1). When reviewed together, these sections can be confusing and appear to be contradictory. For example, one section requires that signs must be posted to restrict the parking of oversized vehicles whereas another section requires a permit for oversized vehicles to park on residential streets. Thus, there appears to be some ambiguity as whether a permit is required in residential areas at all times, or only when oversized vehicle parking prohibitions are posted.

In discussions with the City Attorney's Office, there is concern that the current LBMC requires that parking restrictions can only be enforced if signs stating the specific restrictions are posted. The cost of posting signs on every street would need to be calculated, but would likely be costly.

Regulations of Other Cities

For your consideration, the following is a summary of the regulations for oversized vehicle parking in other Southern California cities:

- **Lakewood**

The City of Lakewood requires permits for all RVs and trailers parked on the streets. Owners of vehicles registered to Lakewood addresses can apply for free daily permits. A maximum of three consecutive daily permits can be requested (longer permits are available only for medical hardships). The maximum number of daily permits available for a Lakewood registered RV is 52 per year, or 104 if a household owns two or more RVs.

RVs and trailers not registered to a Lakewood address cannot park on streets without a temporary permit. To accommodate "short-term needs" for visitors, Lakewood residents can request a free, temporary on-street parking permit. The request must be made in advance by the resident in front of whose home the RV or trailer will be parked. A maximum of 30 days of on-street parking per year can be permitted in increments not exceeding 14 days. The permit is not transferable.

- **Seal Beach**

The City of Seal Beach prohibits the parking of any RV or trailer that exceeds a width of 80 inches on any street for a period longer than two hours, unless with a permit issued by the Police Department. Permits can be issued if "... the proposed parking will not adversely affect the subject neighborhood" and/or "... is necessary due to special circumstances," such as immobile vehicles due to accidents, mechanical failures, vehicles loading or unloading, or vehicles providing services to adjacent properties that would need more than two hours.

RVs and trailers longer than 20 feet cannot be parked on any street between 2:00 a.m. and 5:00 a.m., unless with a permit. A non-motorized vehicle that has been detached from its motor vehicle cannot be parked at any time, unless with a permit. Permits can be issued by Police Department if:

- Vehicle belongs to a house guest temporarily residing in the city (14-day maximum)
- Vehicle is newly purchased, or the resident is new to the property and a permanent parking place is being arranged (14-day maximum)
- Vehicle is used on a daily basis for work and on-premises parking is not reasonably possible (6-months maximum)
- Vehicle and proposed parking is necessary for loading or unloading (one-day maximum)

- **Huntington Beach**

The City of Huntington Beach prohibits the parking of oversized vehicles (over 25 feet), RVs (over 20 feet), and any unattached trailer on all public streets or highways. RVs are allowed to be parked in a reasonable proximity to a park between the hours of 6:00 a.m. and 9:00 p.m. Unattached trailers may be parked for a period not to exceed four hours. Parking of RVs is prohibited in commercial or industrial districts between the hours of 9:00 p.m. and 6:00 a.m.

Residents can request free daily permits for their property frontage from the Police Department. A maximum of 12 permits can be requested each month, and only three of those can be used consecutively (except for medical reasons, six-month maximum).

The Police Department can also issue a 45-day permit for any oversized motor vehicle parked while being used in performing services or repairs on residential property. This cannot exceed 90 days in a 12-month period.

- **Newport Beach**

The City of Newport Beach prohibits parking of large motor vehicles (over 22 feet) or non-motorized vehicles on public streets, highways, or alleys, with the following exceptions:

- Large motor vehicles parked adjacent to the owner's residence are allowed for the purposes of loading, unloading, cleaning, battery-charging or other activity preparatory or incidental to travel for a period of time not to exceed 24 consecutive hours. This can be extended to a maximum of 72 hours by the Police Department.
- Vehicles displaying authorized placards or license plates for physically handicapped or disabled persons are exempt.

- **Costa Mesa**

The City of Costa Mesa prohibits parking of large motor vehicles (over 22 feet) or non-motorized vehicles on public streets, highways, or alleys, with the following exceptions:

- Large motor vehicles parked adjacent to the owner's residence are allowed for the purposes of loading, unloading, cleaning, battery-charging or other activity preparatory or incidental to travel for a period of time not to exceed 48 consecutive hours. The vehicle must be parked adjacent to the address where it is registered. This can be extended once for an extra 24 hours by the Police Department.
- A spot that has been occupied by a large motor vehicle or RV using a permit shall not be used for at least 48 hours afterwards by that same vehicle. Back to back permits cannot be requested.

