

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 15, 2019
To: Harbor Commission
From: Brian J. Bosse, Acting Waterfront Director
Subject: **Proposed Parking Ordinance Changes**

RECOMMENDATION:

That Harbor Commission review and forward proposed Municipal Code Title 17 amendments to the City Council Ordinance Committee.

EXECUTIVE SUMMARY:

Parking in Waterfront lots has long been in high demand. On June 13, 2019, Waterfront Department held a workshop to gather input from the public on issues or activities they believed impact this finite resource. Results of this Workshop were ranked by popularity and presented at a July 22, 2019, meeting of the Harbor Commission Parking Subcommittee (Subcommittee) and appear as Attachment 1 to this report. At the Parking Subcommittee meeting, staff also presented for consideration a number of operational changes and proposed amendments to Title 17 of the Municipal Code aimed at minimizing abuses of parking resources and improving parking availability for the entire community. The Parking Subcommittee voted 3-0 to support and forward the staff recommendations to full Harbor Commission consideration.

BACKGROUND:

The Waterfront Department currently operates eight (8) public parking lots and two (2) joint use parking lots, the latter in coordination with Santa Barbara City College. City Council established a pay parking program in the early 1980's, following a thorough review process that included an Environmental Impact Report, Harbor Commission, Planning Commission and Council review, plus a California Coastal Commission Permit.

The Waterfront Department has for years sold two types of annual parking permits for Waterfront public parking lots. The most common type of permit, known as a (red) "General Permit," currently costs \$125 for a calendar year, and is available to the general public. The General Permit exempts the vehicle to which it is affixed from hourly parking fees in all Waterfront Department public parking lots, except Stearns Wharf. All other parking laws must be obeyed, such as time restrictions in 15-minute or 90-minute spaces, no parking in red zones and no illegal parking in handicap stalls. In addition, vehicles with General Permits are allowed to park the Harbor Main Lot for up to 72 consecutive hours.

The other (blue) permit is known as a "Slip Permittee Permit." It costs \$95 for a calendar year and only one Slip Permittee Permit may be issued per slip permit. Similar to the General Permit, the Slip Permittee Permit exempts the vehicle to which it is affixed from

hourly parking fees in all Waterfront Department public parking lots except Stearns Wharf. In addition, the Slip Permittee Permit exempts the vehicle from the 72-hour parking limit in the Harbor Main Lot. In other words, the vehicle can remain in the Harbor Main Lot indefinitely, as long as it is operable. As with the General Permit, all other parking laws must be obeyed.

Why does the Slip Permittee Permit allow indefinite stays in the Harbor Main Lot? This policy was initially intended to accommodate commercial fishermen and other mariners who occasionally go to sea for more than three consecutive days.

Available parking spaces in the Harbor Main Lot (and Waterfront lots in general) have long been in high demand. Over the past several years, however, that demand has increased considerably, commensurate with growing popularity of local watersports like kayaking and paddle boarding, plus emergence of the Funk Zone and reopening of Lower State Street. Also, over time, some local residents and businesses, recognizing the advantage and cost benefit of a General Permit vs. on-street parking or standard vehicle storage, began abusing well-intended parking policies by storing vehicles (or goods or merchandise *inside* vehicles) in the Harbor Main Lot. The cumulative result was demands on parking at levels never seen before.

In 2013, Waterfront staff convened a number of public meetings, including a March 12, 2013 meeting of the Harbor Commission Parking Subcommittee, to gather input regarding parking issues and develop possible solutions to alleviate pressure on Waterfront public parking lots. The end result was an increase in Harbor Patrol enforcement of the 72-hour parking limit in the Harbor Main Lot and ensuring that vehicles parked in the Waterfront lots remain operable. As a result, a number of large vans and vehicles being stored in the Harbor Main Lot moved out and found alternate storage locations.

DISCUSSION:

Increased parking demand, especially on weekends and during summer, has resulted in significantly reduced availability to the general public. For example, on many days the Harbor Main Lot is filled to capacity well before noon, forcing temporary closure of the lot until public parking spaces open up. The lot closures can, at times, last hours.

Additionally, in August 2017, the City's Oversize Vehicle Ordinance (Municipal Code Section 10.44.220) banned (with some exceptions) oversized vehicles (generally, vehicles longer than 25 feet, wider than 80 inches, or higher than 82 inches) from parking on City streets. This Ordinance, as well, likely contributed to more oversized vehicles crowding Waterfront public parking lots, as their previous storage locations, in front of their residences or on City streets, were now mostly prohibited.

