

## Rodriguez, Jane

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**From:** steve haderlein [sjhaderlein@mycingular.blackberry.net]  
**Sent:** Wednesday, October 18, 2006 10:36 AM  
**To:** Rodriguez, Jane  
**Subject:** Fw: Pasadena Neighborhood Coalition RE: Proposed City Regulation of RV and Large Vehicle, including Truck Tractor Trailers, Parking on Pasadena City Streets, Neighborhood Driveways and Front Yards

-----Original Message-----

To: Dale Trader  
To: Steve Madison  
To: Joyce Streator  
To: Paul Little  
To: Paul Little  
To: Bill Bogaard  
To: Chris Holden  
To: Victor Gordo  
To: Sid Tyler  
To: Richard Bruckner  
To: Cynthia Kurtz  
To: Jane Rodriguez  
To: John Poindexter  
Cc: Rhonda Stone  
Sent: Oct 18, 2006 10:33 AM  
Subject: Re: Pasadena Neighborhood Coalition RE: Proposed City Regulation of RV and Large Vehicle, including Truck Tractor Trailers, Parking on Pasadena City Streets, Neighborhood Driveways and Front Yards

Jane:

Please agendaize this issue (a review of the City's regulations of parking and storage of RV and Large Vehicles) for the October 23 City Council meeting as a recommendation that it be referred to the Public Safety Committee.

Thank you.

10/23/2006  
7.B.4.

# PNC Pasadena Neighborhood Coalition

P.O. BOX 51022 Pasadena, California 91115  
Uniting Pasadena Neighborhood Associations on Issues of Livability City-wide

Pasadena City Council  
Bill Bogaard, Mayor  
Cynthia Kurtz, City Manager  
Richard Bruckner, Director of Planning and Development  
City of Pasadena  
175 N. Garfield Ave.  
Pasadena, CA 91109

*cc: City Council  
City Manager  
Planning Director*

October 16, 2006

Dear Councilmembers, Mayor, City Manager, Planning Director,

I am writing, as Chair of the Pasadena Neighborhood Coalition, to inform you of an issue which has been brought to us from the Yorkshire Road Neighborhood, the North Los Robles Corridor Neighborhood and the Windsor Arroyo Neighborhood. The Pasadena Neighborhood Coalition met on the evening of July 27, 2006. One of the items on the agenda was the problem of storage of recreational vehicles in residential front yard driveways and the parking of tractor trailers with cabs in residential neighborhoods. It was the consensus of those in attendance that we request our city officials to examine the current city code regarding all recreational and oversized vehicles (including oversized motor homes, campers, trailers, boats and tractor trailers). We are calling for the city to update the current code to only allow storage of these vehicles in screened side yards or backyards away from the public view and to expressly prohibit the parking beyond a short delivery window of large tractor trailers, at anytime. We consider this to be an important neighborhood quality of life issue for several reasons.

First and foremost, we believe these vehicles distract from the aesthetic quality of Pasadena's residential neighborhoods. Pasadena's General Plan envisions an open visual streetscape for the city's neighborhoods. For example, one local neighborhood is faced with looking at a semi-permanently parked motor home that is 35 feet long, 13 feet high, and 8.5 feet wide, diminishing the quality of life in the neighborhood. The PNC members concurred that the visibility of these vehicles on our residential streets lowers property values. Common sense dictates that when touring local neighborhoods looking at homes, first appearances are memorable--a neighborhood's outer attributes, or curb appeal. Realtors report that properties with problem issues such as RV storage and tractor trailer parking are taking much, much longer to sell, even at lowered prices.

