



Staff Report to the Zoning Administrator

Application Number: **08-0147**

Applicant: Public Works Department, Jack
Sohriakoff

Agenda Date: July 11, 2008

Owner: County Of Santa Cruz

Agenda Item #: 2

APN: N/A, Public Right-of-Way

Time: After 10:00 a.m.

Project Description: Proposal to restrict the parking of recreational vehicles at any time on both sides of the East Cliff Drive public Right-of-Way between 5th Avenue and 7th Avenue. This requires a Coastal Development Permit.

Location: East Cliff Drive Between 5th Avenue and 7th Avenue adjacent to the Santa Cruz Yacht Harbor and Twin Lakes Beach.

Supervisory District: 1st District (District Supervisor: Beautz)

Permits Required: Coastal Zone Approval

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0147, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | G. | Applicant's Petition |
| B. | Findings | H. | County Code Section 9.70.600 |
| C. | Conditions | I. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | J. | Health and Safety Code Section 18010 and 18009.3 (Recreational Vehicle Definition) |
| E. | Location Map/Aerial Map | | |
| F. | Zoning/General Plan Map | | |

Parcel Information

Parcel Size:	N/A
Existing Land Use - Parcel:	Public Right-of-Way
Existing Land Use - Surrounding:	Public Street

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Project Access: East Cliff Drive Right-of-Way
Planning Area: Live Oak
Land Use Designation: N/A
Zone District: PR
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: N/A
Soils: N/A
Fire Hazard: N/A
Slopes: N/A
Env. Sen. Habitat: N/A
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Yes, Twin Lakes Beach visual resource area
Drainage: N/A
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: N/A
Sewage Disposal: N/A
Fire District: N/A
Drainage District: N/A

Recreational Vehicle Parking Restriction Process

Ordinance Section 9.7.600 (Exhibit H) of the Santa Cruz County Code allows the Public Works Department to restrict Recreation Vehicles (RV) from parking within the public right-of-way provided that the residents on the street submit a petition requesting such a restriction pursuant to the adopted process enumerated in the Code.

This procedure requires that at least 50 percent of the residents occupying the residential units on the street, or segment of the street, submit a petition requesting the Public Works Director to designate the street as unlawful for recreational vehicle parking. In addition to a petition, a neighborhood meeting is required to be held with the Director of Public Works in attendance, after which the Director of Public Works may approve the parking restriction provided that the designated streets have been posted with signs prohibiting RV parking.

Since this particular public right-of-way is located within the Coastal Zone, a Coastal Zone Approval is required prior to implementation of the proposed parking restriction.

Recreational Vehicle Definition

County Code Section 9.70.600 defines "recreational vehicle" as that defined by the California Health and Safety Code Section 18010 and 18009 (attached as Exhibit J). This section of code defines recreational vehicles as *"a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:*

- 1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.*
- 2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.*
- 3) It is built on a single chassis.*
- 4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.*
- 5) A park trailer, as defined in Section 18009."*

The proposed restriction, if approved, will apply to these types of vehicles.

Project Setting

The segment of public right-of-way is located on East Cliff Drive between 5th Avenue and 7th Avenue adjacent to the Santa Cruz Yacht Harbor. Both sides of the right-of-way are included in this request. This right of way is comprised of two travel lanes with a mostly unimproved shoulder. Public Parking is currently allowed along the unimproved edge of the right-of-way adjacent to the improved travel lane. Public parking is permitted during the day between 6 a.m. and 10 p.m. and is prohibited between 10 p.m. and 6 a.m. RV parking is generally limited to the south side or ocean side of the street due to the location of driveways on the north side of the street that prevent enough space for parking recreational vehicles on that side.

Proposed Application

A Coastal Zone Development Permit application was submitted on April 17, 2008 by the Public Works Department following submittal of a petition and request by property owners of East Cliff Drive. All residents (10 total), and the only residents on the street, all of which are located on the north side of the East Cliff Drive public right-of-way between 5th Avenue and 7th Avenue, have signed a petition requesting that RV parking be prohibited in this segment (attached as Exhibit G). Furthermore, a neighborhood meeting was held on March 13, 2008 with Jack Sohriakoff acting as the representative of the Public Works Director. Please see Exhibit I (Comments and Correspondence) for all correspondence related to this process.

Project plans (Exhibit A) identify the location of the affected area, proposed RV parking restriction area, and the proposed sign locations throughout the street segment. The affected road segment is that area within East Cliff Drive public right-of-way between 5th Avenue and 7th Avenue. Seven (7) parking signs are proposed for the affected portion of the street. These signs are designed to comply with the Public Works signage standard (See Exhibit A). The public

works department is coordinating the signage plan and, if approved, will place these parking signs on existing signs posts in the right-of-way.

Zoning & General Plan Consistency

Title 9 of the County Code allows the regulation and restriction of vehicles within the public right-of-way. Thus, a restriction on parking of recreational vehicles within the right-of-way is an allowed use within the public right-of-way pursuant to the County Code, and is consistent with the General Plan. The proposed RV parking restriction is consistent with the requirements of the General Plan and Zoning Ordinance as specified by County Code Section 9.70.600 (Exhibit H) in that all procedural steps enumerated in the Code have been taken to meet the requirements for placement of the signage to restrict recreational vehicle parking within this segment of right-of-way.

Local Coastal Program Consistency

Development proposed within the Coastal Zone is regulated by County Code Section 13.20.130 (Design Criteria for coastal zone development) and the Local Coastal Program (LCP). The issues of this proposed project relate to public shoreline access and visual resource protection policies of the local coastal program and related Coastal Zone Development Criteria.

Visual Resource Protection

The subject property is located within a Visual Resource Protection area known as Twin Lakes State Beach. These resources include views of the beach, coastal bluffs and ocean waves. The visual resource protection policies require that development have minimal impacts on these resources.

County Code Section 13.20.130 requires development to meet the design criteria including, but not limited to, development that is compatible with the character of the area and that maintains the integrity of open beaches, and that minimizes site disturbance and visual intrusion into the beach view shed. Signage is also required to minimize disruption of the scenic qualities of the view shed as well.

The project is consistent with the design criteria and special use standards and conditions of this chapter in that the proposed recreational vehicle parking restriction in East Cliff Drive will improve the visual character of the beach area by reducing the massing of non-permanent vehicles along the roadway, which block the view shed. This would result in an improvement to the overall beach view shed from those properties adjoining the East Cliff Drive the right-of-way, from vehicles driving along the right-of-way, and from pedestrians and bicyclist traveling along this roadway.

The proposed signs will be small in size and will be affixed to existing parking sign posts. This should minimize disruption of the view shed by the signs.

Public Shoreline Access and Public Safety

Twin Lakes State Beach is designated for primary public beach access by the Local Coastal Program (LCP), which is located adjacent to the portion of East Cliff Drive under discussion. The policies of the LCP encourage the provision of public access that adequately provide for the public access needs of the community while also providing safety for the community at large. In addition, these policies also protect visual access to open beaches and vistas. Policy 7.7.13 encourages the development of access points where the access point can provide automobile parking or an acceptable alternative, and when all impacts and use conflicts can be mitigated. Policy 7.7.16 encourages the improvements at Primary Access Points to include a variety of improvements including path improvements, automobile parking, recycling and garbage collection, bicycle parking, transit service, safety signs, etc.

The East Cliff Drive right-of-way between 5th and 12th Avenue provides two travel lanes and an unimproved shoulder for vehicle parking. This area is actively used for beach access, vehicle parking, pedestrians and bicycles access, though roadway improvements do not provide adequate space or improvements for all these uses. This is a significant safety issue for residents and visitors alike. This is supported by the applicant's photo package, which shows a pedestrian jogging within the travel lane adjacent to a travel trailer while a truck passes the jogger, partially in the opposing lane. Staff visited the site and observed similar traffic safety issues. It was observed that the width of the shoulder is insufficient for parking because vehicles have to straddle over the paved and beach area, and in some cases over rocky ledges. The wider space and longer vehicle length needs of RV's can further compromise the safety of pedestrians, bicycles and traffic circulation of the current road system.

Elimination of RV parking available along the roadway segment between 5th Avenue and 7th Avenue would improve safety overall. However, elimination of RV parking alone will not resolve the safety issues in this traffic corridor.

The County Redevelopment Agency has indicated that they are actively working on road, traffic, parking and pedestrian improvements in this area, which may result in changes to this proposed RV parking restriction in the future. These improvements should address the public access needs of the community while also addressing the safety issues there.

The Redevelopment Agency currently has a Coastal Development Permit application under review by the Planning Department for the segment of East Cliff Drive between 9th and 12th Avenue. The section of East Cliff between 5th and 9th is scheduled for improvements within a few years. The Board of Supervisors will also formally consider a roadway design concept between 5th and 9th Avenue in August of 2008. This proposed RV parking restriction is recommended as an interim measure until the design concept and final design improvements are completed by the Redevelopment Agency, at which time this permit would become null and void.