Staff has received many complaints from the public, businesses, slip permittees, and visitors regarding a variety of issues related to parking. Complaints have ranged from there being not enough parking to there being too many vehicles using public parking lots for long term storage, to the cost of the annual permits being too cheap/too expensive, to setting aside reserved parking spaces for certain Marinas. In an effort to ascertain the public's perception regarding Waterfront public parking lot issues, staff convened a Waterfront Parking Issues Workshop on June 13, 2019. The purpose of the meeting was to gather input from the public. Meeting notices were placed on all four Marina gates, signs were posted at the entry to Harbor Main, Harbor West, and Leadbetter parking lot. A Black Board connect notice regarding the Workshop was sent to over 1,400 recipients on Friday, June 7. Over 50 members of the public attended the meeting. At the meeting, members of the public were broken up into five smaller groups in an effort to allow maximum participation by all in attendance.

A Waterfront staff member was present at each group and was tasked with recording participant answers, keeping participants on task, and ensuring everyone has an opportunity to participate. A summary of the comments, along with a Staff Response, can be found in Attachment 1. The comments in Attachment 1 are ranked based on how many of the five tables expressed the same concern for the same issue. For example, if four of the five tables expressed the same concern it is labeled (4x). If three of the five tables expressed the same concern then it would be noted as (3x), and so forth. Participants were asked three questions regarding Waterfront parking. The questions were as follows:

- 1) Thinking about parking in the Waterfront... What is currently working well?
- 2) Thinking about parking in the Waterfront ... What needs to be fixed?
- 3) Thinking about parking in the Waterfront ... What needs to be left alone?

Comments most prevalent related to Question #2...“What needs to be fixed?” They are expressed below, in prioritized order, and include a Staff Response and, if appropriate, Action for the Parking Subcommittee to consider.

Workshop Question #2): What needs to be fixed?

#1 Issue Identified: Enforcement of parking rules and regulations needs to be increased, including 72-hour limits and illegal camping.

Staff Response/Action: This issue was advanced at all five tables. Over the past two calendar years, Harbor Patrol issued 124 citations for 72-Hour violations and eight citations for camping. When operability is a concern, Harbor Patrol contacts the registered owner who is generally given 48 hours to prove operability. No citations have been issued for operability in the last two calendar years. Harbor Patrol currently conducts numerous patrols of Waterfront public parking lots. In light of the responses gathered at the Workshop, however, Harbor Patrol will increase the number of daily patrols with a focus on camping, vehicle size limits, 72-hour violations, and inoperable vehicles.

#2 Issue Identified: Oil industry crew members parking in Waterfront Parking Lots.

Staff Response/Action: Casitas Pier in Carpinteria is the primary pier used to transport goods and employees via workboats to various offshore oil platforms. In March, Casitas Pier was temporarily shut down due to winter-storm damage. Members of DCOR and Pacific Operators Offshore, whose employees work on the platforms, approached the Department with an emergency request to use Santa Barbara Harbor as their primary port until the Casitas Pier was back in operation.

In the spirit of regional cooperation, the Department agreed to temporarily assist the oil companies with their emergency needs, allowing them to use facilities like the City Pier and Harbor Main Lot. Oil platform workers, meanwhile, were required to purchase annual parking permits to park in the Waterfront.

DCOR and Pacific Operators Offshore are aware of parking limitations in the Waterfront and have worked with Department staff to minimize impacts. As of June 1st, daytime workers (30 to 70 per day) have been required to park their vehicles in La Playa East Parking Lot adjacent to La Playa Stadium. Nighttime workers (approximately 6-10), generally on seven-day or 14-day shifts, may park in the Harbor Main Lot, the only overnight parking lot in the Waterfront. Meanwhile, staff expects the Casitas Pier to be operational by August 31st. When the Pier is again operating, but no later than August 31st, oilfield employees will cease using Waterfront lots for work-related parking.

Important to note, however, is that the Waterfront Department currently lacks authority to deny a person or entity (e.g. a commercial business, taxi service, or construction company) an annual parking permit. Staff, therefore, recommends amending Santa Barbara Municipal Code Chapter 17.36.010 to reduce unwarranted impacts to public Waterfront parking lots and maintain the goals and purposes of these facilities, as follows:

17.36.010 Parking in Waterfront Lots.

E. DUTY AND POWER TO MANAGE. The Waterfront Director shall have the duty and power to manage all uses of Waterfront Parking Lots and may deny issuance of parking permits to any person or entity when such permit or permits would unduly interfere with coastal access or public parking.

