

HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
VEHICLE AND PARKING POLICY

PUBLIC NOTICE

NEW VEHICLE AND PARKING POLICY
FOR ALL PUBLIC HOUSING RESIDENTS

NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARING

The Housing Authority of the County of Santa Barbara is inviting all interested parties to review the agency's New Vehicle and Parking Policy. Interested parties may download a copy of the draft policy from the Housing Authority's website: www.hasbarco.org or you may request a copy by calling the Housing Authority at (805) 736-3423.

Written comments may be sent to the Housing Authority of the County of Santa Barbara at P.O. Box 397, Lompoc, CA 93438-0397 or by email to beverlynegrete@hasbarco.org The deadline for submitting written comments is April 3, 2023, 3:00 pm.

A public hearing on the draft plans will be held on Thursday, April 20, 2023, at 5:00 p.m. A ZOOM Meeting will also be available:

Join Zoom Meeting

<https://www.zoom.us>

Click on Join Meeting, enter meeting ID and Passcode to join

Meeting ID: 884 0280 6387

Passcode: 056762

If you are using your telephone, dial 1 (669) 900-6833 and enter the Meeting ID and Passcode to join the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this public hearing, please contact the Housing Authority of the County of Santa Barbara at (805) 736-3423. Notification at least 24 hours prior to the meeting will enable the Housing Authority to make reasonable arrangements.

February 8, 2023



EQUAL HOUSING
OPPORTUNITY

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1. **PREFACE**

The following Vehicle and Parking Policy is strictly enforced and is applicable to all pedestrians and persons controlling or operating vehicles on any real property owned and/or managed by the Housing Authority of the County of Santa Barbara (HASBARCO), including parking areas, sidewalks, and grounds owned and/or managed by HASBARCO.

To promote safety, HASBARCO requires that all drivers and vehicles follow the same rules for driving and parking as are expected on public streets, unless otherwise specified herein.

Enforcement is the primary responsibility of HASBARCO staff, unless otherwise designated by law or in this policy. HASBARCO staff will issue parking citations and Notices of Violation for violation of this policy. Vehicle owners in violation of this policy may be subject to disciplinary action up to and including termination of lease for cause. Vehicles parked in violation of this policy may be subject to tow-away at the vehicle owner's expense as set forth herein.

- Residents are encouraged to limit their number of vehicles kept on the premises.
- Please inform/remind your guests to use unassigned or designated guest parking spaces only, and that in all cases non-resident vehicles parked in designated guest parking spaces must be registered with HASBARCO.
- Use of another resident's assigned parking space, and/or parking an unregistered non-resident vehicle in a designated guest parking space, can result in immediate tow-away at the vehicle owner's expense.

2. **DEFINITIONS**

A. **ABANDONED VEHICLE**

A motor vehicle having either of the following attributes:

- Appears deserted, neglected, or inoperable.
- Has not been moved within a 21-day period, unless previously receiving written authorization from HASBARCO Management.

B. **ASSIGNED PARKING**

A defined parking location such as a carport or parking space that is allotted as an exclusive use area of a particular dwelling unit.

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C. GOLF CART

A MOTOR VEHICLE having all of the following attributes:

- Having not less than three wheels in contact with the ground.
- Having an unladen weight of less than 1,300 pounds.
- Designed to be operated at no more than 20 mph.
- Designed to carry golf equipment and passengers.
- Is exempt from California Motor Vehicle Registration.

D. GOLF CAR

A MOTOR VEHICLE that has all the attributes of a Low Speed Vehicle (LSV) or Neighborhood Electric Vehicle (NEV):

- Having 4 wheels.
- Having a gross vehicle weight rating of less than 3,000 pounds.
- Designed to attain a speed of more than 20 miles per hour and not more than 25 miles per hour on a paved level surface.
- May be legally driven on public streets with a maximum speed limit of 35 miles per hour.
- Requires government motor vehicle registration on a public street.

E. GUEST

A non-resident approved to be on the premises by a resident or by HASBARCO.

F. GUEST PARKING

A parking location that is marked by a sign, curb or pavement marking as set-aside for use only by registered guest vehicles.

G. GUEST VEHICLE

A vehicle that is owned or operated by a guest and not registered as a resident vehicle.

H. INOPERABLE VEHICLE

A partial or complete vehicle displaying any of the following attributes:

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- Does not show current, government issued license and registration for on-street operation.
- Is government registered with a classification of non-operational, or for a use other than on-street:
 - *Examples:* “Planned Non Operation,” “Off Highway Vehicle,” and watercraft registrations.
- Lacks any original and complete design component. (Examples: motor, fender, hood, wheel, light.)
- Appears unable to legally or safely operate on the street in its present condition.
 - *Examples:* does not run, significant disassembly or collision damage, leaking fluids, flat tire, tire off ground, vehicle up on blocks.
- Presents a nuisance or hazard as determined by the HASBARCO Director of Operations or his/her designee.