- **Fountain Valley**

The City of Fountain Valley's regulations apply to vehicles longer than 22 feet, which may include RVs.

No RVs shall stop or park on streets with curb to curb widths of less than 40 feet. An RV parking permit is required prior to parking an RV on any city street. An RV parking permit is available for Fountain Valley residents and allows residents to use their property frontage for loading, unloading and other short-term uses. It is valid for 36 hours from the time of issuance and no more than eight permits may be obtained each month. More than one permit can be requested at one time, but no RV can be parked in excess of 72 hours regardless of the number of permits it has.

A spot that has been occupied by a large motor vehicle or RV using a permit shall not be used for at least 48 hours afterwards by that same vehicle. Back to back permits cannot be requested.

A permit can be requested for visitor RV parking by a guest/resident for a period of 24 hours. No more than three such periods are allowed per month per residence. Such permits may only be issued to persons visiting a resident within the city, and such visitor must provide proof that the driver of the RV resides outside the city. Medical necessities are exceptions.

- **Westminster**

No RV shall park on any street or alley for more than 24 consecutive hours. RVs may not be re-parked at any location within two-tenths of a mile from any prior parking location used within the preceding 24 hours for any length of time.

Non-motorized vehicles may be parked for the sole purpose of actively loading and unloading for a period of time not to exceed 24 consecutive hours.

Businesses Providing RV Parking

Before considering any changes to the City's regulations for the parking of oversized vehicles, it is important to note that there are a number of local businesses that provide on-site RV parking. The following is a partial list of these businesses:

- Coast Storage Co.
- Paramount Carson RV & Boat Storage
- Temple Storage
- Cherry-Carson RV & Self Storage
- Pouch Self Storage
- Affordable RV Storage
- Studebaker Self Storage
- Lakewood RV Storage
- H&M RV Storage

Lastly, many Wal-Mart stores across the country allow overnight parking for RVs, but this activity is prohibited at the two Wal-Mart stores within Long Beach due to the zoning restrictions found in the LBMC.

Recommendations

Currently, the City's Traffic Engineering Division reviews and implements signage placement for restriction of oversized vehicles. Each request must be analyzed on a case-by-case basis, which is time consuming, costly, and increases the quantity of signage throughout the City. Staff recommends a more focused approach and believes it is necessary to change elements of the LBMC to provide more clarity. Further, any modifications should provide consistency throughout the City and minimize the cost of enforcement.

Specific changes to the LBMC should include:

- A prohibition against parking oversize vehicles within the City right-of-way and in front of residential properties.
- Exceptions can be made for loading and unloading of oversize vehicles. Free permits for the exception can be obtained online through the City's website. Permits are valid for 72 hours from the time of issuance and no more than two permits may be obtained each month.

Next Steps

Staff will be setting up meetings with each City Councilmember to obtain further input on neighborhood issues related to RVs. We will also continue further research on fiscal impact, signage, definition of oversized vehicles, and enforcement, and have recommendations to the City Council in summer 2016. New signs would need to be placed on all streets entering the City of Long Beach to be enforceable and this will have a fiscal impact. The effect to staffing for enforcement will also be studied further to determine the impact increased ticketing and potential towing would have on existing budgets. In the interim, if you require additional information, please contact Deputy Director of Public Works Sean Crumby at (562) 570-6695.

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DEFINITIONS

Oversized vehicle - is a vehicle that exceeds eighty-five inches (85") high or eighty inches (80") wide or twenty feet (20') long on a residential street, or eighty-five inches (85") high or twenty feet (20') long on a nonresidential street. A boat, equipment or other object on or attached to a trailer shall be measured together with the trailer. *Long Beach Municipal Code Section 10.24.005.*

Recreational vehicle - is a vehicle used for the conveyance and/or shelter of persons or goods for purposes of leisure time activities. This includes motor homes, travel trailers, vans, truck campers, camping trailers, boats and off-the-road vehicles. Recreational vehicles shall not include the following vehicles designed and intended for commercial use and that have been converted to recreational use: airplanes, buses, moving vans, semitrailer vans, recreational vehicles used for economic gain, and "chattel." *Long Beach Municipal Code Section 21.15.2270.*

Commercial vehicle - is a motor vehicle of a type required to be registered under this code used or maintained for the transportation of persons for hire, compensation or profit, or designed, used or maintained primarily for the transportation of property. *California Vehicle Code Section 260 (a).*

POSTING OF RESTRICTIONS - *Long Beach Municipal Code Section 10.24.077*

The City Traffic Engineer shall place and maintain or cause to be placed and maintained, on each of the streets or portions of streets on which oversized vehicle parking is restricted, appropriate signs notifying the public of such restrictions.