#3 Issue Identified: Too many storage vehicles in the Waterfront Parking Lots, namely, Harbor Main. Eliminate step vans, box trucks and other oversized vehicles. Vehicles with (Slip Permittee) Blue Permits shouldn't be allowed to stay in the Harbor Main Lot 24 hours per day/7 days a week/365 days a year.

Staff Response/Action: As discussed earlier in this report, vehicles with Blue (Slip Permittee) Permits may park year-round in the Harbor Main Lot. As a result, numerous slip permittees use that lot to store their personal vehicles. In addition, many Slip Permittees and Live Aboard Permittees store large vehicles in Harbor Main and use these as “garages.” Both of these uses take up highly sought and very limited public parking spaces, and abuse the intent of the Slip Permittee Permit, which was granted so boaters could leave on multi-day ocean trips and not worry about their vehicles. Consequently, at any one time 25-50+ “storage” units sit in the Harbor Main Parking Lot, negatively impacting slip permittees, fishermen, merchants, and local residents, plus visitors wishing to access beaches, the ocean, or Waterfront shops, restaurants, and other facilities or businesses.

Moreover, recent approval of the City of Santa Barbara’s Local Coastal Program included policy language directly addressing the abuse of Harbor parking privileges:

Section 3.1-19: Long Term Parking in the Harbor Lots. Long-term parking of vehicles that are primarily used for storage shall be discouraged and not displace coastal access parking within the Harbor lots.

Understanding the importance of certain oversized vehicles for delivering goods and services to local businesses, staff believes these vehicles should still be allowed to access Waterfront public parking lots. Examples include delivery trucks from business like UPS or Jordano’s Market.

Due, however, to the proliferation of storage vehicles (box trucks, step vans, campers/travel-related vehicles, and oversized vehicles), the Department proposes to eliminate annual-permit issuance to any vehicle that exceeds one or more of the following size limitations:

1. 22 feet long (current limit is 20feet); or
2. 90 inches high (note: the height limit on City streets is 82”); or,
3. 82inches wide

Vehicles exceeding one or more of these size limits could still use Waterfront public parking lots, but instead of being granted annual permits, would be charged in accordance with posted hourly and daily rates. The Waterfront Director or his/her designee may grant waivers when size limitations are exceeded by a vehicle necessary to support ocean-dependent needs, including but not limited to commercial fishing, lease-holder businesses, Business Activity Permit holders, or oil-spill response.

Staff recommends adding Section 17.36.035 Annual Parking Permits to the Santa Barbara Municipal Code a follows:

17.36.035 Annual Parking Permits.

A. AUTHORITY. The Waterfront Director may issue nontransferable annual parking permits for Waterfront Parking Lots as provided in this Section.

B. ELIGIBLE VEHICLES. Annual parking permits may be issued to passenger vehicles (as defined in California Vehicle Code section 465 but excluding house cars) or motor trucks (as defined in California Vehicle Code section 410 but excluding trucks with a manufacturer's gross vehicle weight rating of 11,500 pounds or more and an unladen weight of 8,002 pounds or more) which are used by the general public, Waterfront slip permittees, or ocean-dependent commercial fishing businesses upon payment of a fee established by resolution of the City Council.

C. INELIGIBLE VEHICLES. Annual parking permits shall not be issued to any vehicle that exceeds one or more of the following size limitations: 22 feet in length, 90 inches in height or 82 inches in width. Annual parking permits shall not be issued to buses, vehicles not licensed for travel on public highways, recreational vehicles, motorhomes or campers. Annual parking permits shall not be issued to vehicles used for commercial purposes unrelated to maritime or ocean uses.

D. WAIVERS. The Waterfront Director or his or her designee may grant waivers from the size limitations established by this section, in the Harbor Main Parking Lot only, when to do so is necessary to promote a commercial, ocean-dependent priority need, including but not limited to commercial fishing operations, lease holders businesses, Business Activity Permit holders business, or oil spill response activities. Such waivers may be granted conditionally.

Regarding the current ability of Slip Permittee vehicles (Blue Permits) to remain in the Harbor Main Lot permanently, this privilege has been abused to a point where it encourages storage of vehicles (standard or oversized), impeding coastal access for the general public. Therefore, staff recommends amending the Santa Barbara Municipal Code Chapter 17.36.040.B.1, requiring vehicles that have remained parked in the Harbor Main Lot for thirty (30) consecutive days to exit the lot for a minimum of (96) hours before returning.