It is our opinion that these vehicles are an attractive nuisance and a danger to children and pets and a clear danger to the disabled in wheelchairs. Many of these vehicles have ladders to their roofs, large vents and tailpipes, and require the use of stabilizers. The city's definition of an attractive nuisance is any machine which is unsafe and unprotected and thereby dangerous to young children by reason of their inability to appreciate the peril therein, and which may reasonably be expected to attract young children to the premises who would be at risk for injury by playing with, in, or on it. Pets and wildlife also are in danger by the nature of being hard to see and hiding in and around large vehicles. The disabled in wheelchairs are partially hidden from view when trying to negotiate around large vehicles stored and parked in residential neighborhoods.

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Recreational and large vehicles can hold as much as ninety gallons of diesel fuel, making them a fire safety issue to adjacent residential structures, as well. Concerns have been raised over sanitation and brown water issues, as these vehicles have been seen to leak waste water and other hazardous liquids, while emitting diesel fumes when idling stationary for hours on end.

We strongly believe that parking any recreational vehicle or large tractor trailer in a residential neighborhood overnight attracts vandalism and nuisances, and such vehicles are easy targets for vandals and tractor trailer cabs have been used for overnight sleeping and venues for prostitution, also generating noise from idling engines which provide power for light, heating and cooling.

Finally, Pasadena's neighboring communities--Arcadia, San Marino, Monrovia, South Pasadena, Glendale--all have much stronger ordinances regarding the storage of recreational vehicles in front driveways. It is simply prohibited. The city of La Canada has just passed a new ordinance that will take effect on November 1, 2006. Please find copies of these ordinances attached.

As RV use and the practice of RV home storage and the practice of taking home tractor trailer trucks by their owners or operators overnight have steadily grown over the years, we believe that it is time for the city to address these issues. With our homes being the single greatest investment in our lives, and our neighborhoods our place of respite from the working world, we should not have to sacrifice the beauty, peace, and tranquility of our neighborhoods to these intrusions which diminish our neighborhoods' quality of life.

I welcome your comments, and would be happy to discuss our request with you or a member of your staff. You can reach me at 626 397-1507 (office), or at [dtrader\\_91104@yahoo.com](mailto:dtrader_91104@yahoo.com).

Yours truly,  
Dale Trader, Chair  
Pasadena Neighborhood Coalition

**CODES FROM CITIES SURROUNDING PASADENA**

**City of Sierra Madre**

**Title 8 HEALTH AND SAFETY**

**Chapter 8.16 SITE NUISANCES**

J. Trailers, campers, boats and other mobile equipment stored for unreasonable periods in yard areas open to view from the street which causes depreciation of nearby property values.

**City of Monrovia**

**17.24.150 RECREATIONAL VEHICLE STORAGE**

No motor vehicle, incapable of movement under its own power, camper shell, trailer, boat, recreational vehicle or similar vehicle shall be parked or stored in a residential or commercial zone unless contained in an entirely enclosed building, or unless the following criteria are met:

(A) It is stored in the rear or side yard and screened from view from the street and alley, or adjacent properties.

(B) The parking or storage pad is paved in conformance with this chapter.

(C) No trucks, delivery vans, or other commercial vehicles exceeding a one-ton rated carrying capacity and used primarily in a trade or business, or tractors or backhoes shall be parked or stored in a residential zone.

('83 Code, Å§ 17.24.150) (Ord. 94-03 Å§ 6, 1994)

**City of San Marino**

**23.02.03: PARKING AND STORAGE IN RESIDENTIAL FRONT YARDS AND SIDE YARDS:**

Parking or storage of vehicles in residential front yards and side yards of lots located in the R-1 Zones shall be subject to the following conditions:

**C. Parking Restrictions:**

1. No vehicle may be parked in a front or side yard, except on a paved or impervious area designated as a driveway or as a parking space.

2. No vehicle may be parked in a front yard driveway or parking space for a period greater than forty eight (48) consecutive hours.

**City of Arcadia**

**#ARTICLE IX DIVISION AND USE OF LANDPART 5RESIDENTIAL ZONES**

**9251.2.14.1. MOTOR VEHICLE LIMITATIONS &REQUIREMENTS.**

No more than four (4) motor vehicles shall be parked in the open that is in a manner whereby the vehicles are visible from the adjacent public rights-of-way, on any single-family residential lot for more than five (5) consecutive days.

