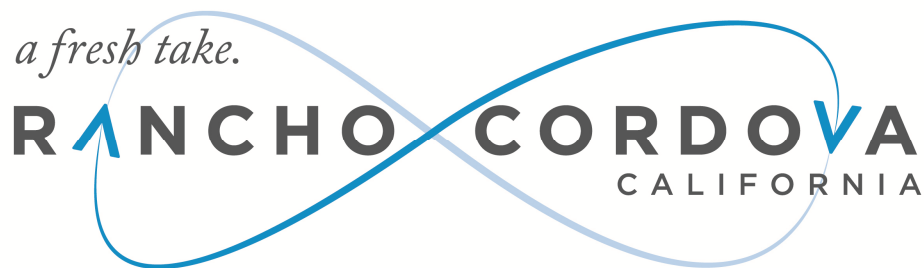


CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, February 27, 2018

5:30 PM – Special Meeting
American River Community Room North

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Gatewood, McGarvey, Sander, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Discussion and Direction Regarding RV, Boat, and Trailer Parking.
Recommendation: Receive information from City staff related to existing regulations for RV, Boat and Trailer parking, challenges they present, and options for potential code amendments to address the challenges.
Result of Recommended Action: No action will be taken. If directed to do so, City staff will prepare amendments to Municipal Code Title 23, Chapter 23.719, "Parking and Loading," for a future public hearing and action.
Staff Report: Darcy Goulart, Principal Planner.
Advances Goals: 1 and 2.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, February 27, 2018 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on February 22, 2018 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed at Rancho Cordova, California.



Stacy Leitner, City Clerk

MEMORANDUM

DATE: February 27, 2018

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Principal Planner

SUBJECT: **DISCUSSION AND DIRECTION REGARDING RV, BOAT, AND TRAILER PARKING**



RECOMMENDATION

Receive information from City staff related to existing regulations for RV, Boat and Trailer parking, challenges they present, and options for code amendments to address the challenges.

RESULT OF RECOMMENDED ACTION

No action will be taken. If directed to do so, City staff will prepare amendments to Municipal Code Title 23, Chapter 23.719, "Parking and Loading," for a future public hearing and action.

BACKGROUND

On December 18th, staff presented potential code amendments on various sections within Title 23, the Zoning Code, to seek direction from the City Council. One of the issues discussed was the existing code regulations regarding the parking of RVs, boats and trailers. The issue highlighted was that prior to May 2017, a resident was allowed to park a registered and operable RV, trailer or vessel (boat) on a hard surface (compacted gravel, concrete, asphalt or similar durable surface) within the front and street side yard setbacks, as long as it was not within the clear vision area on a corner lot (and so long as this doesn't violate any HOA rules). Through a code amendment process, the code was change to no longer allow these types of vehicles to be parked in the location where they have historically been allowed to park for many years. The code currently states:

23.719.130 J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

- 1. Parking shall not be within the front and street side yard setbacks.*
- 2. Parking on a lasting, durable surface (e.g., concrete, asphalt, grasscrete, or permeable paving material) hard surface such as compacted gravel, concrete, asphalt, or similar durable material is required.*
- 3. Parking within the clear vision area is prohibited.*

Following adoption, it became clear to City staff, including Code Enforcement, that there were potentially hundreds of properties now in violation of the code due to the location of their parked RV, trailer or boat. Properties may not be able to accommodate these vehicles behind a fenced area and therefore results in the need for off-site storage. In order to get a better understanding of the impact that the new regulations could have on residents, Code Enforcement staff

conducted a modest survey of RVs, trailers, and boats within the City. The combined average number of RVs, trailers, and boats per neighborhood identified was around 43. Based upon the number of neighborhoods, there could be about 817 RVs, trailers, and boats throughout the City that could now be out of compliance with the code. Being that a modest survey was conducted, the actual total number could be larger. Additionally, the average yearly cost of off-site storage could range anywhere from \$1,356 to \$5,783 for a resident. Unfortunately, most facilities within a fifteen-mile radius of the City are at their max capacity or have 1 to 3 vacancies. As a result, if residents were willing and financially able to pay for storage, there are few storage options.

After the December 18th meeting, City staff in various departments began receiving calls, emails and counter inquiries from residents stating their concerns regarding not being allowed to continue parking their RVs, boats and trailers on their property, either in the driveway or the street side yard. Concerns include lack of space elsewhere on the property, limitations on accessing rear or side yard areas and limited off-site storage space to rent. Upon discussing the next steps, staff felt it best to bring the topic back to the Council for further discussion and direction.

