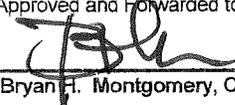




## STAFF REPORT

**Date:** Tuesday, May 13, 2014  
**To:** Bryan H. Montgomery, City Manager  
**From:** Joshua McMurray, Senior Planner  
**Subject:** Boat and RV Parking Work Session

Approved and Forwarded to City Council:

  
Bryan H. Montgomery, City Manager

### Background and Analysis

This issue of Boat and RV storage was mentioned by way of a public comment on the recently amended Commercial Vehicle Parking Ordinance. The City Council directed Staff to bring back the topic as a separate item. Staff has compiled a Table showing various Cities in the area and their corresponding regulations for RV and Boat storage (attached). There seems to be a mix of regulations, with some of the codes appearing to be harder to enforce than others. The research indicates there are a variety of options available to the City Council for discussion.

### Recommendation

Staff recommends that the City Council discuss the topic and provide direction to Staff on how to proceed.

### Attachments

1. Boat and RV Parking Table
2. 4-8-14-Reg jt Mtg-CC-SA Mtg Minutes

| City or County      | Boats Allowed in the Front Yard                 | RV's Allowed in the Front Yard         | Screening Requirements                            |
|---------------------|---|--|---|
| Oakley              | Yes, on an improved surface                     | Yes, on an improved surface            | No  |
| Contra Costa County | Yes   | Yes                                    | 90% of the mass must be screened from public view |
| Brentwood           | No  | No                                     | 6' solid fence when stored in side and rear yards |
| Antioch             | No  | No                                     | 6' solid fence when stored in side and rear yards |
| Pittsburg           | Yes, on an improved surface                     | Yes, on an improved surface            | No  |
| Tracy               | Yes, but needs to be 15' behind the street line | Anywhere on lot except in a clear zone | No  |

Item 3.2

Item 3.2 was pulled for public comment. Kathy Pedroli inquired if parolees were going to be allowed residency at The Commons apartments. She commented a recent article in the *Oakland Tribune* mentioned parolees were going to be allowed residency.

Special Counsel William Galstan responded that the ordinance is designed to help deal with parolee homes should the situation arise and the City is not currently aware of any that are coming to the area. He added that a permit process, public hearing and City Council approval is required prior to occupancy.

It was moved by Vice Mayor Hardcastle and seconded by Councilmember Burgis to approve Item 3.2. AYES: Burgis, Hardcastle, Pope. ABSENT: Rios, Romick. (3-0)

Item 3.3

Item 3.3 was pulled for public comment (infra). Senior Planner Joshua McMurray explained that City staff initiated the ordinance amendment stemming from Code Enforcement issues, the definition of commercial vehicles on private property is being clarified through the amendment, and the ordinance as amended will be tied to the business permit section of the Oakley Municipal Code.

Councilmember Burgis expressed concern regarding the ordinance applying to the weight of vehicles as not everyone may know the weight of vehicles; she wants the ordinance to set clear guidelines.

Mr. McMurray mentioned smaller vehicles such as vans or work trucks will likely comply with the Code; however, larger commercial vehicles such as a dump truck would not and the ordinance amendment helps to clarify what is acceptable and what is not.

Vice Mayor Hardcastle inquired of neighboring cities' ordinances guidelines with regard to weight.

Mr. McMurray explained that weights, ratings and standards vary with other cities; however, staff is hoping to be more consistent by relying on California Vehicle Code standards.

Mayor Pope pointed out that the ordinance will not affect Class C vehicles.

Online Comment Form

Pamela Nickel commented on Item 3.3. She mentioned she is growing tired of her neighbors parking their RV's, campers and boats in their driveways as many have not been moved or registered in years. She requested the City require RV's, campers and boats to be stored in a side yard, behind a fence or in a storage unit to help clean up Oakley.

### Public Comment Card

Obert Einevoll commented that he is in favor of the ordinance as he has a neighbor who parks commercial vehicles next to his fence line which is close to his living area. He provided photos of his neighbor's commercial vehicles for the City Council to review.

Vice Mayor Hardcastle announced he would have to abstain from voting since his place of business stores commercial vehicles as defined in the proposed amendment and he does not want it to be perceived that he would be creating business for himself.

Special Counsel William Galstan announced that introducing the ordinance would have to be continued to the next meeting due to lack of a quorum.

Mayor Pope announced Item 3.3 would be continued to the next meeting.

### 4.0 PUBLIC HEARINGS-None

### 5.0 REGULAR CALENDAR-None

### 6.0 REPORTS

#### **6.1 CITY MANAGER**

##### **(a) Fiscal Year 2013-2014 Capital Improvement Project-Third Quarter Update (Kevin Rohani, Public Works Director/City Engineer)**

Public Works Director/City Engineer Kevin Rohani presented the staff report. The City Council had no questions or comments.

##### **(b) Update on Long-Term Delivery of Police Services (Bryan Montgomery, City Manager and Paul Abelson, Finance Director)**

City Manager Bryan Montgomery presented the staff report.

Finance Director Paul Abelson added that as the plan develops, staff will begin to obtain more information to evaluate whether or not in-house police service will be possible.

Mr. Montgomery mentioned Oakley continues to receive high quality services from the Sheriff's Office, but the cost to maintain the current level of service, without any additional officers or services, is rising considerably.

Mayor Pope requested staff incorporate public participation and input at every possible stage of the study.