The term motor vehicles as used in these Sections shall not include the following vehicles: trucks one (1) ton or larger, registered commercial vehicles, motorcycles, motorbikes, buses, motorhomes, trailers, boats and housecars.

City of Glendora

Parking Regulations

Recreational vehicles (campers, boats, etc.) may not be parked in front-yard setbacks in residential zones.

City of South Pasadena

CHAPTER 36 ZONING

Article 3 Site Planning and General Development Standards

C. Parking area use - Required off-street parking areas shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Zoning Code. Fabric and prefabricated metal carports are prohibited.

(Ord. No. 2108 Â§ 1 (part))

City of Glendale

d. Limitation of Storage - No required setback area shall be used to store any motor vehicle, trailer, camper, boat, or parts thereof, equipment or any type of antenna except as provided for in this title. (Ord. 5101 Â§ 3, 1995; Ord. 4982 Â§ 7, 1992; prior code Â§ 30-1210)

City of Temple City

4230: MAINTENANCE OF PROPERTY; NUISANCES:

J. Trailers, campers, boats and other mobile equipment stored for unreasonable periods in yard areas open to view from the street which causes depreciation of nearby property values.

City of La Canada

11.11.050 Residential Development Standards

D. Vehicular Access and Storage

4. Recreational Vehicle Storage

All recreational vehicles, defined here as but not limited to, motor homes, trailers, boats, all terrain vehicles or as determined by the Director of Community Development, shall be stored out of the Front Yard and behind the front facade of the primary structure. Side yard setback storage shall be regulated as required in this section listed in a-c below. The recreational vehicles shall be stored behind a 6 foot high site obstructing gate and/or fence/wall. In addition, landscaping shall be installed to screen the recreational vehicles from neighboring views along the side and rear of the property lines.

a. Corner street side yard. The storage of recreational vehicles within a corner street side yard is prohibited.

b. Recreational vehicles less than 6 feet high. Recreational vehicles less than 6 feet high may be stored within an interior side yard setback.

c. Director Review Required. A Director's Review is required for the storage of recreational vehicles 6 feet or more in height within an interior side yard setback.

d. Incidental Parking Permitted. Incidental parking, less than 48 hours, is permitted for the loading and unloading of the recreational vehicles. Incidental parking of a maximum of two weeks in any calendar year is permitted for visiting relatives and friends.

City of Mission Viejo (of interest)

Code Enforcement

Chapter 9.59 Division 1 - Nuisance

9.59.110 Nuisances Designated

It shall be unlawful and it is hereby declared to be a public nuisance for any person owning, leasing, occupying or having charge of any residential, agricultural, commercial, industrial, business park, office, educational, religious, vacant or other property within the City of Mission Viejo to maintain such property in such a manner that any of the following conditions are found to exist thereon:

(2) Recreational vehicles parked or stored in the front yard area, or any other location on the property where the recreational vehicles are visible from the neighboring property or any street. The foregoing applies even if the vehicle or item is used primarily for some purpose other than recreation. Any recreational vehicle without a valid registration or license is considered to be stored. For the purposes of this section:

a. "Front yard area" shall mean the area between the plane of the front elevation of the main portion of a dwelling unit extending to the side property lines and the front property line abutting the street, including the driveway.

d. "Recreational vehicle" shall mean a vehicle, boat, vessel or other type of portable structure, with or without a mode of power, and without permanent foundation, which can be towed, hauled, sailed or driven, and is designed primarily for recreational, camping, sailing and/or travel use, such as, but not limited to, travel trailers, motor homes, buses converted to recreational or other noncommercial uses, vans, trucks with or without camper shells, campers, camping trailers, motorcycles, off-road vehicles, aircraft, boats or other vessels.