ANALYSIS

At the December 18th meeting, staff mentioned that they did not believe it was the intent of the Council to prevent these types of vehicles from being parked where they had historically been for so many years. It is believed that the intent was to prevent them from being parked on paving strips and other passable surfaces that lead nowhere. Staff presented a few options for the Council to consider as part of the discussion. The first was to keep the regulations as written, which could result in Code Enforcement issuing notices of violation for all those properties that are now out of compliance. The second option was to allow these vehicles to be parked in the front or side yard setback, but only for those property owners that can provide proof of ownership prior to the effective date that prohibited front and side street parking (June 2017). This would essentially permit those that have owned and parked their vehicles on their property to continue to do so, but prevent any new ones from occurring. Anything purchased after the June 2017 effective date would need to utilize an interior side yard or an off-site storage facility to park these types of vehicles.

From the discussion, Council generally concurred that the intent wasn't to make everyone out of compliance with the code and discussed various ways to address the issue. The general consensus was to possibly allow the historical vehicles to continue to be parked as they have been and not allow new ones. The Council also expressed interest in some sort of sunset clause that would eventually require the parking of these vehicles to be out of the side street and front yard setback, which typically includes the driveway.

As part of staff's research, information was gathered from surrounding communities to determine how they address onsite parking of these vehicles and if there are any provisions in the code to allow preexisting vehicles to continue parking or language that would grant time for property owners to come into compliance. Some surrounding jurisdictions allow parking of RVs, boats and trailers within the front and side street setbacks, but have specific requirements regarding paving standards for the parking area. A few do not allow parking in the front (driveways) and street side yard. Additionally, screening is required when a vehicle is parked beyond the setback areas, in a side or rear yard area. Two of the jurisdictions have language in the code that addresses existing vehicles tied to specific date. In almost every instance, the codes provide regulations to either prohibit on street parking or allowed it for 24 to 72 hours. The table below provides a brief summary of staff's research.

Table 1: Surrounding Jurisdictions Requirements.

Jurisdiction	Parking Requirements	Other Provisions
Roseville	Maximum of 50% of the front and street side yard may be paved to allow parking of RVs, boats and trailers.	None
West Sacramento	- RVs on record as being parked prior to 8/23/84 must be parked at least 5 ft. from the sidewalk and ROW or property line (whichever is greater). - RVs parked after 8/23/84 may not be parked in a required setback adjacent to a public street	- Maximum 350 sq. ft. of paved surface is allowed for parking/storage of RVs. - Second driveway allowed on corner outside of vision triangle. - Paving strips allowed as driveway.
Elk Grove	- Parking prohibited in required front and street side yard. - RVs, boats and trailers legally parked in required setbacks prior to 8/11/06 are considered legal nonconforming and grandfathered in. - Nonconforming status requires DMV registration, photographs, satellite imagery, neighbor affidavits or other justification determined by City.	Screening required when parked beyond required yard setback.
Citrus Heights	- Parking prohibited on driveway. - Allowed outside of required yard setbacks.	Screening required when parked beyond required yard setback.
Sacramento	Parking is permitted on a paved surface.	None
Folsom	No parking on front or side yard areas visible from the ROW, unless approved by the City.	None
Rocklin	Parking prohibited in required front and street side yard.	None
Sacramento Co.	Parking is permitted on a surface that is specified based upon the lot size.	None

As can be seen from the table above, there are various ways to address this issue. Based upon the previous Council discussion and research, staff offers the following four options for the Council to consider.

1. Prohibit parking within the front and street side setback, but include nonconforming use language with a date set at June 15, 2017, which is the date that the new provisions prohibiting parking in these yard areas became effective. This would allow parking to

continue within the required yard areas for those that could meet the verification requirements and not have a lapse in the nonconforming status. This could include similar requirements to the City of Elk Grove.

2. Prohibit parking within the front and street side setback, but include language to allow those that parked RVs, boats and trailers prior to June 15, 2017 to continue parking for a specified number of months or years before having to come into compliance with the code.
3. Prohibit parking within the front and street side yard as currently written in the code.
4. Revert back to the previous code language which would allow everyone to park RVs, boats and trailers in the required yard areas or a driveway.

Options 1 through 3 do present some challenges in terms of verification, tracking and enforcing. However, if Council directs staff to amend the code to reflect one of these specific options, staff will internally work on the best approach to handling these challenges.