While approval of this project would restrict RV access at this location, four other facilities exist within Santa Cruz County that are available and specifically designed to provide RV parking meeting the larger dimensions and hookup needs of these vehicles where safety considerations can be met. These facilities are located at New Brighton State Beach, Sunset State Beach, and

Seacliff State Beach. Additionally, the Yacht Harbor also provides RV parking and RV camping directly adjacent to the beach at this location. Thus, elimination of RV parking at this location will not result in a significant reduction in public access for RV vehicles overall and will be consistent with the public access policies of the LCP.

Furthermore, due to the larger dimensions of RV's, elimination of this type of parking will increase the available space for parking additional cars along the available right-of-way and actually increase the public access and recreation opportunities to the general public.

Design Review

The proposed parking restriction is not subject to design review, as enumerated in County Code Chapter 13.11.

Environmental Review

The project has been determined to be exempt from further Environmental Review under the California Environmental Quality Act (CEQA) in that the project is categorically exempt pursuant to Section 15301, Class 1 of CEQA.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

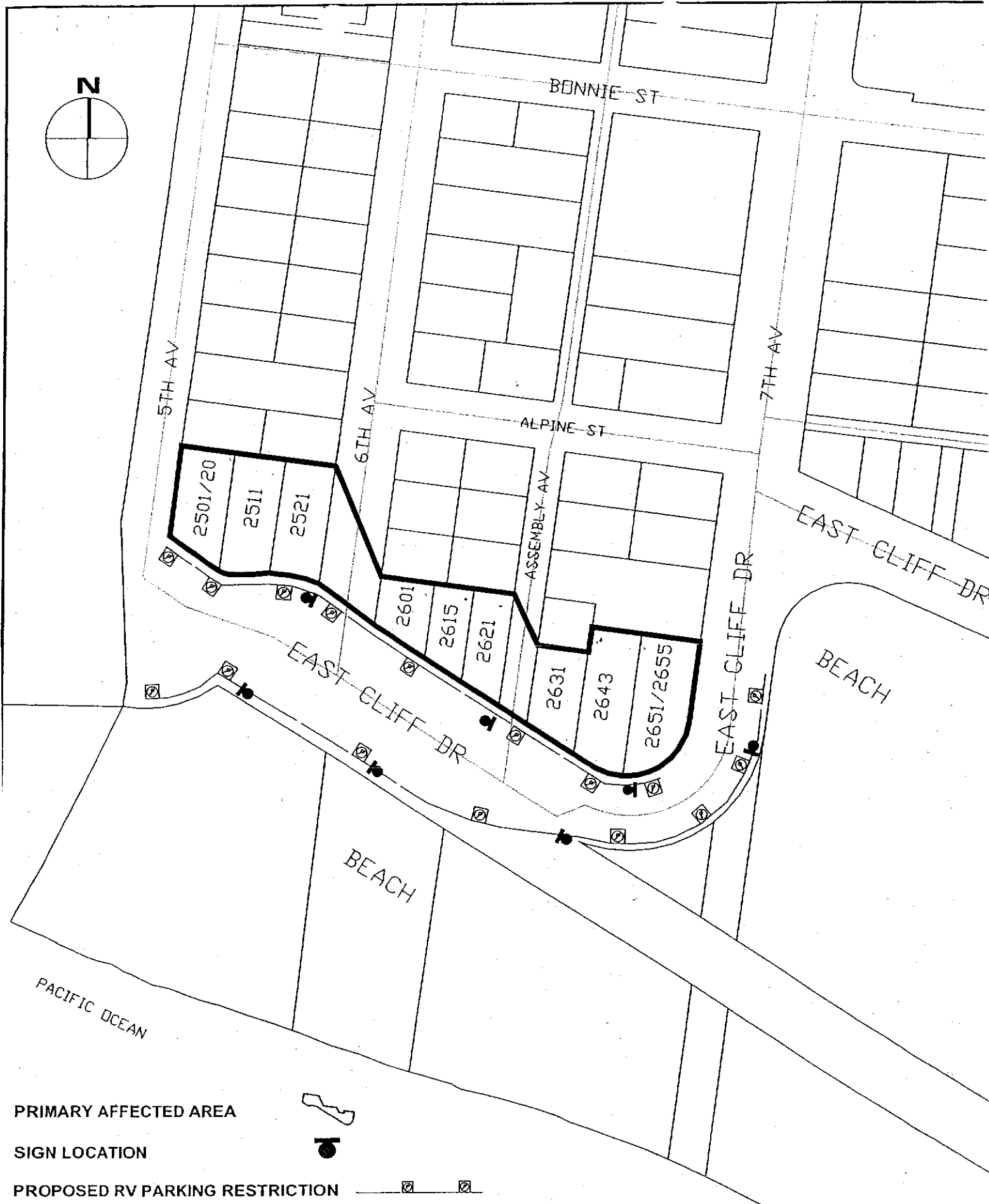
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 08-0147, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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PRIMARY AFFECTED AREA

SIGN LOCATION

PROPOSED RV PARKING RESTRICTION

East Cliff Drive - 5th Ave. to 7th Ave. Recreational Vehicle affected area

- 7 -

DEPARTMENT OF PUBLIC WORKS

EXHIBIT A

NO

**PARKING
RECREATIONAL
VEHICLES
ANY TIME**

PER SANTA CRUZ COUNTY CODE SECTION 9.70.600

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that restricting RV parking within the public right-of-way and the signage to restrict the parking authorized by the Public Works Director is an allowed use within the right-of-way, shown as zoned PR, consistent with County code Section 13.10.700 and consistent with the General Plan and Local Coastal Program. Uses within the public road system are subject to Title 9 (Roads, Vehicles, and Traffic), Chapter 9.7.0 Streets and Roads regulations of the County Code.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the right-of-way.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

County Code Section 13.20.130 requires development to meet the design criteria including, but not limited to, development that is compatible with the character of the area and that maintains the integrity of open beaches, and that minimizes site disturbance and visual intrusion into the beach view shed. Signage is also required to minimize disruption of the scenic qualities of the view shed.

The project is consistent with the design criteria and special use standards and conditions of this chapter in that the proposed recreational vehicle parking restriction in East Cliff Drive will positively affect the overall character of the coastal zone and improve the visual character of the beach area by reducing the massing of non-permanent vehicles along the roadway. This would result in an improvement to the overall beach view shed for properties adjoining East Cliff Drive and for vehicles driving along the right-of-way, and pedestrians walking along this roadway.

Seven (7) parking signs are proposed for the affected portion of the street. These signs are designed to comply with the Public Works signage standard. These signs will be small in size and will be affixed to existing parking sign posts where available and should minimize disruption of the view shed. Whatever visual clutter does result from an additional sign on the sign posts in the right-of-way will be offset by the increase in the view shed from elimination of RV's.

Furthermore, this is an interim situation until the Redevelopment Agency finalizes an overall plan for this stretch of road, which will improve the coastal access in the area in a unified way.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan,

specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that while a recreational vehicle (RV) parking restriction will eliminate parking available to RV's between the shoreline and the first public road in this particular road segment, four other facilities exist within Santa Cruz County that are available and specifically designed to provide RV parking to meet the larger dimensions and hookup needs of these vehicles. These facilities are located at New Brighton State Beach, Sunset State Beach, and Seacliff State Beach. Additionally, the Yacht Harbor also provides RV parking and RV camping directly adjacent to the beach at this location. Thus, elimination of RV parking at this location will not result in a significant reduction in public access for RV vehicles overall.

Furthermore, as illustrated by the applicant's photo package, the shoulder of this road is unimproved and does not provide adequate space for a travel lane, bicycle traffic, pedestrians, and vehicle traffic without creating hazards for one or all along this stretch. The wider space needs of RV's can and do compromise the safety of pedestrians, bicycles and traffic circulation of the current road system.

Due to the larger dimensions of RV's, elimination of this type of parking will increase the available space for parking additional cars along this right-of-way and actually improve public access and recreation opportunities to the general public. Additionally, the proposed parking signs will not interfere with public access to the beach and ocean.

The County Redevelopment Agency has indicated that they are actively working on road, traffic, parking and pedestrian improvements in this area, which may result in changes to this proposed RV parking restriction. The Board of Supervisors will formally consider a roadway design concept between 5th and 9th Avenue in August of 2008. The proposed project is conditioned to be an interim measure until the design concept and final design improvements are completed by the Redevelopment Agency. Should the final improvements proposed by the Redevelopment Agency include RV parking, this permit shall become null and void.