I. MOTOR VEHICLE

A vehicle that is self-propelled.

- *Exceptions:* A self-propelled wheelchair, invalid tricycle, electric personal assistive mobility device (i.e. Segway) or motorized quadricycle.

J. NON-RESIDENT

A person who is not a legal occupant of a dwelling unit, including a guest.

K. NON-RESIDENT VEHICLE

Any vehicle not registered as a resident vehicle, including a guest vehicle.

L. RESERVED PARKING

A parking location that is marked by a sign, curb or pavement marking as set-aside for use only by the named user(s).

M. RESIDENT

A person approved for occupancy of the premises by HASBARCO

N. RESIDENT VEHICLE

A vehicle that has all of the following attributes:

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- Exclusively used by a resident.
- Is of a type approved by HASBARCO
- Is registered with HASBARCO

O. UNASSIGNED PARKING

A proper parking location having both of the following attributes:

- Not an assigned parking space for a particular dwelling unit;
- Not designated as guest parking or reserved parking.

3. **BOARD AUTHORITY AND ENFORCEMENT**

A. BOARD AUTHORITY

The Board of Commissioners establishes and from time to time updates this policy, and decides upon disciplinary actions for violations.

Disciplinary actions may be greater for repeated violations within a 4-year period.

The Board at its discretion may approve case-by-case exceptions to these rules.

The Board appoints HASBARCO to enforce the parking policy and adjudicate Notices of Violation.

Notice of violation, hearings, and other disciplinary actions are administrative processes of HASBARCO.

B. RESIDENT

A resident is subject to disciplinary action imposed by HASBARCO for any violation of this policy committed by the resident, or any delegate, occupant, invitee or guest of the resident.

C. NON-RESIDENT

A non-resident is subject to revocation of his or her temporary pass and other loss of community access privileges for violation of this policy as determined by HASBARCO.

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If a non-resident fails to comply with disciplinary requirements determined by HASBARCO, responsibility transfers to the resident who allowed the violator on to the premises.

4. **NOTICE OF VIOLATION PROCESSING**

Residents, guests, and visitors will be issued a parking citation for violation of this policy. HASBARCO management will retain a copy of the parking citation in the tenant file and will also log the citation in the citation log book. If the resident is known, a notice of violation letter will be issued and retained in the tenant disciplinary file.

Residents in violation of this policy may be subject to disciplinary action up to and including termination of lease for cause. Vehicles parked in violation of this policy may be subject to tow-away at the vehicle owner's expense.

5. **TOWING POLICY**

The California Vehicle Code authorizes private property owners to tow-away vehicles at the vehicle owner's expense. HASBARCO has been authorized by the Board of Commissioners to enforce these rules in compliance with California Vehicle Code § 22658.

Violations may result in tow-away at the vehicle owner's expense. Vehicles may be towed immediately or after a 96-hour waiting period as indicated below.

A. IMMEDIATE TOW AWAY BY HASBARCO

HASBARCO staff is authorized to **immediately tow-away at the vehicle owner's expense** any vehicle parked under **any** of the following conditions:

- Within 15 feet of a fire hydrant.
- Blocking an entrance or exit.
- Blocking a roadway or posing a hazard to traffic.
- In an assigned parking space without the resident's written approval.
- In a guest parking space without proper registration and written approval by HASBARCO.

B. RESIDENT'S PRIVATE TOWING

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An assigned parking space is provided for the exclusive use of the residents who are in lawful possession of that location.

No vehicle may be parked in any assigned parking location without resident's written permission.

California vehicle code § 22658 allows a person in lawful possession of private property to order the immediate tow-away of any vehicle parked without permission in that person's assigned parking space. Tow-away is made at the vehicle owner's expense.

Because the resident's private tow-away is made from a restricted use common area location, the towing is a private matter between the resident ordering tow-away, the vehicle owner, and the towing company. HASBARCO is not a party to, and assumes no authority or liability in the matter.

C. TOW AWAY AFTER 96 HOURS NOTICE

NON-RESIDENT VEHICLE IN OTHER THAN ASSIGNED OR GUEST PARKING

Except as provided Paragraphs A and/or B above, HASBARCO is authorized to tow-away at the vehicle owner's expense any NON-RESIDENT vehicle for violation of these rules upon meeting both of the following requirements:

- Parking citation affixed to the vehicle with copy retained by HASBARCO.
- Compliance is not made within **96 hours** of written notification.

RESIDENT VEHICLE IN ANY LOCATION

Except as provided Paragraphs A and/or B above, HASBARCO is authorized to tow-away at the vehicle owner's expense a resident vehicle for violation of any of these rules, upon meeting the following requirements:

- Parking citation affixed to the vehicle with copy retained by HASBARCO.
- Compliance is not made within **96 hours** of written notification.
- Receiving specific direction from the HASBARCO DIRECTOR OF OPERATIONS.