ATTACHMENT 1

Title 23 – RVs, Boat and Trailer Parking

February 27, 2018



CityOfRanchoCordova.org

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MEETING GOALS

- Obtain direction from City Council on potential amendments to Title 23, Chapter 23.719 related to RV, Boat and Trailer Parking

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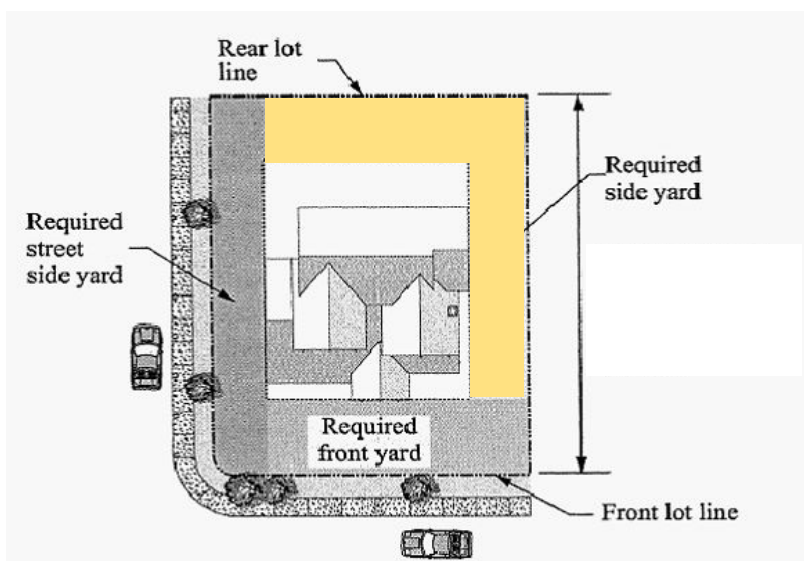
ATTACHMENT 1

CURRENT CODE

- **Can** park an RV, boat or trailer on a property, **outside** of the required side street and front yard setback.
- **Cannot** park an RV, boat, or trailer **within** the front and street side yard setbacks. Front yard setback also includes the driveway.
- Prior to June 15, 2017, these types of vehicles/vessels were allowed to park in the front and street side yard setbacks.

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CURRENT CODE



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ATTACHMENT 1

ISSUES THIS PRESENTS

- Lacking onsite space to park behind a fenced area, requires off-site storage.
- Roughly 817 RVs, trailers, and boats throughout the City could now be out of compliance.
- Yearly offsite storage and insurance costs could run between \$1,356 to \$5,783.
- Most storage facilities within 15 mile radius have little to no vacancies.

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Jurisdiction	Parking Requirements	Other Provisions
Roseville	Maximum of 50% of the front and street side yard may be paved to allow parking of RV's, boats and trailers.	None
West Sacramento	- RVs on record as being parked prior to 8/23/84 must be parked at least 5 ft. from the sidewalk and ROW or property line (whichever is greater). - RVs parked after 8/23/84 may not be parked in a required setback adjacent to a public street	- Maximum 350 sq. ft. of paved surface is allowed for parking/storage of RVs. - Second driveway allowed on corner outside of vision triangle. - Paving strips allowed as driveway.
Elk Grove	- Parking prohibited in required front and street side yard. - RV, boats and trailers legally parked in required setbacks prior to 8/11/06 are considered legal nonconforming and grandfathered in. - Nonconforming status requires DMV registration, photographs, satellite imagery, neighbor affidavits or other justification determined by City.	Screening required when parked beyond required yard setback.

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ATTACHMENT 1

Jurisdiction	Parking Requirements	Other Provisions
Citrus Heights	- Parking prohibited on driveway. - Allowed outside of required yard setbacks.	Screening required when parked beyond required yard setback.
Sacramento	Parking is permitted on a paved surface.	None
Folsom	No parking on front or side yard areas visible from the ROW, unless approved by the City.	None
Rocklin	Parking prohibited in required front and street side yard.	None
Sacramento Co.	Parking is permitted on a surface that is specified based upon the lot size.	None

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SUMMARY OF RESEARCH

- Parking Prohibited – West Sacramento, Elk Grove, Citrus Heights, Folsom and Rocklin
- Parking Allowed – Sacramento County, Roseville and Sacramento
- Two Cities have provisions to allow parking as a legal nonconforming or to grandfather a property. Both are tied to a specific date in time.
- Street parking limited to 24-72 hours in all jurisdictions.

