

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 19, 2011
To: Harbor Commission
From: John N. Bridley, Waterfront Director
Subject: **Municipal Code Title 17 Amendments**

RECOMMENDATION: That Harbor Commission:

- A. Receive and consider a staff report describing proposed amendments to Title 17 of the Santa Barbara Municipal Code; and
- B. Recommend to City Council adoption of an ordinance incorporating proposed amendments to Title 17

BACKGROUND:

Department staff annually reviews Title 17 of the Santa Barbara Municipal Code (“Harbor”) to ensure that it accurately and adequately describes policies and procedures utilized to fairly, comprehensively and decisively administer Waterfront affairs and provides the legal framework for doing so.

Staff has worked with the City Attorney’s Office to identify Chapters or Sections of Title 17 it believes should be added, deleted or amended. This report identifies amendments proposed for MC 17.36—Waterfront Parking

DISCUSSION

1. MC 17.30 Waterfront Parking

Staff has three primary objectives for its proposed amendments to MC 17.36:

- Eliminate all references to storing trailers in Harbor parking lots. Because parking lots are for parking, not storage, and because there is no definition of “storage” in Title 17 of the Municipal Code, staff believes any mention of storage, whether permissive or prohibitive, begs the question of when it’s appropriate or legal to store vehicles or boat trailers in Harbor lots.

- Clarify that *boat* trailers may only be parked in designated areas of the Harbor main parking lot, and that parking of any other kind of trailer requires consent of the Waterfront Director.
- Define exactly where boat trailers may be parked in the Harbor main lot (“in designated boat trailer stalls next to the small-vessel launch ramp”). Boaters commonly refer to this area as the Launch Ramp Parking Lot, but its location is not designated or defined in the Municipal Code, nor is it distinguished from the rest of the Harbor main parking lot.

These changes are reflected in the following:

- Existing Section 17.36.030 has been eliminated. The first clause in this section is a policy statement not applicable to the Municipal Code, and the second clause is repeated, word for word, in the Department’s Rate and Fee Resolution.
- A new Section 17.36.030 clarifies that:
 - Only boat trailers—no other kind of trailers--are allowed in the Harbor main lot without consent of the Waterfront Director;
 - Any person can park a boat trailer in designated areas of the Harbor main lot; and
 - No person shall park a boat trailer outside designated areas of the Harbor main lot without consent of the Waterfront Director.

CONCLUSION:

Staff believes these amendments help define exactly where boat trailers may be parked in the Harbor main lot, and clarifies permitted and non-permitted uses of the lot for trailer-boat parking. It also eliminates any reference to storage of trailers, which is difficult to define, though the concept (storage vs. parking) is somewhat easy to enforce via the “three nights in the lot” rule noted in 17.36.30 (D). This is similar to enforcement of the 72-hour limit for vehicles in the rest of the Harbor main lot, which is more difficult, however, owing the far greater number of stalls and staff time necessary to track vehicles parked in those stalls.

Attachments:

1. Draft Amendments – MC 17.36
2. Harbor Main Harbor Lot
3. Trailer-Boat Stalls—Main Harbor Lot

Prepared by: Mick Kronman, Harbor Operations Manager