The project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the Title 9 of the County Code allows the regulation and restriction of vehicles within the public right-of-way and is thus an allowed use within the public right-of-way pursuant to the County Code, and is consistent with the General Plan and Local Coastal Program land use designation. A prohibition of recreation vehicle (RV) parking will not prevent public access or recreational opportunities along the coast for RV's as other facilities exist within the County along the shoreline that are specifically designed to meet the parking space requirements that cannot be adequately met presently. Furthermore, the elimination of RV parking will improve the overall visual character of the beach view shed due to the large dimensions of these vehicles, which block views to the beach from the right-of-way. A RV

Application #: 08-0147

APN: N/A

Owner: County Of Santa Cruz

restriction would also improve pedestrian, bicycle, and traffic safety in this corridor as well. The policies of the Local Coastal Program encourage development of public access that adequately provides for the access needs of the community while also providing safety for the community at large. Signage associated with the proposed parking restriction will not significantly affect the views along this roadway segment.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for public uses and are is not encumbered by physical constraints on placing the signs. The signs and post will comply with prevailing technology, the Uniform Building Code, if applicable, to insure the optimum in safety. The proposed parking signs will not deprive adjacent properties or the neighborhood of light, air, or open space, and the new limits on RV's will increase access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the parking signs and the conditions under which they will be maintained will be consistent with all pertinent County ordinances, the purpose of the right-of-way and zone district in that the primary use will continue to be public right-of-way and parking for access to the beach and lake.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed parking restriction and signage is consistent with the use specified for the public right-of-way land use designation in the County General Plan.

The proposed parking signs will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the right-of-way in that the parking signs will not adversely shade adjacent properties, and will meet current standards regarding sign placement within the public right-of-way, and will increase access to light, air, and open space in the neighborhood. Access to the beach will be increased by allowing more standard size vehicle parking and increase the safety for pedestrians and bicyclists.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed parking signs are to be constructed in an existing right-of-way. The proposed project will not generate additional traffic.

5. That the proposed project will complement and harmonize with the existing and proposed

land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed signage will be located within the public right-of-way on existing signposts where available. While the proposed signs will increase the overall number of signs in the public right-of-way, these signs will be affixed to existing sign posts in the right-of-way. Whatever impact these signs may have on visual clutter should be offset by the reduction in the large vehicles blocking views of the beach.

There will be no impact on land use intensity or dwelling unit density.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed parking signs will be of an appropriate scale and type of design meeting the parking sign requirements of the County Code and will not detract from the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Recreational Vehicle Affected Area and Sign Detail

- I. This permit authorizes the restriction of recreational vehicle parking at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. This permit authorizes a restriction on recreational vehicle parking between 5th Avenue and 7th Avenue as an interim measure until the Redevelopment Agency completes the roadway improvement project between 5th Avenue and 9th Avenue, with is expected to address travel lanes, bicycle lanes, public parking and access, and pedestrian design issues present in this road segment. This permit will become null and void when the Redevelopment Agency 5th Avenue to 9th Avenue roadway improvement project is implemented.
- III. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit, which do not affect the overall concept or density, may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Sheila McDaniel
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 08-0147

Assessor Parcel Number: N/A

Project Location: Between 5th Avenue and 7th Avenue adjacent to the Santa Cruz Yacht Harbor and Twin Lakes Beach.

Project Description: Proposal to restrict RV parking within the East Cliff Drive public right-of-way on both sides of the street between 5th Avenue and 7th Avenue.

Person or Agency Proposing Project: Public Works Department, Jack Sohriakoff

Contact Phone Number: (831) 454-2160

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Section 15301, Class 1

F. Reasons why the project is exempt:

Minor improvement to existing developed Public right-of-way

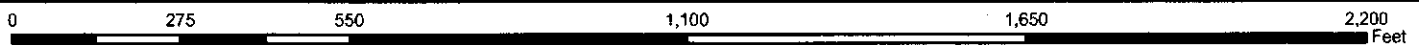
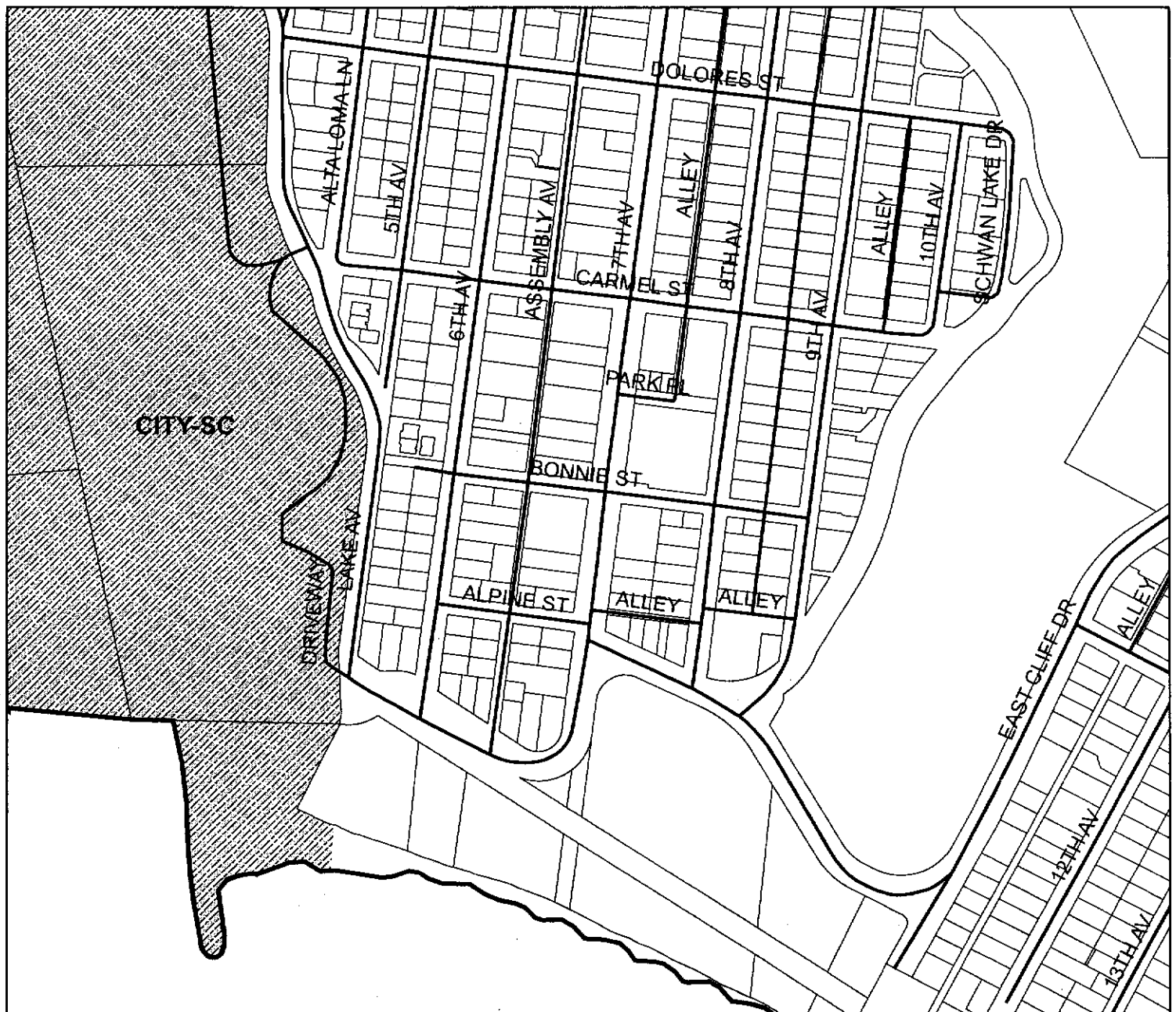
In addition, none of the conditions described in Section 15300.2 apply to this project.