(Ord. No. 98-193, §§ 1--4, 10-19-98)

City of Pasadena

Title 14 BUILDINGS AND CONSTRUCTION\*

Chapter 14.50 PROPERTY MAINTENANCE AND NUISANCE ABATEMENT

14.50.040 Prohibited activities or conditions

29. Oversized vehicles (including but not limited to motor homes, recreational vehicles, trailers, camper shells, slide-in campers, boats, or parts thereof) parked or stored other than in covered parking or on a paved area at the rear of the property Such prohibition shall not apply if the rear yard is inaccessible to the vehicle, in which case parking may be permitted on a paved driveway subject to the following restrictions:

a. The vehicle shall be parked at least 5 feet beyond the front yard property line if there is a sidewalk between the property and the street. If there is no sidewalk between the property and the street curb, the vehicle must be parked at least 5 feet from the paved edge of the street.

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- b. If the oversized vehicle owner's driveway adjoins a driveway of neighboring property, the location of the oversized vehicle in the driveway shall not create a safety hazard or obstruct the view within 15 feet of the sidewalk or edge of the roadway of that neighbor when entering or leaving his/her driveway.
- c. An oversized vehicle parked in the driveway shall not prevent the parking spaces in the garage from being readily accessible. Readily accessible means that the oversized vehicle does not have to be moved in order for a second vehicle to enter or exit the garage or carport.
- d. Parking in the front yard shall be only upon a driveway leading to covered parking.
- e. An oversized vehicle parked in the driveway shall be fully operational, completely assembled, supported only by inflated tires, in good repair, neat and clean. Wrecked, dismantled, unregistered or inoperative vehicles shall not be parked in the driveway or in the rear yard, subject to other sanctions as set forth in this code.
- f. An oversized vehicle parked in the driveway shall be moved out of the driveway periodically (i.e., at least once every 30 days) to permit the surface underneath to be cleaned.
- g. No vehicle shall be parked on the grass, dirt or other landscaped areas surrounding a residence.
- h. Vehicle shall be owned or leased by the residents of the property and licensed with a current registration.
- i. An oversized vehicle shall not be used for storage, living or sleeping while parked in the driveway and shall not be connected to water or sewer lines for more than 72 hours.
- j. An oversized vehicle may be parked in the driveway for up to 72 hours for the purpose of loading or unloading supplies, or preparing the vehicle for a trip.

## **Pasadena Municipal Code**

### **Section 14.50.040: Prohibited activities or conditions.**

**29. Oversized vehicles** (including but not limited to motor homes, recreational vehicles, trailers, camper shells, slide-in campers, boats, or parts thereof) [may not be] parked or stored other than in covered parking or on a paved area at the rear of the property.

Such prohibition shall not apply if the rear yard is inaccessible to the vehicle, in which case parking may be permitted on a paved driveway subject to the following restrictions:

- a. The vehicle shall be parked at least 5 feet beyond the front yard property line if there is a sidewalk between the property and the street. If there is no sidewalk between the property and the street curb, the vehicle must be parked at least 5 feet from the paved edge of the street.
- b. If the oversized vehicle owner's driveway adjoins a driveway of neighboring property, the location of the oversized vehicle in the driveway shall not create a safety hazard or obstruct the view within 15 feet of the sidewalk or edge of the roadway of that neighbor when entering or leaving his/her driveway.
- c. An oversized vehicle parked in the driveway shall not prevent the parking spaces in the garage from being readily accessible. "Readily accessible" means that the oversized vehicle does not have to be moved in order for a second vehicle to enter or exit the garage or carport.
- d. Parking in the front yard shall be only upon a driveway leading to covered parking.
- e. An oversized vehicle parked in the driveway shall be fully operational, completely assembled, supported only by inflated tires, in good repair, neat and clean. Wrecked, dismantled, unregistered or inoperative vehicles shall not be parked in the driveway or in the rear yard, subject to other sanctions as set forth in this code.
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