(Ord. 05-0025 § 2, 2005; Ord. C-7464 § 4, 1997)

PARKING OF OVERSIZED VEHICLES PROHIBITED - *Long Beach Municipal Code Section 10.24.077*

- A. Where posted, no person who owns, has custody, or control of an "oversized vehicle" as defined in Section 10.24.005, shall cause it to be parked on any public street.
- B. Subsection A of this Section shall not apply to an oversized vehicle, so long as it is parked in a manner which otherwise complies with applicable State law and the City of Long Beach Municipal Code, when a valid permit is displayed on the inside of the lower left corner of the windshield of an oversized vehicle so as to be visible from the street. Said permit may be obtained and displayed in accordance with Section 10.24.080 of this Chapter.
- C. Subsection A of this Section shall not apply to a commercial vehicle which is engaged in the active loading or unloading of goods for a period of time which does not exceed the "permitted commercial loading period" as defined in Section 10.24.005.

(Ord. 05-0025 § 3, 2005)

DESIGNATION AND TERMINATION OF OVERSIZED VEHICLE PARKING RESTRICTIONS -
Long Beach Municipal Code Section 10.24.079

Installation or removal of oversized vehicle parking restrictions may be initiated in one of the following ways:

- A. **Safety/Traffic Hazards.** The City Traffic Engineer may install or remove oversized vehicle parking restrictions from one or both sides of any street or block when the need has been established by evidence satisfactory to the City Traffic Engineer based on factors including, but not limited to, street size and width, traffic patterns and volume, traffic on nearby streets or street segments, location of the street in the parking impacted area, neighborhood characteristics and City-wide traffic plans; or
- B. **Petition.** The City Traffic Engineer is authorized to install or remove oversized vehicle parking restrictions from one or both sides of any street or block upon receipt of a petition containing the signatures of occupants of two-thirds (2/3) of the street addresses of properties with front curbs proposed to be affected by the action. The City Traffic Engineer shall make available for this purpose a petition form containing the street addresses of said properties. In the case of nonresidential properties, the petition must contain the signatures of owners or owners' agents for at least two-thirds (2/3) of the linear street frontage described on the petition, irrespective of the property's legal address; or
- C. **Council District Office.** As an alternative to the petition process, the City Traffic Engineer is authorized to install or remove oversized vehicle parking restrictions from one or both sides of any street or block upon receipt of a written request from a Council District office and a determination by the City Traffic Engineer that there is either majority support for or lack of sufficient opposition to the proposed restrictions. The City Traffic Engineer's determination shall be based on responses from occupants of properties with front curbs proposed to be affected by the action received after notice of the proposed restrictions.

(Ord. 09-0021, § 22, 2009; Ord. 05-0025 § 4, 2005; Ord. C-7464 § 2, 1997)

OVERSIZED VEHICLE 48-HOUR PARKING PERMIT FOR RESIDENTIAL STREETS - *Long Beach Municipal Code Section 10.24.080*

- A. The Fire Department, or such other department as the City Manager shall designate, is authorized to issue oversized vehicle parking permits for campers, trailers, boats on trailers and recreational vehicles for the purpose of such activities as loading, unloading or performing maintenance on such vehicles for a period of not more than 48 hours. Such activities must be conducted in compliance with all other laws and regulations. No more than 12 permits shall be issued to any one eligible resident or to any one eligible vehicle within one calendar year and a 24-hour period must elapse between permits.

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- B. Oversized vehicle parking permits shall be issued for motor vehicles upon application of the registered owner or such other person who can provide evidence of residency at a location at which on-street parking of oversized vehicles is prohibited and can demonstrate exclusive use and control of the vehicle for which application is made.
- C. Each oversized vehicle parking permit shall be issued for a period not to exceed 48 hours in duration. Each application or reapplication for oversized vehicle parking permits shall be in writing and shall contain sufficient information to satisfy the administering department as to the identity and residential address of the applicant, the applicant's registered ownership or exclusive use and control of the vehicle for which application is made, the license number of the vehicle, and any other information that the administering department deems necessary for the proper processing of the application.
- D. The Fire Chief or his designee may place further restrictions on any permit issued as deemed necessary to protect the public health and safety. Such restrictions shall appear on the face of the permit which shall be displayed on the inside of the windshield of the vehicle for which the permit is issued so as to be readily visible to a person approaching the vehicle from the front thereof.
- E. Applications for issuance of 48-hour permits shall be accompanied by such fee therefor as may be established from time to time by resolution of the City Council.

(Ord. 05-0025 § 6, 2005; Ord. C-7464 § 3, 1997)