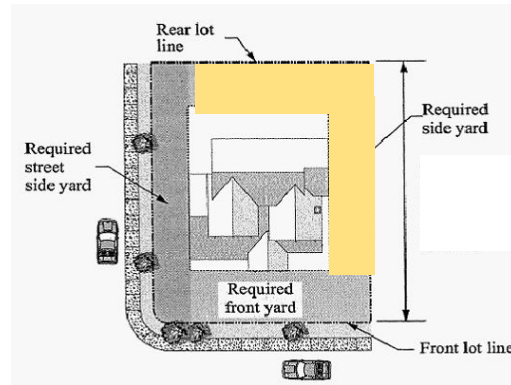
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ATTACHMENT 1

OPTION #1 – NON CONFORMING

Prohibit parking within the front and street side setback, but include nonconforming use language with a date set at June 15, 2017.

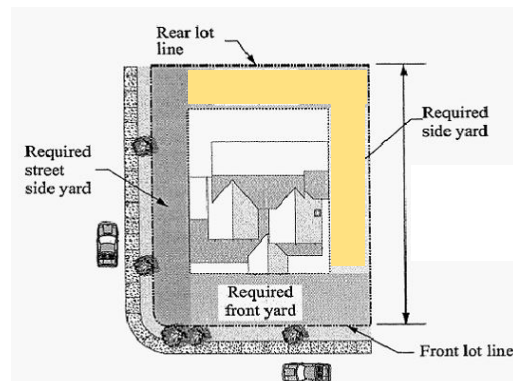
- Allow parking to continue within the required yard areas for those that could meet the verification requirements.
 - Residency verification, DMV registration records, google imagery, etc.
 - Must be registered as operable every year.
 - Cannot transfer non conforming use status to another party.



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OPTION #2 – SUNSET CLAUSE

Prohibit parking within the front and street side setback, but include language to allow those that parked RVs, boats and trailers prior to June 15, 2017 to continue parking for a specified number of months or years before having to come into compliance with the code.



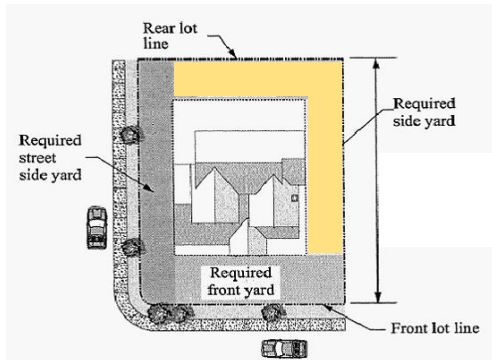
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ATTACHMENT 1

OPTION #3 – NO CHANGE IN

Continue to prohibit parking within the required front and street side yard as currently written in the code.

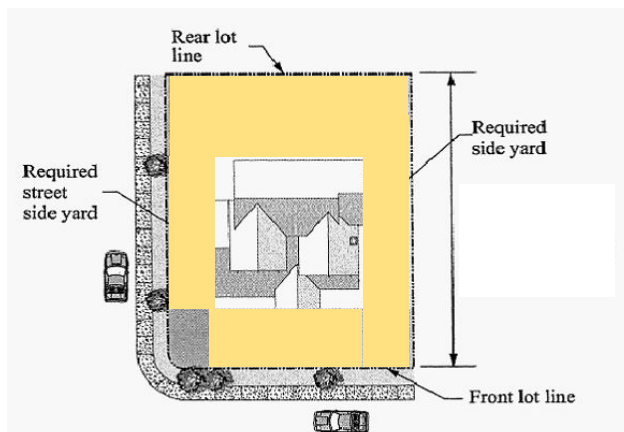
Parking would continue to be allowed in areas outside of the required.



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OPTION #4 – PREVIOUS CODE

Revert back to the previous code language which would allow everyone to park RVs, boats and trailers in the required yard areas.



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ATTACHMENT 1

WHAT DO WE WANT TO AVOID?



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OPTIONS	Yes	No
NON CONFORMING STATUS - Prohibit parking in required front and street side yard, but include nonconforming use language with a Jun 15, 2017 date.	Yes	No
SUNSET CLAUSE - Prohibit new parking, but include language to allow those that parked prior to June 15, 2017 to continue for a specified number of months or years before coming into compliance.	Yes	No
CURRENT CODE LANGUAGE - Prohibit parking in required front and street side yard. (current code).	Yes	No
PREVIOUS CODE LANGUAGE - Revert back to previous code language and allow everyone to park in the required front and street side yards.	Yes	No

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ATTACHMENT 1

THANK YOU

QUESTIONS & DISCUSSION



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AGENDA ITEM 3.1