17.36.040 72-Hour Vehicle Parking Limit in Parking Lots.

A. 72-HOUR VEHICLE PARKING LIMIT IN WATERFRONT PARKING LOTS. Except as provided in subsection B below, no person who owns, or has possession, custody or control of any vehicle shall park, stop or leave

the vehicle in the same parking space in any of the Waterfront Parking Lots in excess of a period of 72 consecutive hours.

B. 72-HOUR VEHICLE PARKING LIMIT IN HARBOR PARKING LOT. No person who owns, or has possession, custody or control of any vehicle shall park, stop or leave the vehicle in the Harbor Parking Lot in excess of a period of 72 consecutive hours, except persons with valid permits or prepaid permits as established by City Council Resolution, under the following circumstances:

1. Currently registered and fully operational ~~V~~vehicles owned by harbor slip holders ~~permittees~~ who have ~~also~~ been issued a valid Waterfront slip-permittee parking permit may park for no more than thirty (30) consecutive days in the Harbor Parking Lot without exiting the vehicle from the Harbor Parking Lot at least once for a period of no less than ninety-six (96) consecutive hours. ~~will be allowed unlimited parking in the Harbor Parking Lot, providing that such vehicles are currently registered with the California Department of Motor Vehicles and are fully operational.~~ On or before the thirtieth (30th) day, all such vehicles must exit the Harbor Parking Lot for a period of no less than ninety-six (96) consecutive hours. The Waterfront Director may issue exceptions to the exiting requirement when necessary to support maritime activities. Such exceptions may be issued conditionally.

Vehicles with red (General) permits are currently allowed to exceed the posted 72-hour limit in the Harbor Main Lot if they receive permission from the Waterfront Department. Often, these extensions are made for people who leave town for a short time, longer than 72 hours, and do not want to store their vehicle at the airport or other locations. Others need the extension for extended sailing trips or other maritime-related activity. Recognizing these needs, the Department proposes codifying exceptions to the 72-hour limit, as provided below in Chapter 17.36.040.B.2:

B.2. The Waterfront Director or his or her designee may permit a ~~Any~~ person ~~wishing to park a vehicle in the Harbor Parking Lot over the 72-hour limit for maritime reasons.~~ The ~~may be allowed to do so if the~~ vehicle owner must registers with the Waterfront parking office and obtain and display in the vehicle written evidence of permission prior to leaving the vehicle in the Harbor Parking Lot.

#4 Issue Identified: Los Baños exit hours of operation need to be expanded. The exit needs to be open more often.

Staff Response/Action: Currently, Los Baños exit hours are:

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|-------------------------------|--|
| <u>May 1 to September 30:</u> | Wednesday through Friday 3:00 p.m. – 8:00 p.m. Saturday through Sunday 11:00 a.m. – 8:00 p.m. |
| <u>October 1 to April 30:</u> | Friday 3:00 p.m. – 7:00 p.m. Saturday and Sunday 11:00 a.m. – 8:00 p.m. |

Considering input from the June 13th parking workshop, the Department now operates the Los Baños exit as follows:

| | |
|-------------------------------|--|
| <u>May 1 to September 30:</u> | Daily from 11:00 a.m. – 8:00 p.m. |
| <u>October 1 to April 30:</u> | Friday 3:00 p.m. – 7:00 p.m. Saturday – Sunday 11:00 a.m. – 8:00 p.m. |

#5 Issue Identified: Event Parking (Wet Wednesday/Semana Nautica/July 4th) and non-ocean related events make it difficult to find parking for Slip Permittees.

Staff Response/Action: As discussed earlier in this report, over the past several years parking demand has increased considerably, commensurate with growing popularity of local watersports like kayaking and paddle boarding, plus emergence of the Funk Zone and reopening of Lower State Street. The number of special events scheduled in the Waterfront area, however, has decreased considerably over the past several years from 285 special events in 2011 to approximately 130 in 2018. Waterfront Lots operate on a first-come, first-served basis, providing equal access to public parking.

The Department will continue monitoring special events and their parking needs. In addition, the Department will expand social media use to inform the public of upcoming events in the Waterfront area that might impact access to public parking spaces and encourage the public to plan their visits accordingly.

#6 Issue Identified: Need designated parking for Slip Permittees, especially Marina One. All other Marinas have nearby parking.

