

17.86.230 Safe parking.

A. *Purpose and Intent.* Safe parking provides homeless individuals and families with vehicles a safe place to temporarily park overnight to facilitate the transition to permanent housing. The provisions contained in this section enable safe parking in certain zones in the city subject to specific performance standards and permit requirements. These standards and requirements are intended to ensure that safe parking facilities will be compatible with surrounding uses and effective at facilitating participants' transition to permanent housing.

B. *Permit Required.* The establishment of a safe parking use shall require a conditional use permit approval where allowed, consistent with Table 2-1: Uses Allowed by Zone.

C. *Accessory Use in Residential Zones.* If located in the R-1, R-2, R-3, and R-4 zones, safe parking is only allowed when accessory to a public assembly or religious assembly facility. Safe parking is prohibited as a primary use in the R-1, R-2, R-3, and R-4 zones and in all applicable zones on properties that contain residential uses as the primary use.

D. *Application Requirements.* Whenever a social service provider (or, if the social service provider is not the property owner, a property owner who is affiliated with or can qualify as a social service provider) submits a conditional use permit application for consideration, as a part of the application, sufficient information shall be submitted to the community development department to determine whether the proposed safe parking facility complies with the provisions of this section. In addition to the required conditional use permit application checklist items, the application shall include the following:

1. Site plan indicating the location of trash and recycling facilities, water, restroom facilities, exterior light fixtures, location and distances to residential properties, public transportation, and location of designated overnight parking spaces.
2. Hours of operation.
3. Monitoring and oversight program.
4. Neighborhood relations plan.
5. Sufficient information to determine that the applicant is a social service provider that is qualified to operate a safe parking program or is affiliated with a social service provider that demonstrates the experience and qualifications to manage the site and meet the performance standards identified in this chapter.

6. Any other information the director may determine is necessary to ensure compliance with the provisions of this section.

E. *Performance Standards.*

1. *Social Services Provider.* Safe parking facilities shall be managed by a qualified social service provider, subject to the approval of the director.

2. *Case Management.* Participants shall be paired with a case manager and enrolled in a self-sufficiency program to facilitate the transition to permanent housing.

3. *Background Check.* Prospective participants shall submit to a criminal history background check. Participant exclusion shall be determined by the social service provider on a case-by-case basis.

4. *Restroom, Water and Trash Facilities.* Restroom, water and trash facilities shall be provided, maintained, and accessible to participants during safe parking facility hours.

5. *Residency Preference.* Social service provider shall give preference to those with proof of residency in the county for a minimum period of six months within the last two years. Evidence of residency may include, but not be limited to, items such as rental agreements, mortgage, utility, hotel and medical facility bills, paystubs, and intake from homeless service programs.

6. *Buffer from Residential Use.* Participant vehicles shall maintain a minimum buffer of fifty feet from any property that contains a residential use. Buffers less than fifty feet may be allowed through the use permit review process on a case-by-case basis when determined to be compatible with the neighborhood. Buffers greater than fifty feet may be necessary for neighborhood compatibility, which will be determined on a case-by-case basis as part of the conditional use permit review process.

7. *Authorized Vehicles Only.* Social service provider shall ensure that only vehicles registered in the program are parked overnight during program hours. A parking permit shall be provided to all participants to be displayed in vehicle windows in a form to be approved by the public works director.

8. *Participant Information.* At all times, the social service provider shall maintain a roster of the names and vehicle license numbers of each participant who is authorized to park overnight.

9. *Written Agreement with Participants.* Only participants who have entered into a written agreement with a social service provider shall be allowed to use parking spaces overnight. The written agreement between the social service provider and participant shall include, but not be limited to, the following terms and conditions:

- a. Only one vehicle is allowed per participant.
- b. At least one participant per vehicle shall possess a current driver's license, vehicle registration, and insurance for the vehicle that will be parked overnight. The social service provider shall keep a copy of all three on record.
- c. Vehicles may only be occupied by participants and approved registered household members. Guests shall not be allowed.
- d. Participants shall not use or possess any illegal drugs or alcohol either on their person or in their vehicle.
- e. Participants shall not use or possess any weapons or firearms of any kind in program vehicles.
- f. No fires of any kind shall be allowed.
- g. No music may be played that is audible outside participants' vehicles.
- h. No cooking or food preparation shall be performed outside of the participants' vehicles. Cooking inside vehicles is prohibited unless the vehicle was manufactured with cooking appliances.
- i. Camping tarps or equipment beyond the participants' vehicles are prohibited.
- j. Participants shall maintain control of animals. Animals shall be kept on a leash at all times and animal waste shall be picked up immediately and disposed of properly.
- k. Participants shall not dump sewage or other waste fluids or solids, deposit excreta outside a vehicle, or park vehicles that leak excessive fluids (i.e., gasoline, transmission or radiator fluid, or engine oil).

F. *Use Permit Considerations.* Items to be determined by the planning commission as part of the conditional use permit review process on a case-by-case basis shall include, but are not limited to, the following:

1. *Number of Vehicles Allowed.* The total number of vehicles allowed at each safe parking facility location.
2. *Hours of Operation.* The days and hours of safe parking facility operation.
3. *Separation between Facilities.* Sufficient distance between existing and proposed safe parking facilities.

4. *Neighborhood Relations Plan.* A neighborhood relations plan shall be provided for each safe parking facility location to address any complaints in a timely manner, including consistency with any adopted good neighbor policy.

5. *Monitoring and Oversight.* Monitoring and oversight shall be provided during safe parking facility hours.

6. *Restroom, Water and Trash Facility Plan.* A restroom, water and trash facility plan shall be provided and include the location, hours of availability and maintenance program for site facilities.

G. *Revocation of a Permit.* The conditional use permit can be referred to the planning commission for reconsideration if determined by the director upon receipt of substantiated written complaints from any citizen, code enforcement officer, or police department officer, which includes information and/or evidence supporting a conclusion that a violation of the conditional use permit, or of city ordinances or regulations applicable to the property or operation of the facility, has occurred. At the time of review, to ensure compliance with applicable laws and conditions of conditional use permit, conditions of approval may be added, deleted, modified, or the conditional use permit may be revoked. (Ord. 1650 § 3 (Exh. B), 2018)

The San Luis Obispo Municipal Code is current through Ordinance 1655, passed October 16, 2018.

Disclaimer: The City Clerk's Office has the official version of the San Luis Obispo Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.slocity.org](http://www.slocity.org)

City Telephone: (805) 781-7100

[Code Publishing Company](#)