Sheila McDaniel, Project Planner

Date: _____

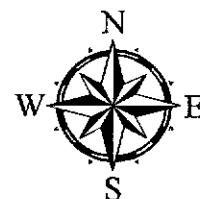


Location Map



LEGEND

- parking area
- Assessors Parcels
- Streets
- County Boundary
- SANTA CRUZ



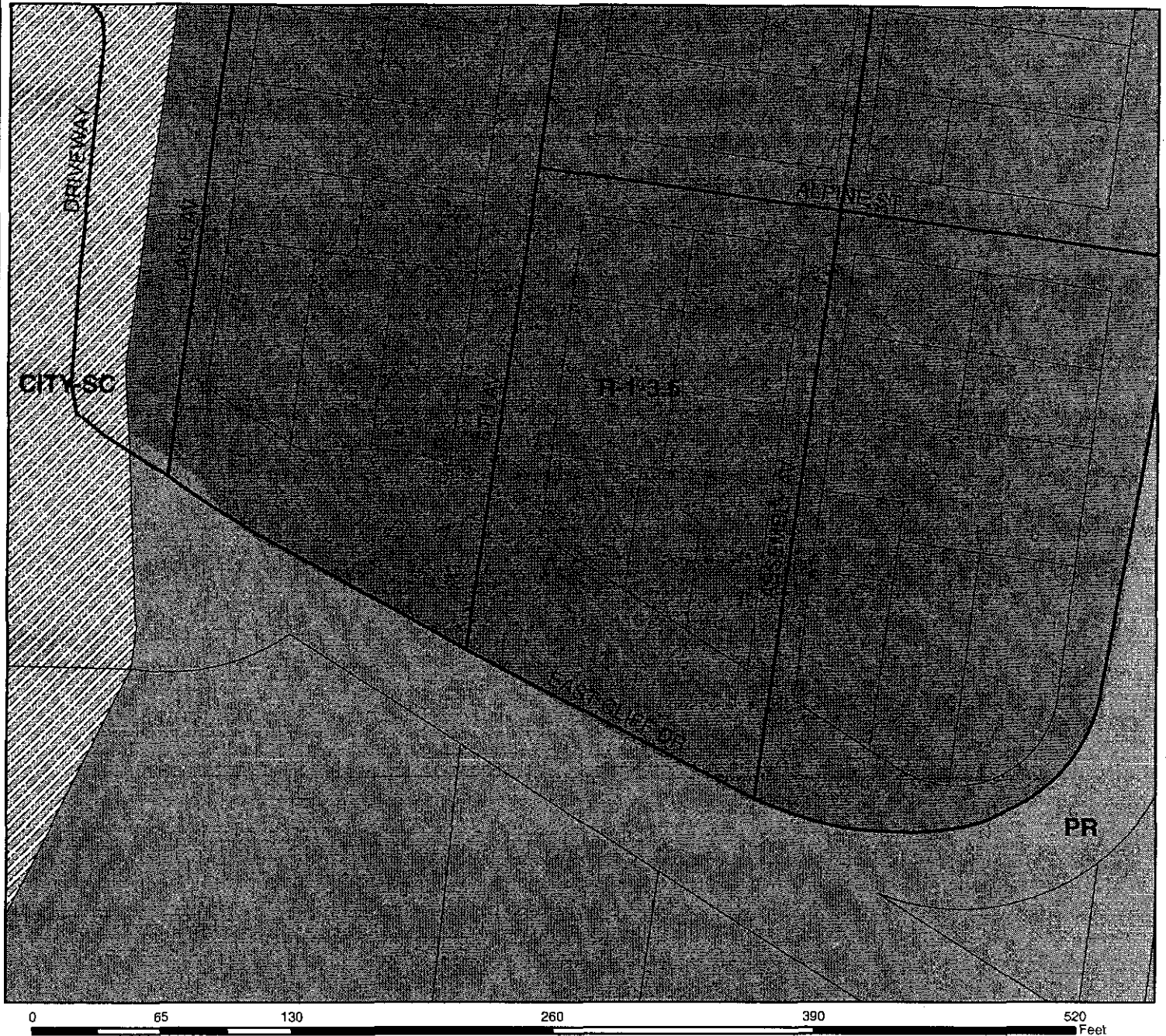
Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT E










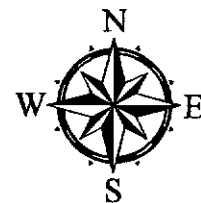


Zoning Map



LEGEND

-  parking area
-  Assessors Parcels
-  Streets
-  County Boundary
-  PARK
-  RESIDENTIAL-SINGLE FAMILY
-  SANTA CRUZ

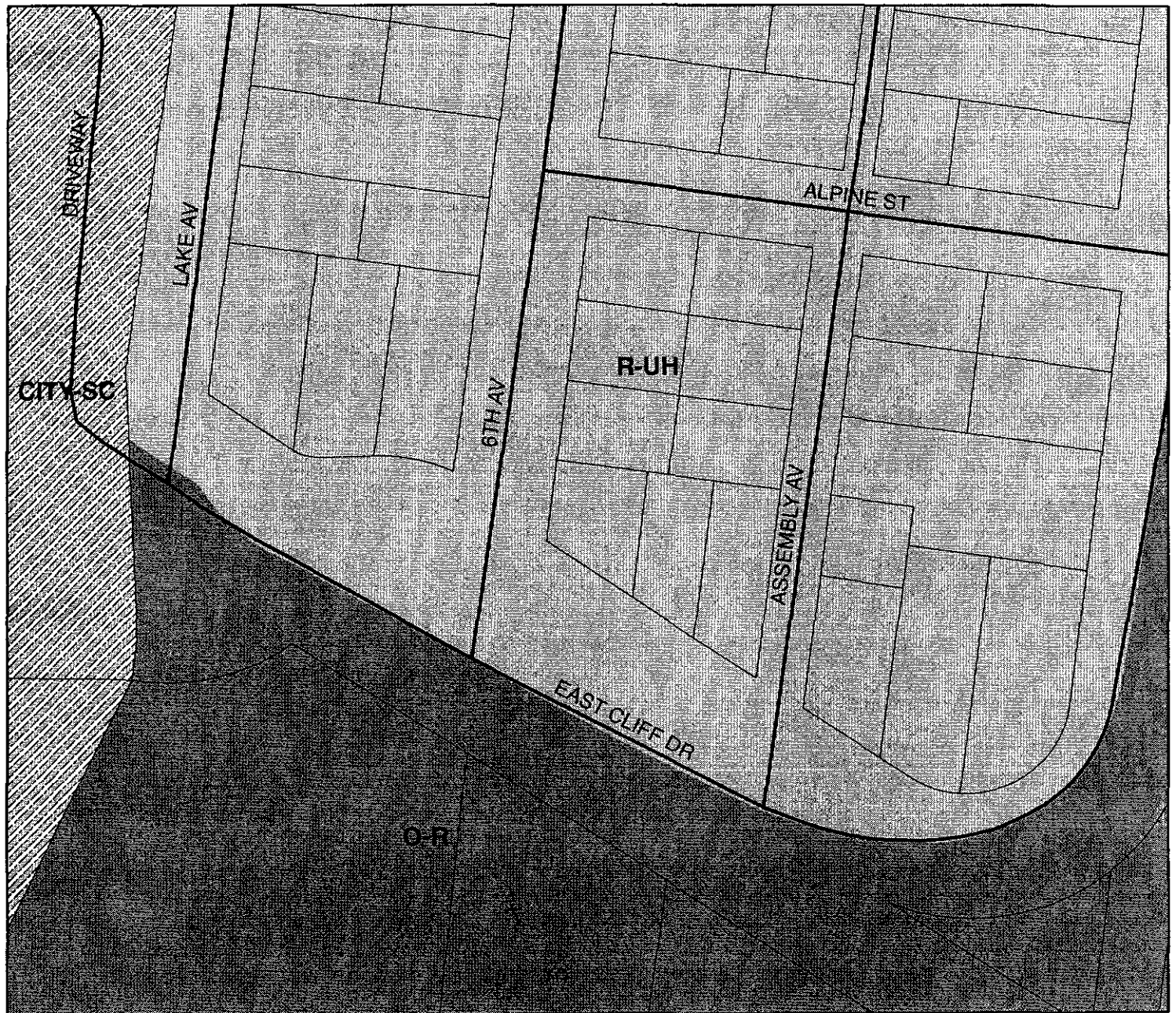


Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT E



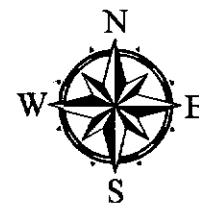
General Plan Designation Map



0 65 130 260 390 520 Feet

LEGEND

- parking area
- Assessors Parcels
- Streets
- County Boundary
- Parks and Recreation
- Residential - Urban High Density
- SANTA CRUZ



Map Created by
County of Santa Cruz
Planning Department
April 2008



THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

PETITION OF AFFIRMATION

For the Restriction of Recreational Vehicle Parking on
East Cliff Drive Between 5th Avenue and 7th Avenue

We, the residents of the East Cliff Drive recreational vehicle (RV) parking restriction affected area, do hereby petition the County of Santa Cruz Department of Public Works to restrict RV parking on East Cliff Drive between 5th Avenue and 7th Avenue as shown on the attached map and in conformance with County Code 9.70.600, Commercial Vehicle and Recreational Vehicle parking.

The signers of this petition are residents with authority to sign the petition. Any resident of a parcel within the affected area shall be deemed authorized to sign the petition on behalf of that residential parcel. The petition will determine whether there is sufficient support for the Director of Public Works to consider the restriction of RV parking on East Cliff Drive. Signatures may not be withdrawn or rescinded so as to affect the adequacy of the petition for that purpose.

The petition must be signed by more than 50 percent of the residents in the affected area prior to submittal to the Director of Public Works for consideration of approval and implementation. If approved by the Director of Public Works, the Department of Public Works will apply for a Coastal Zone permit through the County Planning Department and the cost of this Coastal Zone permit process will be borne by the residents. If the Coastal Zone permit is approved then the residents of the East Cliff Drive RV parking restriction affected area shall pay the cost of the signs and installation. The estimated cost is \$861 (\$123 per sign x 7 signs = \$861).

PETITION OF AFFIRMATION

For the restriction of Recreational Vehicle Parking on East Cliff Drive between 5th Avenue and 7th Avenue.

SIGNATURE

PRINT NAME

STREET ADDRESS

SIGNATURE	PRINT NAME	STREET ADDRESS
<i>James F. Sorenson</i>	JAMES F. SORENSON	WILK CLIFF DR, SE
<i>Kevin Kingston</i>	KEVIN KINGSTON	2501 EAST CLIFF DR
<i>Dennis Kingston</i>	DENNIS KINGSTON	20 5TH AVE



PETITION OF AFFIRMATION

For the restriction of Recreational Vehicle Parking on East Cliff Drive between 5th Avenue and 7th Avenue.