Staff Response/Action: Currently, no Marinas have designated parking areas. Harbor Main is a public parking lot that successfully uses a first-come, first-served operating model. Designating parking areas for Slip Permittees would preclude public access to the harbor and coast, even if and when such spaces are not occupied. This kind of preferential treatment would not be consistent with the public interest or reflect sound public policy.

That said, Harbor Way's current parking configuration of 15-Minute and 90-Minute spaces from 9 a.m. to 6 p.m. provides valuable parking opportunities for the general public, business patrons, and all permittees.

#7 Issue Identified: Losing parking stalls from restriping. American's with Disabilities Act (ADA) spots appear and regular spots are lost.

Staff Response/Action: Waterfront public parking lots are patched, slurry-sealed, and re-striped on a recurring basis, generally every five to seven years. As part of this maintenance effort, the Department must provide striping plans and receive permits from the City of Santa Barbara's Building Division. The plans must conform to current building codes and the American's with Disabilities Act (ADA). These requirements often call for addition of ADA spaces, which are larger than standard spaces. Therefore, the number of standard spaces is occasionally reduced.

#8 Issue Identified: Non-Waterfront commercial businesses parking in Harbor Main with red permits.

Staff Response/Action: See response to Issue #2 above.

CONCLUSION:

In an effort to preserve a working harbor, as defined by the Harbor Master Plan and Local Coastal Program, provide public access to the coast and various Harbor amenities, and address primary Waterfront parking concerns, staff has worked with the City Attorney to develop proposed amendments to Santa Barbara Municipal Code Chapter 17.36 (See Attachment #2).

Staff remains confident the proposed changes will help minimize misuse of Waterfront parking lots. The amendments will also ensure compliance with Local Coastal Program policies, increase public access to the coast, and provide Slip Permittees, locals, and visitors additional parking opportunities in all Waterfront public parking lots.

Attachments: 1. Waterfront Parking Workshop Summary, June 13, 2019
2. Proposed Changes to Santa Barbara Municipal Code Chapter 17.36
Parking in Waterfront Parking Lots

Prepared by: Brian J. Bosse, Acting Waterfront Director and Mick Kronman, Harbor Operations Manager

Waterfront Parking Workshop Summary

June 13, 2019

Question 1: What is working?

- Courteous kiosk attendants/Customer Service (4x)
- Permit prices are fair (3x)
- Joint Use in Launch Ramp works but needs better delineation (2x)
- Los Banos exit...but could be open more (2x)
- Parking availability (1x)
- Blue Permits – unlimited parking for slip permittees (1x)
- Red Permits – calling in for longer than 72-hours in lot (1x)
- Length and width restrictions are good (1x)
- 4th of July end of event procedures are good. (1x)
- Parking stall dimensions (1x)
- Live Aboard van storage in lots (1x)
- Tall vehicles can park at Waterfront (1x)
- Current parking situation works well (1x)
- Permit access to all lots (1x)
- No gates at outer lots makes it easy access and convenient, come and go easily (1x)
- Enforcement of regulations (1x)
- Oversized (RV) spaces at Leadbetter and Harbor West, good for Hobie Cat launching (1x)
- Not selling permits at Kiosk (1x)

Question 2: What needs to be fixed?

1. Enforcement of length and width restrictions – need to do better job of enforcement Lack of enforcement – 72-hours, camping, inoperable vehicles, etc. Inoperable vehicles - more enforcement (5x)
2. Oil Rig Crew Boats – not OK, need to go. (4x)
3. No Long Term Storage/Too many storage vehicles (step vans, box trucks, etc.). Vehicles (Blue Permits) shouldn't have ability to stay in lot 24/7/365 (4x)
4. Los Banos exit – needs to be opened more often, should be automatic exit for slip permittees, more notification when it is open, signage on Shoreline too (4x)
5. Event Parking: Wet Wednesday/Semana Nautica/4th of July and non-ocean related events make it difficult to find parking for slip permittees (3x)
6. Need designated parking for Slip permittees/ Marina 1 slip permittees – only Marina without their own parking. Priority for Marina 1 is now given to Boat Yard and SBYC (3x)
7. Losing stalls from restriping. ADA spots appear and regular spots are lost (3x)

