

Managing Recreational Vehicle (RV) Parking

Referral Response

February 28, 2019

Responds to two Council Referrals

- September 25, 2018: “Refer to the City Manager to look into how other cities use permitting to manage RV parking and suggest a permit process that Council can consider to enable RV parking but place some sensible limits.”
- December 11, 2018: “Refer to the City Manager to establish a recreational vehicle waste discharge facility on City property and equitable administrative fee program, including consideration of method of pump out, cost, locations, and capacity, and refer costs associated with the facility to the FY 2020/21 Budget Process.”

Currently in Berkeley...

- RVs can park for three days at a time – enforcement is complaint driven
- December 2018 BPD survey: 193 RVs, campers, converted busses, and vehicles
- In 2018 over 1,500 contacts to address RV parking
- 25 portable toilets, 9 hand washing stations, 121 public restrooms
- No existing RV waste disposal services/facilities in Berkeley

Information from Other Cities

City	Ban Against RV Parking	RV Permitting Process	Special Policies or Services
Oakland	Yes	No	Yes 150 space RV lot coming
San Francisco	Yes	No	Yes
Fairfield	Yes	No	No
Richmond	Yes	No	No
Albany	Yes	Yes/Residents	No
Emeryville	Yes	No	No
Alameda	Yes	No	Yes/Hygiene bus
Antioch	Yes	No	No

Option A: Change laws and create permit

- Add RVs to following sections of the BMC:
 - BMC 12.76 – prohibits using “any house car or camper for human habitation within the City”
 - BMC 14.40.120 – prohibits parking “heavy duty commercial vehicle on any street between the hours of two a.m. and five a.m.” for more than an hour; and/or
 - Amend the BMC in some other way,
- Create RV Permit System similar to RPP:
 - Max 14 days per calendar year
 - Apply via internet or Customer Service Counter
 - Permit specifies location

Option B: Change laws and explore safe parking partnership options

- Change laws as in Option A
- Partner with other jurisdictions in Alameda County to create a safe parking program

Both options
add...

- Outreach services
- Flexible funds
 - Housing problem solving
 - Flexible housing subsidy
- \$362,000 annually

Limitations/ Challenges

- Additional enforcement efforts would require additional staffing resources
- If enforcement results in towing, towing large vehicles is expensive and not all companies will do it
- Adding safe parking outside of Berkeley would impact families with children in Berkeley schools

Alternative actions considered

- Sanctioned parking
- Increase enforcement of 72-hour rule
- Waste disposal
 - Create dumping station
 - Contracted service for mobile waste disposal

Policy Options

- Refer Option A to CM:
 - amend existing codes to limit RVs parking in the City of Berkeley for extended periods of time and
 - develop an online RV Permitting system,
 - Fund additional outreach and flex funds;
- Adopt Option B:
 - adopt the first reading of two ordinances amending Berkeley Municipal Code (BMC) Chapter 12.76 and BMC Section 14.40.120;
 - Fund additional outreach and flex funds;