SIGNATURE

PRINT NAME

STREET ADDRESS

SIGNATURE	PRINT NAME	STREET ADDRESS
	Chris Malachowsky	2631 E. Cliff Dr
	Melody Malachowsky	2631 E. Cliff Drive

PETITION OF AFFIRMATION

For the restriction of Recreational Vehicle Parking on East Cliff Drive between 5th Avenue and 7th Avenue.

SIGNATURE

PRINT NAME

STREET ADDRESS

Beth Weinberger

Beth Weinberger

2601 East Cliff Dr.

Uwe Weinberger

Uwe Weinberger

2601 E Cliff Dr

PETITION OF AFFIRMATION

For the restriction of Recreational Vehicle Parking on East Cliff Drive between 5th Avenue and 7th Avenue.

SIGNATURE

PRINT NAME

STREET ADDRESS

Joyce McCrean
All Farnen

JOYCE M WRENN

2655 E. CLIFF DR.

Her Name

Ellen Flamen

2521 E. Cliff Dr.

[Handwritten signature]

Impyca Oramor

21643 E. C. J. Jr.

John D. Lee

JOHN D SULLIVA

2621 E. CLIFF DR

Ernest P. Gregory
V. L. H. H.

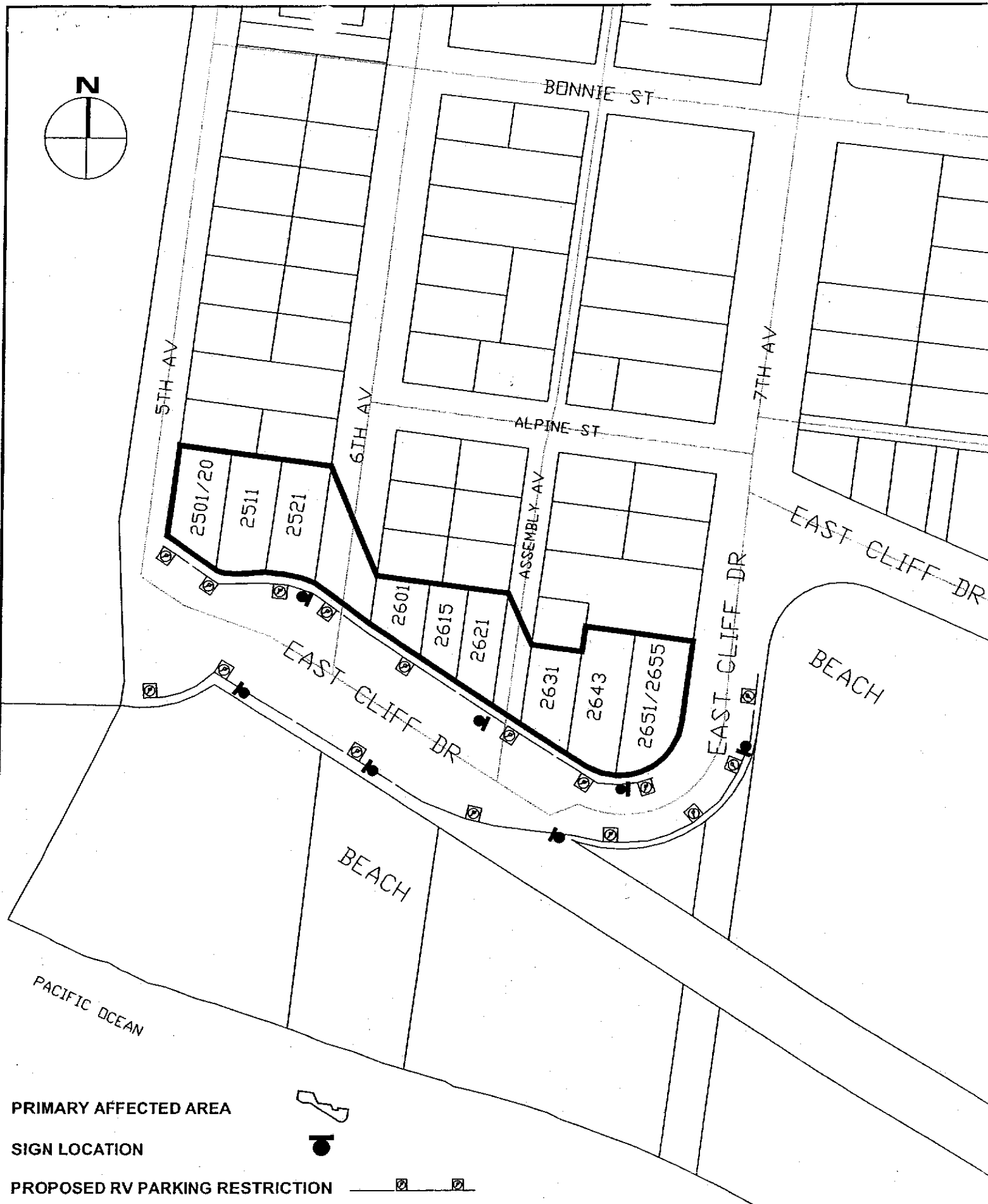
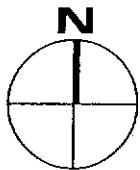
AUGUSTUS P. GREGORY

2651 E. CLIFTON

W. G. Smith

Richard Rivard

2615 E. CLIFF DR.



PRIMARY AFFECTED AREA

SIGN LOCATION

PROPOSED RV PARKING RESTRICTION

East Cliff Drive - 5th Ave. to 7th Ave. Recreational Vehicle affected area

-26-

DEPARTMENT OF PUBLIC WORKS

EXHIBIT G

RESIDENT
2501 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2511 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2521 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2601 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2615 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2621 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2631 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2643 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2651 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
2655 East Cliff Drive
Santa Cruz, CA 95062

RESIDENT
20 5th Avenue
Santa Cruz, CA 95062

Title 9 ROADS, VEHICLES AND TRAFFICChapter 9.70 STREETS AND ROADS**9.70.600 Commercial vehicle and recreational vehicle parking.**

A. It is unlawful to park a commercial vehicle having a manufacturer's gross vehicle weight of ten thousand pounds or more or a recreational vehicle upon any street, or segment thereof, designated by the director of public works pursuant to the procedures set forth in this section.

B. This prohibition shall not apply to parking for emergency purposes, or to any emergency or utility service vehicles, or any commercial vehicle providing services to or making pick-ups or deliveries of goods to or from any property, or any commercial vehicle utilized on or delivering materials to any construction project for which a county permit has been obtained.

C. Procedure for Designation.

1. Residents occupying fifty percent of the residential units on any street, or any segment thereof, may petition the director of public works to designate that street or segment thereof, or to remove an existing designation, as unlawful for commercial vehicle or recreational vehicle parking. As used in this section, "segment" means that portion of a street between intersections.

2. The petition shall contain the names and addresses and assessor's parcel numbers of the petitioners, and a concise description of the streets or segments thereof proposed for designation, or removal of an existing designation. Each residential unit shall be entitled to the equivalent of one signature on a petition; multiple individuals signing a petition for a single residential unit shall have their signatures counted collectively as one signature. The director of public works may give different weight, as he/she deems appropriate, to residential units on the proposed designated street that use the street for secondary versus primary access.

3. The petition shall be accompanied by a fee set by resolution of the board of supervisors and filed with the public works department.

4. Upon receipt and verification of a completed petition, a representative of the public works department shall attend a neighborhood meeting. Notice of the meeting shall be given by the petitioners at least ten days in advance by first class mailing to all residences located on the street or that segment of the street proposed for designation.

5. After the neighborhood meeting, the director of public works may take action to designate, or remove an existing designation on, the proposed streets or segments thereof, as unlawful for commercial vehicle or recreational vehicle parking, designate or remove an existing designation for fewer streets or segments than proposed in the petition, or deny the petition. The director of public works may restrict recreational vehicle parking on certain days and/or certain hours of the day.

6. No petition may be submitted proposing streets or segments thereof for designation, or for the removal or amendment of an existing designation, for which a petition was denied or granted by the director of public works within the previous year.

D. The prohibition of this section shall not be effective until the designated streets or segments thereof have been posted with signs describing the prohibition. The initial cost of erecting the signs shall be borne by the petitioners, who shall pay such cost to the county in advance of erection.

E. For purposes of this section, "commercial vehicle" is defined by California Vehicle Code Section 260, including motor trucks (Section 410), semitrailers (Section 550), trailers (Section 630) and truck tractors (Section 655).

F. For purposes of this section, "recreational vehicle" is defined by California Health and Safety Code Section 18010.

G. Any commercial vehicle parking restrictions adopted by the board of supervisors prior to 2006 shall remain in effect unless and until amended by the director of public works pursuant to this section. (Ord. 4837 § 1, 10/3/06; Ord. 3491 § 1, 1984; prior code § 8.75.622)

[<< previous](#) | [next >>](#)

EXHIBIT H

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: April 30, 2008
TO: Sheila McDaniel, Project Planner
FROM: Steve Guiney, RDA Planning Liaison
SUBJECT: Application # 08-0147, Proposal to restrict RV parking within the East Cliff Drive public right-of-way between 5th and 7th Avenues, Live Oak

This application is the result of a successful Petition of Affirmation by residents in the affected area requesting that the Department of Public Works restrict RV parking there.