8. Non-Waterfront commercial businesses parking in Harbor Main with red permits (3x)
9. Launch Ramp Area needs to be fixed/redesigned. More joint use parking near Sea Landing (year round or weekdays) (2x)
10. SBCC Parking in Waterfront Lots – should not be allowed (2x)
11. Harbor West Lot should be 24-hour parking for slip permittees. Need more space for overnight parking (2x)
12. Develop more parking – parking garage, build up, move Boat Yard towards Leadbetter (2x)
13. Multi-Use Pathway intersections are confusing/people don't know what to do. Bollards at ends of pathways (2x)
14. SBCC Parking in Harbor Main during the summer. Should not be allowed (1x)
15. Harbor Way pedestrian traffic (1x)
16. Tree Trimming – lack of tree trimming, particularly at Los Banos re: night Herons (1x)
17. Too many parking permits issued? (1x)
18. Camping in lots – more enforcement (1x)
19. Too many non-permit holders allowed in lot. (1x)
20. People without business in Marinas allowed to purchase red-permits (1x)
21. Need more bike parking (1x)
22. Change coral trees (1x)
23. Harbor West Lot too small (1x)
24. Reduce number of 90-minute parking stalls in Harbor Main (1x)
25. Eliminate parking for forklifts (1x)
26. Limit amount of permits per registered owner (1x)
27. More electric vehicle parking (1x)
28. No RVs (1x)
29. Boat wash needs to be looked at....(1x)
30. Business owners should be allowed to have Blue Permits (1x)
31. Enforcement of City Muni Code for height of vehicles, 80 inches high etc. Vehicles are too wide (1x)
32. Allow parking on West Beach (1x)
33. Sea Landing should have incentive to patrons to park offsite ((1x)
34. Permit flexibility – create 3/6 month permits (1x)
35. Annual Parking Permit grace period. Difficult timing now due to holidays. Start selling November 1? (1x)
36. Use La Playa Lots more (1x)
37. Need more loading/unloading areas near Sea Landing (1x)
38. Signage - Better signage needed Lot Full/Los Banos Open, etc. (1x)
39. No Overnight Parking in Harbor Main. Move overnight to Harbor West (1x)
40. Develop a shuttle program with service to Harbor Main/Launch Ramp lots from SBCC (1x)

41. Increase fee for Slip Permittee Permits (1x) Higher fees for storage vehicles (1x)

Question 3: What needs to be left alone?

- Permit prices are fair (2x)
- Don't mess with extended stay process. It works well. (2x)
- Don't change privileges for Blue Permits.(1x)
- Public vs. Slip Permittees/Liveboards vs Fisherman.....it works. Work around human nature. (1x)
- Oversized vehicle stalls in Harbor West (1x)
- Enforcement (1x)
- Tall vehicles (1x)
- Launch Ramp spaces (1x)
- 15-minute and 90-minute parking spaces work (1x)
- 3 hours parking at van row near launch ramp (1x)

DRAFT

Santa Barbara Municipal Code
Chapter 17.36 Waterfront Parking

17.36.010 Parking in Waterfront Parking Lots.

- A. WATERFRONT PARKING LOTS. Waterfront Parking Lots shall mean all parking lots managed and maintained by the Waterfront Department, including Leadbetter Parking Lot, Harbor West Parking Lot, Harbor Parking Lot, Garden Street Parking Lot, Palm Park Parking Lot, Cabrillo West Parking Lot, Cabrillo East Parking Lot and Stearns Wharf.
- B. HARBOR PARKING LOT. The Harbor Parking Lot shall mean the Waterfront Parking Lot bounded on the east by West Beach, on the West by Harbor Way, on the north by Shoreline Drive and Cabrillo Boulevard and on the south by Marinas 2, 3, 4 and the small-boat launch ramp.
- C. PARKING FEES AND PERMITS. No person shall park a vehicle in the Waterfront Parking Lots without having paid or paying the required parking fee. Parking fees and the permit system for Waterfront Parking Lots shall be established by resolution of the City Council.
- D. PAY AND DISPLAY PARKING MANAGEMENT SYSTEMS. When entering Waterfront Parking Lots operated by a Pay and Display Parking Management System, the owner or operator of a vehicle entering the lot must purchase a receipt from a Pay and Display Parking Management System machine in accordance with instructions and requirements posted on the machine. Such receipt shall be prominently displayed on the driver's side dashboard in such a manner that the date and expiration time of the receipt are readily visible from the exterior of the vehicle. Any owner or operator of a vehicle who fails to purchase or properly display a valid receipt purchased from a Pay and Display Parking Management System machine shall pay a fee as described by City Council Resolution.
- E. DUTY AND POWER TO MANAGE. The Waterfront Director shall have the duty and power to manage all uses of Waterfront Parking Lots and may deny issuance of parking permits to any person or entity when such permit or permits would unduly interfere with coastal access or public parking.

