



## **STAFF REPORT**

**TO:** Board of Commissioners  
**FROM:** Andrea Lueker, Harbor Manager  
**DATE:** July 23, 2019  
**SUBJECT:** Harford Landing Parking Time Limits

### **Recommendation / Proposed Motion**

- Recommendation: Review the staff report, recommendation from the Parking Management Ad-hoc Committee, and options for amendments to the parking ordinance relating to Harford Landing. Staff recommends the Board determine the changes they want to make, if any, and then direct staff to bring the item back for the ordinance change. Staff further recommends Option 1.

### **District Major Objective/Goal**

Objective No. 2 – Expand money generating opportunities to support harbor operations that are consistent with affordability and accessibility for the public.

### **Policy Implications**

District Ordinance Chapter 20, Section 20.020, paragraph B Time limits – Parking of motor vehicles in designated parking areas shall not exceed time limits for such areas as specified by the Board. No person shall leave any vehicle parked in one location within the Harbor District for time longer than 14 consecutive calendar days without written permission of the Harbor District.

### **Fiscal Implications / Budget Status**

Not applicable at this time.

### **Alternatives Considered**

The following actions were considered but are not recommended at this time:

- None at this time.

### **Background**

The Parking Management Ad-hoc Committee met on February 14, 2019, to discuss parking procedures for Coastal Gateway Camping. During the course of that discussion, the Committee recommended the Board consider a discussion of amending the 14-day parking allowance on District Property. Specifically, the Committee was in favor of

reducing the number of consecutive calendar days of parking in Harford Landing, up to and including no overnight parking. Staff brought the item back to the Board of Commissioners on April 23, 2019, to determine if there was support from a majority of the Board to provide options for consideration in terms of amending the 14-day parking limit in Harford Landing. The Board moved by a 5-0 vote to have the item return for a discussion.

Related to this issue is the paid parking in Harford Landing and as an update, staff is working on the Coastal Development Permit to submit to Coastal Commission for consideration. As a reminder, the Board of Commissioners approved metered parking focusing on the parking spots on Harford Pier as well as the approximate 24 spaces across from Fat Cats Restaurant/Coastal Gateway Building, but that program will be able to work in tandem with any amendments made to the 14-day parking limit for Harford Landing.

### **Discussion**

The current ordinance, as stated in the above Policy Implications section, allows for up to 14 days of parking in the Harford Landing Parking lot. With the continued popularity of Port San Luis Harbor District and businesses in the Port, parking continues to be a challenge, especially in the summer. However, in the last few years, it also appears in that the spring and fall months there are also some near capacity and capacity parking days in Harford Landing. The Parking Management Ad-hoc Committee was concerned about the number of vehicles that may be left in Harford Landing Parking lot for “storage” versus parking for Port patrons. In addition, there was discussion about the ability to track the 14-day limit and enforce, which now may become even more problematic with the recent determination that “chalking of tires” is unconstitutional, a decision of the 6<sup>th</sup> U.S. Circuit Court of Appeals.

In reviewing the administration of parking limits, the prohibition of no overnight parking is very straightforward and likely provides the most ease of enforcement. This concept was discussed at the Parking Management Ad-hoc Committee with interest from the Committee members. The Committee also discussed the need to provide some sort of “multi-day” permit for two specific cases which included overnight fishing trips and the ability of a patron to leave their vehicle in the lot overnight if they were unable to drive safely.

In light of the above-mentioned discussions, staff provides the following options to initiate a discussion:

#### **Option 1 – No Overnight Parking**

Amend the existing parking ordinance to reflect no overnight parking in the Harford Landing Parking lot with the hours of allowable parking from 4:00 a.m. to 11:00 p.m., no parking from 11:00 p.m. to 4:00 a.m.

#### **Exceptions:**

1. Patrons who are commercial, sport, or recreational fishing and plan to stay out overnight and/or up to 3 days.
2. Patrons who are not able to drive their vehicle safely.

**Process:**

1. The District will add no-cost parking permits on their website for patrons to download and put in the windshield of a vehicle which provides contact information for the vehicle owner, time period the vehicle will be left in the parking lot, and reason.
2. For those who are not able to download a form and/or only need overnight parking due to the inability to operate their vehicle, the District will provide parking permit forms at the Front Office as well as in a container near the Main Office door (similar to the container for RV camping information).
3. Those vehicles that are parking overnight or longer in the parking lot without a permit will be cited.

**Challenges:**

1. Staff will work with night security to determine those vehicles that are parking during the 11:00 p.m. to 4:00 a.m. time period without permits.
2. Education of the public regarding the change.

**Option 2 – No Overnight Parking Thursday through Sunday Nights**

Amend the existing parking ordinance to reflect no overnight parking on Thursday night through Sunday night in the Harford Landing Parking lot, with the hours of parking from 4:00 a.m. to 11:00 p.m., Monday-Wednesday nights, and no parking from 11:00 p.m. to 4:00 a.m. Thursday-Sunday nights.

**Exceptions:**

1. Patrons who are commercial, sport, or recreational fishing and plan to stay out overnight and/or up to 3 days.
2. Patrons who are not able to drive their vehicle safely.

**Process:**

1. The District will add no-cost parking permits on their website to download and put in the windshield of a vehicle which provides contact information for the vehicle owner, time period the vehicle will be left in the parking lot, and reason for Thursday – Sunday nights.
2. For those who are not able to download a form and/or only need overnight parking due to the inability to operate their vehicle, the District will provide parking permit forms at the Front Office as well as in a container near the Main Office door (similar to the container for RV camping information).
3. Those vehicles that are parking overnight or longer in the parking lot (Thursday – Sunday nights) without a permit will be cited.

**Challenges:**

1. Staff will work with night security to determine those vehicles that are parking during the 11:00 p.m. to 4:00 a.m. time period without permits (Thursday – Sunday nights).
2. Education of the public regarding the change, especially in “different rules for different days.”

### **Option 3 – No Overnight Parking April through October**

Amend the existing parking ordinance to reflect no overnight parking during the months of April through October in the Harford Landing Parking lot with the hours of parking from 4:00 a.m. to 11:00 p.m. (Parking during the months of November through March could revert to the 14-day limit or include the Thursday night through Sunday night restriction Option 2.)

#### **Exceptions:**

1. Patrons who are commercial, sport, or recreational fishing and plan to stay out overnight and/or up to 3 days.
2. Patrons who are not able to drive their vehicle safely.

#### **Process:**

1. The District will add no-cost parking permits on their website to download and put in the windshield of a vehicle which provides contact information for the vehicle owner, time period the vehicle will be left in the parking lot, and reason.
2. For those who are not able to download a form and/or only need overnight parking due to the inability to operate their vehicle, the District will provide parking permit forms at the Front Office as well as in a container near the Main Office door (similar to the container for RV camping information).
3. Those vehicles that are parking overnight or longer in the parking lot without a permit will be cited.

#### **Challenges:**

1. Staff will work with night security to determine those vehicles that are parking during the 11:00 p.m. to 4:00 a.m. time period without permits during the months of April through October.
2. As with Option 2, the education of the public regarding the change, especially with differing rules for different times of the year and/or week.

### **Option 4 – No Amendments**

Keep the existing 14-day limit, no change.

#### **Conclusion**

Staff recommends the Board of Commissioners review the information and determine what, if any, amendments they can support. Once agreement on any amendments is determined, this item will be presented for a formal ordinance change at a future meeting.