RDA has no objection to or specific comments on the application. However, the residents should be aware that RDA is working on road, traffic, parking, and pedestrian improvements in this area that may result in changes to the proposed RV parking restriction over the next few years. Questions about the proposed improvements should be directed to the RDA Project Manager, Jim Davies, at 454-2571.

Thank you for this opportunity to comment.

cc: Jim Davies and Paul Rodrigues, RDA



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

April 25, 2008

JOYCE WRENN
2655 East Cliff Drive
Santa Cruz, CA 95062

SUBJECT: REQUEST TO RESTRICT RECREATIONAL VEHICLE PARKING ON
EAST CLIFF DRIVE - 5TH AVENUE TO 7TH AVENUE

Dear Ms. Wrenn:

The Department of Public Works has received the signed petitions and has verified that you and your neighbors achieved a 100 percent approval rate regarding the request to restrict recreational vehicle (RV) parking along both sides of East Cliff Drive between 5th Avenue and 7th Avenue. We also received your payment to apply for the Coastal Zone permit through the County Planning Department. The application was submitted on April 17, 2008. Please see the attached receipt for application number 08-0147 totaling \$6,065.

It is not known how long the permit process will take and the Coastal Zone permit is subject to appeal to the Coastal Commission. If and when the Coastal Zone permit is approved, and if the required permit conditions are acceptable, this department will request funds from you and your neighbors in order for us to manufacture and install the signs. We anticipate a total of seven signs to be installed. Each sign costs \$123 and the total sign costs are expected to be \$861 (\$123/sign X 7 signs = \$861), but the cost is subject to change and the final cost will be based upon the unified fee schedule in effect at the time. We will install the signs after receipt of the required funds. The Department of Public Works will maintain the signs.

It is very important for you and your neighbors to understand that if the requested RV parking restriction is approved, it may only be effective a limited time until the County Redevelopment Agency (RDA) constructs improvements in this area. The RDA project, with the community's involvement, will likely undergo significant design review and it may result in changes to this proposed RV parking restriction.

Date: March 22, 2008

To: Thomas L. Bolich
Director of Public Works
County of Santa Cruz
701 Ocean Street, Room 410
Santa Cruz, CA 95060



From: Joyce M. Wrenn
2655 E. Cliff Drive
Santa Cruz, CA 95062

Re: Request to restrict Recreational Parking on E. Cliff Drive - 5th Ave. to 7th Ave.

Ref: Your memo of January 30, 2008, same subject

Dear Director Bolich,

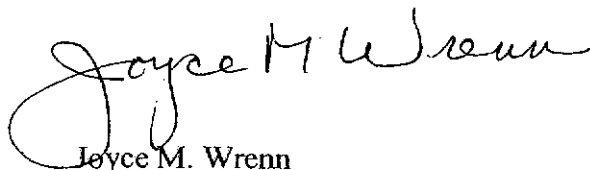
Per the instructions in the referenced memo, we held the neighborhood meeting on March 13, 2008. Your representative, Jack Sohriakoff, was present and brought the appropriately worded petition. The resident neighbors who were present signed the petition. Although we had enough signatures to proceed, we as a group, decided to wait to give those residents who were out of town an opportunity to sign.

I am pleased to report we now have 100% support in the form of all residents having signed the petition. These are attached to this memo.

In order to keep this process moving, I am attaching a check for \$6065. to the planning department as mentioned in your memo. My understanding is that the majority of this is a \$6,000 deposit for the Planning Department to process the Coastal Zone permit application, which your department will prepare. Any remaining balance will be refunded to me.

The resident neighbors and I view this whole situation as serious and pressing and thus look forward to its implementation this summer. We are all happy to help in any way we can; just call on us.

Sincerely,


Joyce M. Wrenn

Cc (without attachments):

Supervisor Coonerty

Sheriff Robbins

Captain Manriquez, California Highway Patrol

Kirk Lingenfelter, California State Parks

✓ Jack Sohriakoff, Dept. of Public Works

Linda Wilshusen, County Supervisor's Analyst, Supervisor Coonerty - Third District

	ROUTE DATA	COPY	ATT.
1	DIRECTOR	✓	
	ASST. DIR. SPEC. SVCS.		
	RECYCLING/SOLID WASTE		
	LANDFILL OPERATIONS		
	WATER CON/FLOOD CONT.		
	STORM WATER MANG.		
	CONSTRUCT. ENG.		
	SANITATION ENG.		
	WATER & WASTEWATER		
2	ASST. DIR. TRANSPORT.	✓	
	ROAD OPS. ENG.		
	PERMITS/ENCROACH.		
	DRAINAGE OPERATIONS		
	RD. MAINT. OPERATIONS		
	RDA ENG.		
	ROAD DESIGN ENG.		
	SURVEY/DEVELOPMT.		
3	TRANSP/RD. PLANNING	✓	
	ASST. DIR. ADMIN. SVCS.		
	REAL PROPERTY/FLEET		
	CSA / PRGM ADMIN.		
	SAFETY OFFICER/LIVE OAK P.		
	PERSONNEL / M IS		



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

January 30, 2008

JOYCE WRENN
2655 East Cliff Drive
Santa Cruz, CA 95062

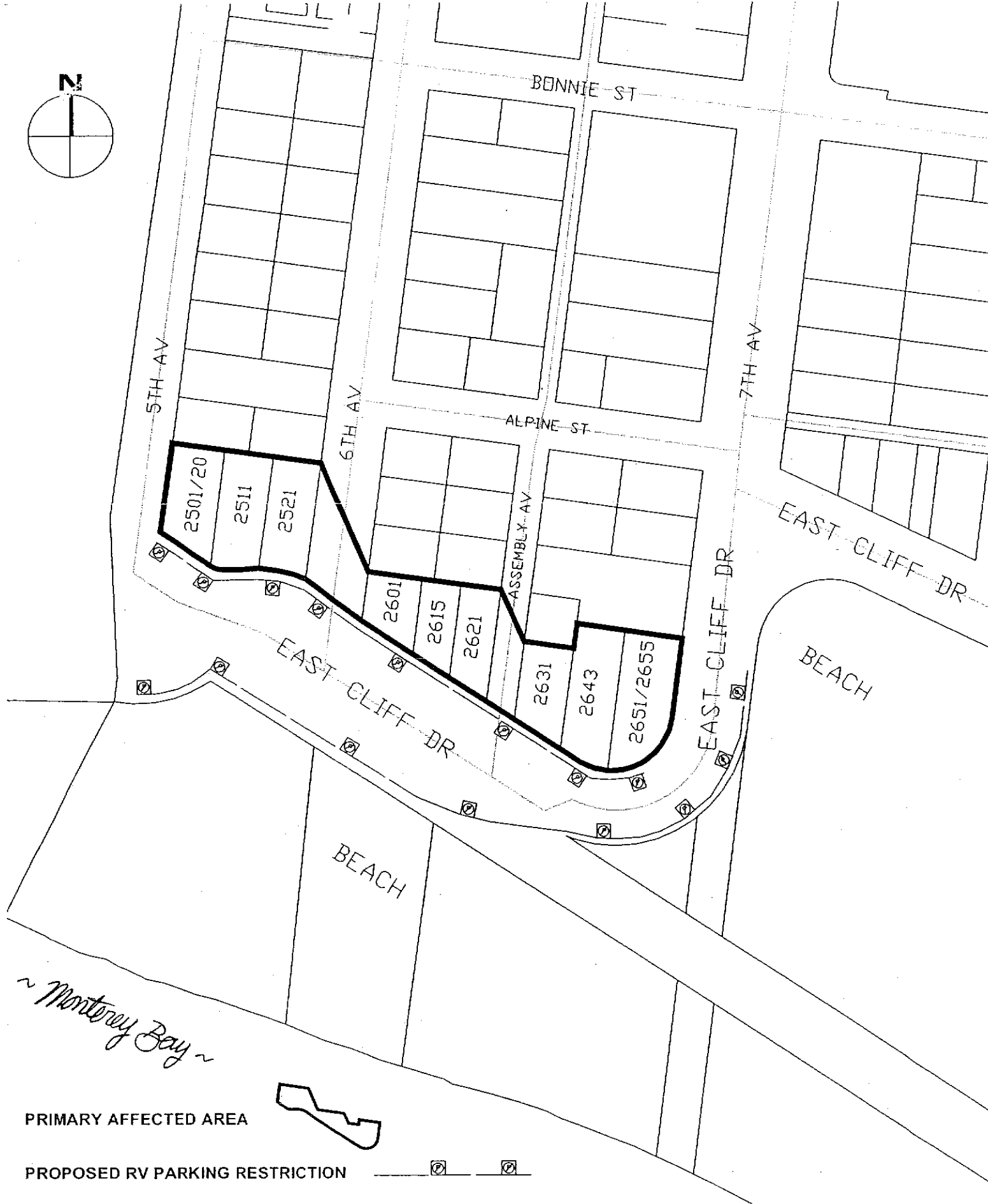
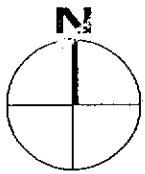
SUBJECT: REQUEST TO RESTRICT RECREATIONAL PARKING ON
EAST CLIFF DRIVE - 5TH AVENUE TO 7TH AVENUE

Dear Ms. Wrenn:

Per your request the Santa Cruz County Department of Public Works has determined that the segment of East Cliff Drive noted above is eligible for Recreational Vehicle (RV) parking restrictions as described in County Code Section 9.70.600. If you decide to continue with this process, you must submit a \$600 processing fee to this department. You or another neighborhood representative will then have to coordinate a time and place for a neighborhood meeting with this department so we can discuss the issues with all residents in the affected area. You will be required to notify your neighbors within the affected area of the meeting (see attached map and address list).