17.36.020 Parking for Certain Purposes Prohibited.

- A. IMPROPER USE OF WATERFRONT LOT. No person shall park a vehicle in any Waterfront parking lot for the principal purpose of displaying such vehicle/vessel for sale, repairing such vehicle/vessel (except repairs necessitated by an emergency and lasting no longer than four (4) consecutive hours), or washing such vehicle/vessel.

- B. INOPERABLE VEHICLES. No person shall park or permit to remain, any motor vehicle which is wrecked or inoperable ~~for a period longer than two hours~~ in any Waterfront parking lot (except while conducting an emergency repair for no longer than four (4) consecutive hours).
- C. NO VEHICLES TO REMAIN IN PARKING LOT PAST TIME OF PARKING LOT CLOSING. No person shall leave a vehicle in a Waterfront parking lot past the posted closing time.

17.36.030 Trailer Parking in Harbor Parking Lot.

- A. BOAT TRAILER PARKING PERMITTED. Persons who own or have possession of boat trailers shall be allowed to park boat trailers in the Harbor parking lot in designated boat-trailer parking stalls located adjacent to the small-vessel launch ramp for a period of time not to exceed three consecutive nights. For the purpose of this section, one night's parking is defined as parking a boat trailer in a designated trailer parking stall any time between the hours of midnight to 4:00 a.m. No trailer, other than a boat trailer, shall be allowed to park in a parking stall in the Harbor lot without the prior written permission of the Waterfront Director or his or her designee.
- B. BOAT TRAILER PARKING PROHIBITED. No person who owns or has possession of a boat trailer shall park such trailer in any area of the Harbor parking lot other than as provided in subsection A. above without the prior written permission of the Waterfront Director or his or her designee.
- C. BOAT TRAILER PARKING IN VIOLATION OF THIS SECTION; REMOVAL OF TRAILER AND PENALTIES. Any boat trailer parked in violation of this section may be removed by the City of Santa Barbara Police Department in accordance with the requirements of the California Vehicle Code and the owner or person in possession of the boat trailer parked in violation of this section may be prosecuted in accordance with Chapter 1.28. (Ord. 5564, 2011)

17.36.035 Annual Parking Permits.

- A. AUTHORITY. The Waterfront Director may issue nontransferable annual parking permits for Waterfront Parking Lots as provided in this Section.
- B. ELIGIBLE VEHICLES. Annual parking permits may be issued to passenger vehicles (as defined in California Vehicle Code section 465 but excluding house cars) or motor trucks (as defined in California Vehicle Code section 410 but excluding trucks with a manufacturer's gross vehicle weight rating of 11,500 pounds or more and an unladen weight of 8,002 pounds or more) which are used by the general public, Waterfront slip permittees, or ocean-dependent commercial fishing businesses upon payment of a fee established by resolution of the City Council.
- C. INELIGIBLE VEHICLES. Annual parking permits shall not be issued to any vehicle that exceeds one or more of the following size limitations: 22 feet in length, 90 inches

in height or 82 inches in width. Annual parking permits shall not be issued to buses, vehicles not licensed for travel on public highways, recreational vehicles, motorhomes or campers. Annual parking permits shall not be issued to vehicles used for commercial purposes unrelated to maritime or ocean uses.

- D. WAIVERS. The Waterfront Director or his or her designee may grant waivers from the size limitations established by this section, in the Harbor Parking Main Lot only, when to do so is necessary to promote a commercial, ocean-dependent priority need, including but not limited to commercial fishing operations, lease holders businesses, Business Activity Permit holders business, or oil spill response activities. Such waivers may be granted conditionally.

17.36.040 72-Hour Vehicle Parking Limit in Parking Lots.

