

Railroad Avenue

Introduce, waive first reading, and set date and time to consider adoption of ordinance to prohibit oversized vehicle parking at all times with tow away authorization

Board Referral No. 2025.11



Presentation Overview

- Background
- Proposed Ordinance
- Recommendations
- Questions/Comments

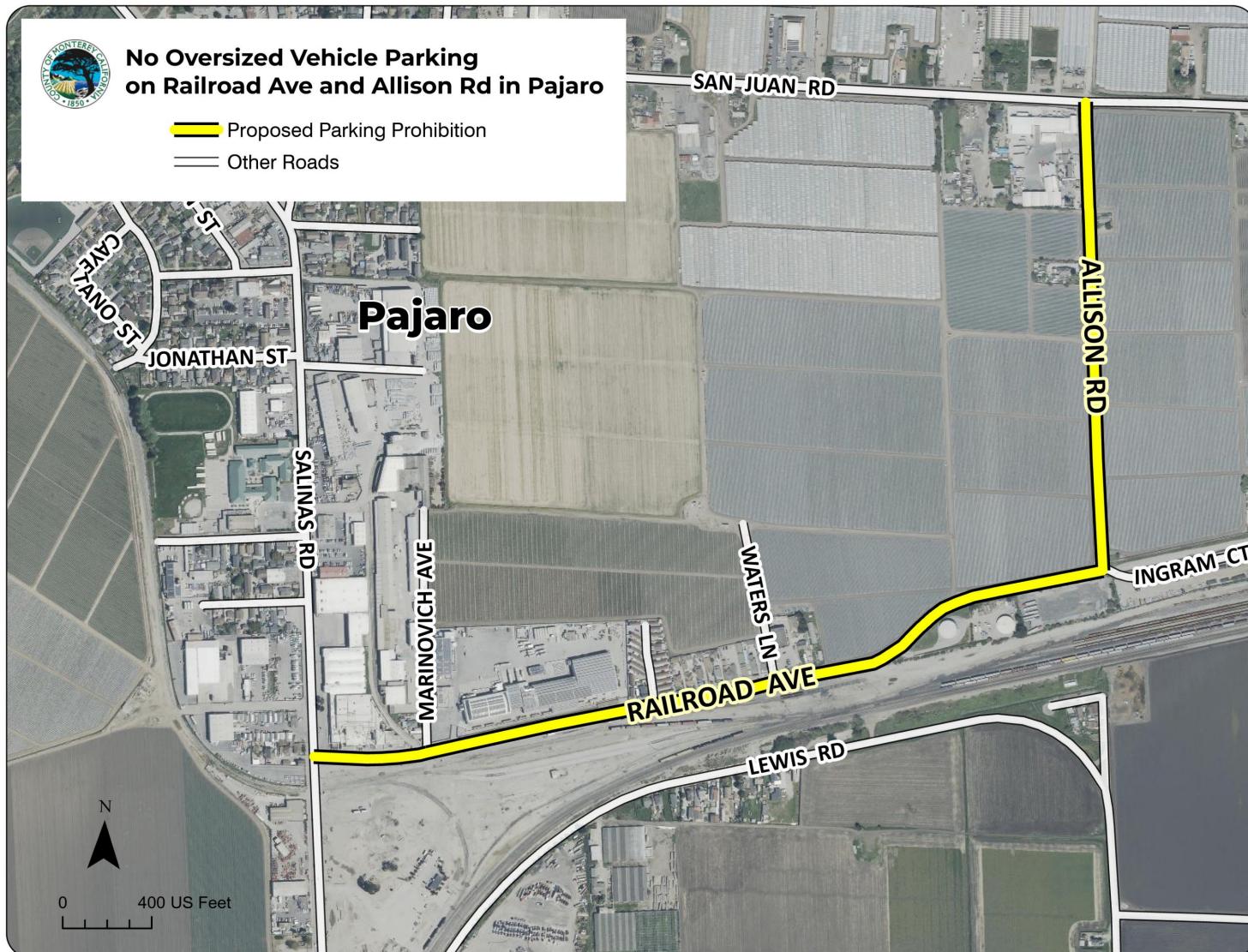
Background / Concerns

- Board Referral No 2025.11
- Homeless individuals are living in recreational vehicles along this road without appropriate services.
 - Roadside parking of recreational vehicles on Railroad Avenue has created a consistent and increasing public health and safety concern for the community and businesses of Pajaro.
 - Unhoused persons living in recreational vehicles along this road without appropriate services are causing disruptions for residents and businesses, crime, traffic hazards caused by parked vehicles blocking travel lanes, and the illegal dumping of trash and refuse.

Background / Concerns

- Board Referral No 2025.11
 - Seeks to adopt an ordinance to prohibit recreational vehicles parking on the entirety of Railroad Avenue, establish a tow-away zone, and authorizing the immediate removal of vehicles that violate this no-parking restriction.
- November 4, 2025 Board Meeting
 - Heard Preliminary Analysis Report
 - Added Allison Road
 - identify and evaluate potential solutions for individuals residing in recreational vehicles, including the possible establishment of a Safe Parking Program.

Location Map



Pictures of Conditions (as of 30 Oct 25)

Railroad Ave,
approx. 280-
ft east of
Waters Lane,
looking east



Railroad Ave
near Waters
Lane,
looking east



Pictures of Conditions (as of 30 Oct 25)



Pictures of Conditions (as of 4 Feb 26)



2 Different Locations on Railroad Ave, looking east

Sampling of Research

CITY OF HIGHLAND TEMPORARY RECREATIONAL VEHICLE PARKING REQUIREMENTS

The parking of any recreational vehicle is prohibited on City streets unless a temporary parking permit has been issued. Parking on City streets with a temporary parking permit is allowed for a maximum of three (3) consecutive days.

10.28.060 - Temporary parking permit.

A. Parking of a recreational vehicle on a city street shall adhere to the specifications of Section 10.28.080 of the HMC and requires issuance of a temporary parking permit from the Community Development Department. Requests for a temporary parking permit shall be provided prior to parking of the recreational vehicle and shall include the following information:

1. The name, residential address and phone number of the resident applying for the permit along with proof of residency satisfactory to the Community Development Director such as a current driver's license or identification card, property tax bill, or public utility bill;
2. The name, address and phone number of the registered owner of the recreational vehicle for which a permit is sought along with a copy of the vehicle registration from the California Department of Motor Vehicles or equivalent agency from another state. If the resident applying for the temporary parking permit is not the registered owner, a notarized letter of authorization by the registered owner shall be provided;
3. The license number, year, make and model of the recreational vehicle and its dimensions as to width, length and height; and,
4. Such additional information as may be determined by the Community Development Director.

B. A temporary parking permit shall expire once the recreational vehicle is no longer associated with the residence and/or a new recreational vehicle is purchased.

10.28.070 - Display of temporary parking permit.

A. Temporary parking permits shall be conspicuously displayed in the lower driver's side window of the recreational vehicle so that they are clearly visible from the exterior of the vehicle. Non-motorized recreational vehicles shall



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Oversized Vehicle Ordinance (OVO)

Oversize Vehicle Ordinance (OVO)

Starting in December 2023, anyone who would like to park their oversized vehicle on the street overnight in the City of Santa Cruz between midnight and 5:00 a.m. will be required to purchase a permit, and those who live in their oversized vehicles may enroll in an off-street safe parking program. An oversized vehicle is defined as: (a) more than 20' in length, or (b) more than 8' tall and more than 7' wide.

Permanent signage related to the OVO will be installed at key points throughout the City in November 2023. Oversized vehicle parking permits will be available for

The screenshot shows the City of San Jose website with a dark blue header. The header includes the City of San Jose logo, a search bar, and links for Accessibility, Select Language, and Search. Below the header, there are navigation links for Residents, Businesses, Jobs, Your Government (which is underlined in yellow), and News & Stories. The main content area has a dark blue background with a cityscape image. The word "TRANSPORTATION" is prominently displayed in white capital letters. Below it, there is a link to "Your Government > Departments & Offices > Transportation > Parking > Vehicle Abatement".