After the meeting the department will prepare a petition for you and your neighbors to circulate in favor of the RV parking restriction. The signed petitions are then submitted to this department to determine if a majority of the residents are in favor of the restriction. If more than 50 percent approve the petition, this department will then be required to submit an application to the County Planning Department requesting a Coastal Zone permit to initiate the RV parking restriction. You and your neighbors will be required to pay for processing this Coastal Zone permit application and for any and all other associated permit processing costs. The initial cost to submit the application to the Planning Department is estimated at \$6,065. The majority of this is a \$6,000 deposit for the Planning Department to process the application. Any remaining balance will be refunded to you.

It is not known how long this process will take and the Coastal Zone permit is subject to appeal to the Coastal Commission. If and when the Coastal Zone permit is approved this department will request funds from you and your neighbors to have us manufacture and install the signs. The total cost and number of signs has yet to be determined. The current cost for one sign is \$123. We will install the signs after receipt of the required funds. The Department of Public Works will maintain the signs.



PRIMARY AFFECTED AREA

PROPOSED RV PARKING RESTRICTION

East Cliff Drive - 5th Ave. to 7th Ave. Recreational Vehicle affected area

DEPARTMENT C³⁴ PUBLIC WORKS

EXHIBIT 1

Date: November 5, 2007

To: Tom Bolich, Director of Public Works
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060



From: Joyce M. Wrenn
2655 E. Cliff Drive
Santa Cruz, CA 95062

cc: Supervisor Neal Coonerty
✓ Jack Sohriakoff, Department of Public Works
Jim Davies, Redevelopment Agency
Sheriff Steve Robbins, County of Santa Cruz
Superintendent Kirk Lingenfelter, CA State Parks
Captain Christina Manriquez, CA Highway Patrol
Charles Lester, Senior Deputy Director, North Central Coast District Office, CA
Coastal Commission

Subject: Petition to declare E. Cliff Drive from 5th Avenue to 7th Avenue a "No RV (or trailer)" zone under County Ordinance 9.70.600 (c)

Dear Director Bolich,

I represent a group of neighbors who want to Ban RV's (where "recreational vehicle" is defined by California Health and Safety Code Section 18010) from parking along this roadway primarily for safety reasons. The safety hazards are:

- Pedestrians and bicycles must use the roadway to get around these vehicles.
- Many use generators which throw exhaust into the air all day and are noisy.
- They block easy access to the beach.
- Many dump their charcoal into the beach sand.
- Many allow their pets to defecate in the sand and not pick this up and dispose of it properly.
- The RV's provide a safe haven for criminals to observe the comings and goings of the residents and when they are not home. Many of the neighbors, who have children, are concerned that the RV's also provide a safe haven for the lone men occupants to observe the children playing at the beach and going to and from the restrooms.

Since the redevelopment of this portion of E. Cliff Drive is at least 3 or more years in the future, we view the petition process as a means to deal with these safety hazards in the near term.

I have spoken to members of the staffs of:

- Sheriff Steve Robbins, County of Santa Cruz

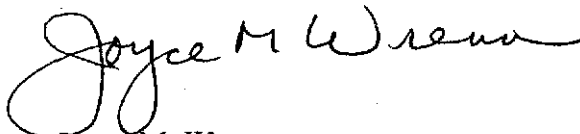
- Superintendent Kirk Lingenfelter, CA State Parks
- Captain Christina Manriquez, CA Highway Patrol

In general, they do not wish to take a position on this petition except to say they have no objections. I believe they will send letters to you stating they have no objections.

I have also included 5 pages of pictures of RV's which I have taken the past 6 months; they illustrate many of the safety hazards listed above.

Lastly, I have included a draft petition for your review and comment which I would take to the various neighbors for signature. Because so many of the neighbors have out of town permanent addresses, I will need to have each owner sign the petition page and return this page to me. There are 10 residences on this part of E. Cliff Drive. I would then collect these ten pages to be able to proceed with the process. I need to get this petition in the hands of the neighbors in December therefore would appreciate your review and county counsel's approval during the month of November.

Thank you,


Joyce M. Wrenn

	ROUTE DATA	COPY	ATT.
1	DIRECTOR	✓	
	ASST DIR SPEC SVCS		
	RECYCLING/SOLID WASTE		
	LANDFILL OPERATIONS		
	WATER CON/FLOOD CONT.		
	STORM WATER MANG.		
	CONSTRUCT. ENG.		
	SANITATION ENG.		
	WATER & WASTEWATER		
2	ASST DIR TRANSPORT	✓	
	ROAD OPS. ENG.		
	PERMITS/ENCROACH.		
	DRAINAGE OPERATIONS		
	RD. MAINT. OPERATIONS		
	RDA ENG.		
	ROAD DESIGN ENG.		
	SURVEY/DEVELOPMT.		
3	TRANSP/RD. PLANNING	✓	✓
	ASST DIR ADMIN SVCS		
	REAL PROPERTY/FLEET		
	CSA/PRGM ADMIN.		
	SAFETY OFFICER/LIVE OAK P.		
	PERSONNEL/MIS		

Draft.....Draft

Date: December __, 2007

To: The Board of Supervisors of Santa Cruz County

Subject: **Petition to declare E. Cliff Drive from 5th Avenue to 7th Avenue a "No RV (or trailer)" zone under County Ordinance 9.70.600**

We, the owners of property located on this subject roadway, request that you declare this section of road a NO RV (OR TRAILER) ZONE. For purposes of this petition, "recreational vehicle" is defined by California Health and Safety Code Section 18010.

Our reasons for this request are that these RV's:

- Create safety hazards:
 - Pedestrians and bicycles must use the roadway to get around these vehicles.
 - Many use generators which throw exhaust into the air all day and are noisy.
 - They block easy access to the beach.
 - Many dump their charcoal into the beach sand.
 - Many allow their pets to defecate in the sand and not pick this up and dispose of it properly.
- Block the view of the ocean and beach for visitors.
- Provide a safe haven for criminals to observe the comings and goings of the residents and when they are not home. Many of the neighbors who have children, are concerned that the RV's also provide a safe haven for the lone men occupants to observe the children playing at the beach and going to and from the restrooms.

We would appreciate your prompt consideration of this request. Thank you.