- A. 72-HOUR VEHICLE PARKING LIMIT IN WATERFRONT PARKING LOTS. Except as provided in subsection B below, no person who owns, or has possession, custody or control of any vehicle shall park, stop or leave the vehicle in the same parking space in any of the Waterfront Parking Lots in excess of a period of 72 consecutive hours.
- B. 72-HOUR VEHICLE PARKING LIMIT IN HARBOR PARKING LOT. No person who owns, or has possession, custody or control of any vehicle shall park, stop or leave the vehicle in the Harbor Parking Lot in excess of a period of 72 consecutive hours, except persons with valid permits or prepaid permits as established by City Council Resolution, under the following circumstances:
1. Currently registered and fully operational ~~vehicles~~ owned by harbor slip holders ~~permittees~~ who have also been issued a valid Waterfront slip- ~~permittee~~ parking permit may park for no more than thirty (30) consecutive days in the Harbor Parking Lot without exiting the vehicle from the Harbor Parking Lot at least once for a period of no less than ninety-six (96) consecutive hours. will be allowed unlimited parking in the Harbor Parking Lot, providing that such vehicles are currently registered with the California Department of Motor Vehicles and are fully operational. On or before the thirtieth (30th) day, all such vehicles must exit the Harbor Parking Lot for a period of no less than ninety-six (96) consecutive hours. The Waterfront Director may issue exceptions to the exiting requirement when necessary to support maritime activities. Such exceptions may be issued conditionally.
 2. The Waterfront Director or his or her designee may permit a Any person wishing to park a vehicle in the Harbor Parking Lot over the 72-hour limit for maritime reasons. The may be allowed to do so if the vehicle owner must registers with the Waterfront parking office and obtain and display in the vehicle written evidence of permission prior to leaving the vehicle in the Harbor Parking Lot.

17.36.050 Penalties for Vehicle Parking Over 72 Hours in Parking Lots.

- A. PENALTIES FOR VEHICLE PARKING OVER 72 HOURS IN WATERFRONT PARKING LOTS. In the event a vehicle is parked, stopped or left standing in any of the Waterfront Parking Lots, except the Harbor Parking Lot pursuant to the provisions of Section 17.36.040.B, in excess of a period of 72 consecutive hours, the vehicle may be cited and the vehicle may be removed from the Waterfront Parking Lots by any member of the Police Department authorized by the Chief of Police in the manner and consistent with the requirements of the California Vehicle Code.
- B. PENALTIES FOR VEHICLE PARKING OVER 72 HOURS IN HARBOR PARKING LOT. In the event a vehicle is parked, stopped or left standing in the Harbor Parking Lot in excess of a period of 72 consecutive hours, does not have a valid slip holder parking permit, and has not been registered with the Waterfront parking office in advance, the vehicle may be cited and removed from the Harbor Parking Lot by any member of the Police Department authorized by the Chief of Police in the manner and consistent with the requirements of the California Vehicle Code. (Ord. 5649, 2014; Ord. 4757, 1992)

17.36.060 Oversized Vehicles in Harbor Parking Lot.

All vehicles over 220 feet in length are prohibited from parking in the Harbor Parking Lot, excepting those vehicles exempted by resolution of City Council.

17.36.070 Oversized Vehicles in Waterfront Parking Lots.

All vehicles over 33 feet in length are prohibited from entering or using any Waterfront Parking Lot, excepting those vehicles exempted by resolution of City Council. (Ord. 5262, 2002)

17.36.080 Oversized Vehicles in Designated Waterfront Parking Lots.

The Waterfront Director shall designate parking spaces in Waterfront Parking Lots, including a limited number of oversize parking spaces, by signs, pavement stripes or other means of designation.

- A. PARKING IN DESIGNATED PARKING STALLS ONLY. No vehicle shall be stopped, left standing or parked in any Waterfront Parking Lot, other than within a single marked stall designated for that size of vehicle.
- B. PARKING IN MARKED STALLS ONLY. No vehicle shall be stopped, left standing or parked in any Waterfront Parking Lot, at angles, horizontally, diagonally or otherwise across the lines marking a parking stall designated for parking a vehicle.
- C. NO PARKING IN OVERSIZED STALLS. No vehicle that is less than 220 feet in length shall be stopped, left standing or parked in any Waterfront Parking Lot within a parking stall designated for an oversize vehicle.

- D. NO PARKING OF OVERSIZED VEHICLES IN PASSENGER VEHICLE STALLS. No vehicle that is over 220 feet in length shall be stopped, left standing or parked in any Waterfront Parking Lot, within a parking stall designated for passenger vehicles of ordinary length (less than 220 feet).

17.36.090 No Personal Property in Parking Stalls.

No person shall occupy, fill or obstruct a space designated for parking in any Waterfront Parking Lot with any personal property other than a vehicle appropriate for the size of the parking stall, except by special permit of the Waterfront Director. (Ord. 5564, 2011; Ord. 5262, 2002)