- Transportation
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 - + Transit
 - + Driving
 - Parking
 - + Parking Garages & Lots
 - + Parking Meters
 - + Parking Compliance
 - Vehicle Abatement

OVERSIZED AND LIVED-IN VEHICLE ENFORCEMENT

The Oversized and Lived-In Vehicle Enforcement (OLIVE) pilot program is intended to help address the environmental and safety issues caused by oversized vehicles, including lived-in vehicles, parked on city streets. The program aims to:

- Identify areas impacted by the parking of oversized and lived-in vehicles on city streets.
- Establish temporary tow-away zones to allow clean up of impacted areas and encourage vehicles to relocate.
- Analyze the feasibility of installing permanent parking restrictions at select locations.

Ongoing funding for this program allows for a biannual citywide inventories of oversized and presumed lived-in vehicles parked on city streets. Up to 50 sites will be identified each year for temporary to parking restrictions (approximately one month in duration) to help facilitate the clean up and street



ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING EXISTING SECTIONS 4-5.1301 AND 4-5.1302 OF ARTICLE 13 (RESTRICTED USE OF CERTAIN STREETS) OF CHAPTER 5 (TRAFFIC) OF TITLE 4 (PUBLIC SAFETY) OF THE WATSONVILLE MUNICIPAL CODE TO AMEND EXISTING RESTRICTIONS RELATED TO USE OF PUBLIC STREETS AND AMEND EXISTING RESTRICTIONS RELATED TO ADVERTISING VEHICLES EQUIPPED WITH SOUND-AMPLIFYING DEVICES; AND ADDING A NEW SECTION 4-5.1306 OF ARTICLE 13 (RESTRICTED USE OF CERTAIN STREETS) OF CHAPTER 5 (TRAFFIC) OF TITLE 4 (PUBLIC SAFETY) OF THE WATSONVILLE MUNICIPAL CODE TO ESTABLISH A PROHIBITION ON PARKING OF OVERSIZED VEHICLES

WHEREAS, the City of Watsonville is a charter city; and

WHEREAS, pursuant to Article XI, Sections 5(a) and 7 of the California Constitution, and the City's authority as a charter city to exercise the full measure of its police power regarding municipal affairs, the City is empowered and charged with responsibility for the health, safety, and welfare of its residents; and

WHEREAS, Vehicle Code section 22507 authorizes the City to prohibit or restrict the stopping, parking, or standing of oversized vehicles on certain streets or highways, or portions thereof, during all or certain hours of the day; and

Proposed Ordinance

- Add Section 12.28.013 to Title 12, Monterey County Code
 - “Oversized Vehicle” means a motor vehicle under CVC section 670 and meets one or more of the following criteria:
 - exceeds seven (7) feet in height; or
 - exceeds seven and a half (7 1/2') feet in width; or
 - exceeds twenty-two (22') feet in length; or
 - having a manufacturer’s gross vehicle weight rating of ten thousand (10,000) pounds or more.
 - Removal of vehicles in violation of this prohibition shall be processed consistent with CVC section 22651, et seq. as may be amended from time to time.

Recommendations

- Find that the adoption of the ordinance is categorically exempt under CEQA pursuant to sections 15301(c) and 15308 of the CEQA Guidelines; and
- Introduce, waive first reading, and set March 10, 2026 at 10:30 a.m. as the date and time to consider adoption of an ordinance adding Section 12.28.013 to Title 12 of the Monterey County Code to prohibit oversized vehicle parking with tow away authorization on:
 - Railroad Avenue on both sides from the centerline of Salinas Road easterly to its end, and
 - Allison Road on both sides between Railroad Avenue and San Juan Road.

Questions or Comments?