_____	_____	____/____/____	_____
Printed Name	Signature	Date	E. Cliff Dr. Address

Assessor's parcel number: _____

**RV'S ARE A SAFETY HAZARD.
BAN RV'S FROM PARKING ON THIS ROADWAY**



EARLY SUMMER, 2007



OCTOBER, 2007



**NOTICE HOW LITTLE ROOM EXISTS FOR PEOPLE OR
BICYCLES TO PASS; THEY ARE FORCED INTO ROAD.**

**RV'S (NO MATTER HOW COLORFUL) ARE A SAFETY
HAZARD AND SHOULD BE BANNED FROM PARKING HERE**

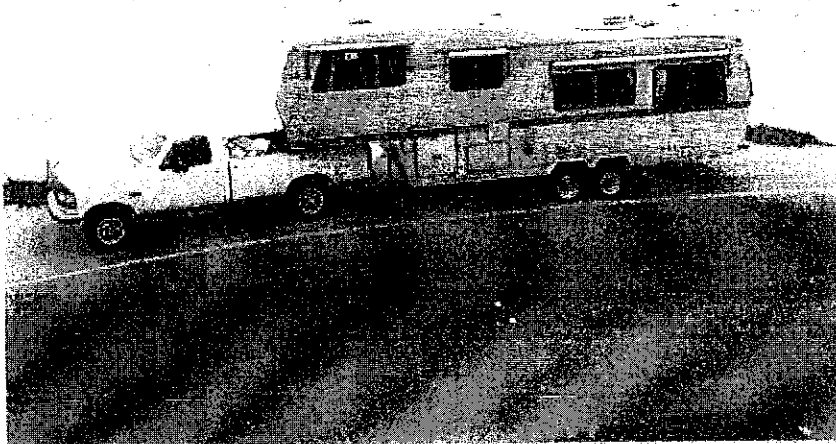


**NOTE HOW MUCH SPACE IS TAKEN FOR FRONT LOADED
BICYCLES AND REAR TRAILER TO TOW CAR
WITH SURFBOARD ON TOP.**

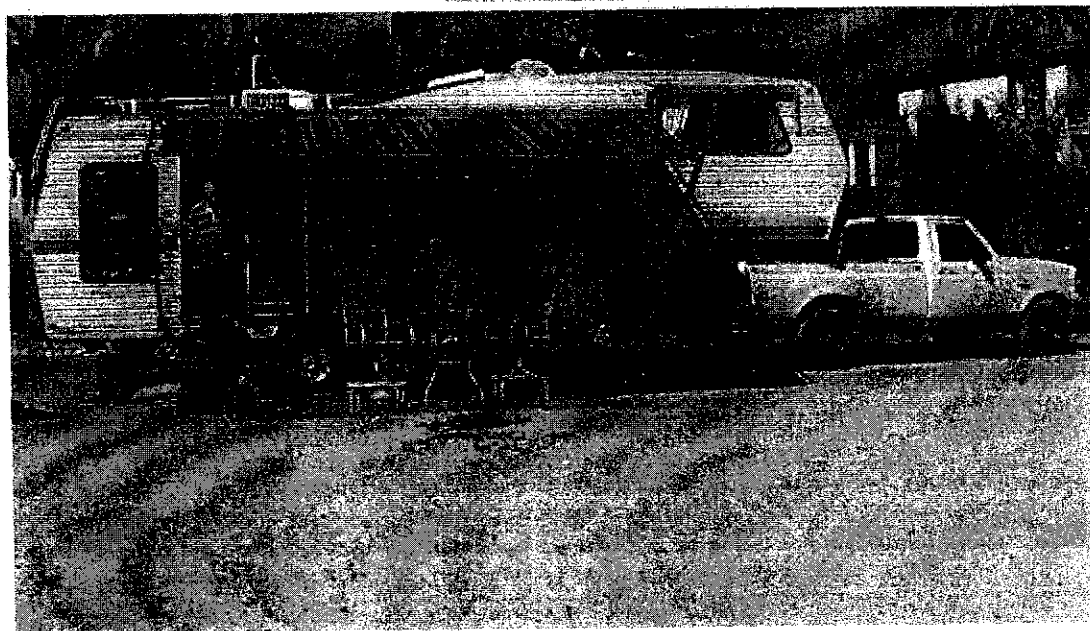
**TO WALK AROUND ALL THIS, PEOPLE
MUST WALK IN THE RIGHT-OF-WAY**



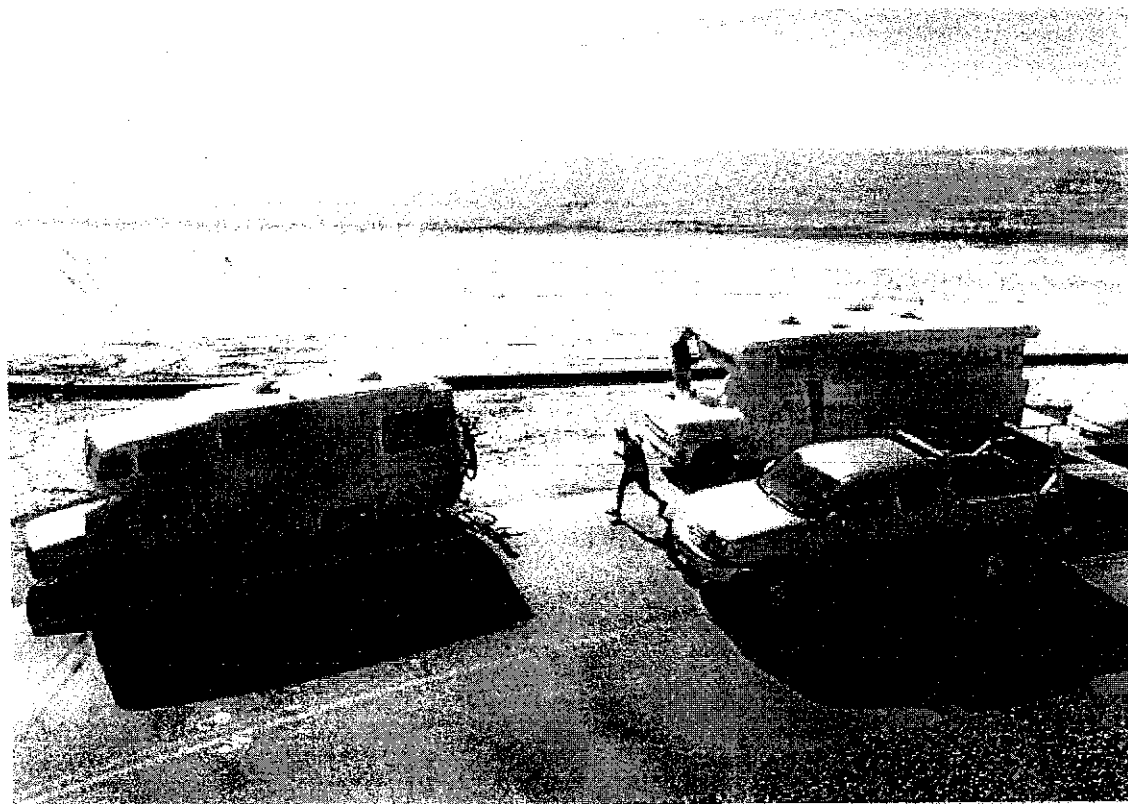
**3 RV'S PARKED IN A ROW ON THE
CORNER OF E. CLIFF DR. NEAR 7TH AVE.
AND ON EDGE OF TWIN LAKES BEACH.
NOTICE HOW LITTLE SPACE EXISTS FOR
PEOPLE AND BICYCLES TO PASS THESE 3
VEHICLES; THE PEOPLE AND BICYCLES
ARE FORCED INTO THE ROADWAY AND IT
IS ON A CORNER. THIS SITUATION IS
VERY DANGEROUS.**



NOTICE HOW MUCH SPACE THIS 5TH WHEEL RV TAKES (IS THE SAME RV IN ALL 4 PICTURES). IS VERY DIFFICULT FOR PEOPLE AND BICYCLES TO GET AROUND IT WITHOUT GOING INTO RIGHT OF WAY. HE USED E. CLIFF DR. AS A DAY CAMP GROUND FOR A MAJOR PART OF MORE THAN 6 MONTHS IN 2007. NOTE THE CHARCOAL ON THE SAND.



October, 2007
The owner of the
5th wheel shown
on earlier page,
now has newer
5th wheel which
has extensions.
These further re-
strict ability to
pass the RV. He
continues to use
the beach as his
campground.



This is not just a summer problem. It is now November,
2007 and these are 2 of 3 RV's parked near each other.
Notice the truck over the center line so that he can pass
the runner.

[Home Page](#) >> [Publications](#) >> [Vehicle Code Title Page](#) >> [Vehicle Code Table of Contents](#) >> [Appendix A Table of Contents](#) >> [Health and Safety Code](#) >> [Section 18010](#)

Health and Safety Code

Recreational Vehicle, Manufactured Home, Mobilehome, Commercial Coach, Truck Camper, or Floating Home

18010. "Recreational vehicle" means both of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:

- (1) It contains less than 320 square feet of internal living room area, excluding builtin equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
 - (2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.
 - (3) It is built on a single chassis.
 - (4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.
- (b) A park trailer, as defined in Section 18009.3.

(Amended Sec. 2, Ch. 566, Stats. 2000. Effective January 1, 2001.)

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EXHIBIT J

[Home Page](#) >> [Publications](#) >> [Vehicle Code Title Page](#) >> [Vehicle Code Table of Contents](#) >> [Appendix A Table of Contents](#) >> [Health and Safety Code](#) >> [Section 18009.3](#)

Health and Safety Code

18009.3. (a) "Park trailer" means a trailer designed for human habitation for recreational or seasonal use only, that meets all of the following requirements:

(1) It contains 400 square feet or less of gross floor area, excluding loft area space if that loft area space meets the requirements of subdivision (b) and Section 18033. It may not exceed 14 feet in width at the maximum horizontal projection.

(2) It is built upon a single chassis.

(3) It may only be transported upon the public highways with a permit issued pursuant to Section 35780 of the Vehicle Code.

(b) For purposes of this section and Section 18033, "loft area" means any area within a unit that is elevated 30 inches or more above the main floor area and designed to be occupied. In order for the floor of a loft area to be occupied and excluded from the calculation of gross floor area for purposes of subdivision (a), the loft area shall meet all of the requirements of Section 18033. Loft areas not meeting the requirements of this subdivision and Section 18033 shall not be occupied and shall be posted with a permanent label conspicuously located within 24 inches of the opening of each noncomplying loft. The label language and design shall provide the following:

WARNING

This area is not designed to be occupied and shall be used only for storage.

Lettering on this label shall contrast with the label's background and shall be not less than one-quarter inch in height, except for the word "WARNING" which shall be not less than one-half inch in height.

(c) A park trailer hitch, when designed by the manufacturer to be removable, may be removed and stored beneath a park trailer.

(d) If any provision of this section or Section 18033 conflicts with ANSI Standard A119.5 Recreational Park Trailers as it is published at any time, the statutory provision shall prevail.

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