6. **VEHICLE REGISTRATION**

Every motor vehicle is required to display current on-street license plate and DMV registration sticker.

- *Exception:* GOLF CARTS.

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RESIDENT PARKING DECALS

All resident motor vehicles must be registered with HASBARCO and properly display the current HASBARCO vehicle decal while on the premises. HASBARCO vehicle decals will only be issued to RESIDENT VEHICLES of the following types:

- Automobile (passenger car).
- Sport utility vehicle (SUV)
- Passenger van designed to carry up to 11 passengers.
- PICKUP TRUCK.
- GOLF CART.
- GOLF CAR.
- Motorcycle that is government licensed and equipped for on-street operation.

No other vehicle types are approved, without written authorization by HASBARCO Director of Operations or his/her designee.

RESIDENT DECAL LIMIT

Each resident will receive 1 parking decal for one of the household registered vehicles. If excess spaces are available HASBARCO Management may conduct a lottery and distribute temporary parking decals.

TEMPORARY PARKING DECALS

Guests vehicles in guest parking spaces must be registered with HASBARCO Management and properly display the temporary parking permit while on the premises.

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7. ASSIGNED PARKING

Residents may not “loan” their assigned parking space and/or parking decals to other persons/vehicles.

A resident must utilize his or her assigned parking space before using unassigned parking.

A vehicle parked more than 7 days in assigned parking is deemed to be stored, unless approved in writing by HASBARCO Management.

8. GENERAL PARKING RULES

A. Park Safely

At no time may a vehicle be parked in a manner creating a traffic hazard.

B. Fire Hydrant

At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation of this rule are subject to immediate tow-away at the vehicle owner’s expense.

C. Sidewalk

Except to safely cross on a roadway or driveway, no vehicle may be driven or parked with any portion of the vehicle on a sidewalk.

D. Off Pavement

At no time may a vehicle be driven or parked with any portion of the vehicle off pavement.

E. Parking Stall

Only one (1) vehicle may park in a designated parking stall, and must fit completely within the marked boundaries of a parking space.

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F. Inoperable Vehicle

At no time may an inoperable vehicle be parked on property owned and/or managed by HASBARCO.

G. Abandoned Vehicle

Abandoned vehicles are not permitted on property owned and/or managed by HASBARCO and must be reported to local law enforcement prior to written citation.

H. Non-Resident Vehicles

At no time may any non-resident vehicle be parked in assigned parking without the resident's written approval, or parked in guest parking without HASBARCO's written approval.

I. Time Limited Parking

With the exception of paragraphs 8 A-H above, there is no time limit that a resident vehicle may be parked on the premises, provided that the HASBARCO vehicle decal, government registration, mechanical conditions and appearance are properly maintained. A vehicle that appears inoperable or abandoned (defined as *having not been moved in 21 days*) is subject to citation and towing at the vehicle owner's expense.

J. Overnight Parking

Only vehicles displaying a resident parking decal or temporary parking decal may park on the premises between the hours of 12:00 AM (midnight) and 7:30 AM.

K. Prohibited Vehicles

Only street legal vehicles used for daily transportation may park on the premises. Prohibited vehicles include but are not limited to the following recreational vehicles: tent campers, RV's, watercraft, and dirt bikes.

L. Repairs

Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed on the premises.

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M. Washing

In the interest of water conservation, vehicle washing is prohibited.

N. Extension Cords

In the interest of safety, extension cords may not be used for any purpose. Any extension cord may be disconnected by HASBARCO staff, in addition to other enforcement actions allowed in these rules.

9. **SPECIAL RULES FOR PEDESTRIANS**

For safety considerations, pedestrians may not walk upon any roadway or driveway, except when entering or exiting a vehicle. Sidewalks and walking paths are maintained in developments for pedestrian use.

10. **SPECIAL RULES FOR MANAGING AGENT**

Motor vehicles and equipment used by the management agent are permitted to operate and park on roadways, sidewalks, paths and landscape in a manner such as needed to efficiently provide services, such as maintenance, landscaping and security.

Except as necessary to efficiently provide services, motor vehicles and equipment must be parked so as not to block access, walkways, or carports.

Except for fire hydrant and handicapped parking zones, all parking locations may be used by the management agent as needed to efficiently provide services.

11. **COLLISIONS**

For a collision that causes damage to any property, including damage solely to the driver's own motor vehicle:

- Driver must stop and remain at the scene to provide their identity and information about the collision, if others are involved.
- Driver must identify themselves to the owner or individual in control of the damaged property, if others are involved.
- Driver must notify HASBARCO Housing Management
- Any involved party may request law enforcement to respond for a report.