



California Coastal Commission

COASTAL DEVELOPMENT PERMIT
CDP A-3-STC-22-0018 (Nighttime Oversized Vehicle
Parking Restrictions)

Permittee: City of Santa Cruz

Issue Date: June 7, 2023

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Coastal development permit (CDP) number A-3-STC-22-0018 was approved by the California Coastal Commission on June 7, 2023. CDP A-3-STC-22-0018 allows for the prohibition of oversized vehicles citywide on public streets, parking lots, and other rights-of-way between midnight and 5am, provides alternative overnight parking areas and services for such displaced vehicles and their inhabitants, and implements related measures (e.g., signage, striping, outreach, permits, enforcement, etc.). CDP A-3-STC-22-0018 is subject to certain terms and conditions, including the standard and special conditions beginning on page 2 of this CDP.

As of June 7, 2023, the CDP can be issued. Thus, by my signature below, the CDP is issued on behalf of the California Coastal Commission:

Kevin Kahn

Kevin Kahn, Central Coast District Manager, for Kate Huckelbridge, Executive Director

Acknowledgement

The undersigned Permittee acknowledges receipt of this CDP and agree to abide by all terms and conditions thereof. The undersigned Permittee acknowledges that Government Code Section 818.4 (that states in pertinent part that "a public entity is not liable for injury caused by the issuance of any permit") applies to the issuance of this CDP.

City of Santa Cruz Representative

Date

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Standard Conditions

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5. Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

Special Conditions

- 1. Approved Project.** This CDP authorizes a midnight to 5am parking restriction for oversized vehicles on public streets, parking lots, and other public rights-of-way in the City of Santa Cruz coastal zone; an alternative safe parking program in three tiers and multiple locations with services and amenities, all free to the user; and related implementation components (e.g., signage, striping, outreach, etc.), all as more specifically described in the proposed project description (see **Exhibit 1**) and as adjusted by these special conditions. Minor adjustments to these approved project parameters, including to both conditions and any Executive Director-approved plans, that do not require a CDP amendment or a new CDP (as determined by the Executive Director) may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.
- 2. CDP Duration.** This CDP shall expire on May 11, 2024. If the City intends to continue to implement the parking restrictions, safe parking program, and related elements authorized by this CDP past that date, then a new CDP must be obtained from the City. Any such development authorized by such new CDP shall substantially conform the development authorized under this CDP, including this CDP's terms and conditions, and shall address any issues/problems encountered in implementation through May 11, 2024.

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- 3. Outreach Plan.** WITHIN ONE-MONTH OF CDP APPROVAL (i.e., by June 11, 2023), the Permittee shall submit two copies of an Outreach Plan to the Executive Director for review and written approval. The Plan shall identify the ways in which information regarding the approved project and its various components (e.g., overnight parking restrictions, safe parking options and services, enrollment protocols, appeal processes for parking tickets received, etc.) is to be disseminated to the general public and to oversized vehicle owners, both initially and over time and by whom (e.g., City Social Services staff, Public Works staff, Police Department staff, etc.), including as it relates to issues around blackwater holding tanks (e.g., how addressed when discovered, including eligibility for safe parking programs), with a goal of ensuring that all affected parties are aware of the oversized vehicle parking restrictions and safe parking programs, and how to participate. The Plan shall identify any media (e.g., brochures, websites, etc.) that will be used to provide this information, all of which shall be made available in Spanish and other appropriate non-English languages, and all of which shall be written in plain language designed to prevent educational and cultural barriers that might hamper access to the programs.
- 4. Signage Plan.** WITHIN ONE-MONTH OF CDP APPROVAL (i.e., by June 11, 2023), the Permittee shall submit two copies of a Signage Plan to the Executive Director for review and written approval. The Plan shall also identify the location and design of all signs and related media that will be used to implement the approved project (e.g., on-street signs, stencils, striping, etc.). Such signage shall be sited and designed so as to provide clear information about parking parameters in a manner that does not substantially impair significant public views or result in visual clutter. The Plan shall also include parameters for removal of all signage and media upon expiration of the CDP, unless the City has obtained an extension or has obtained a new CDP with similar signage protocols.
- 5. Operations and Management Plan.** WITHIN ONE MONTH OF CDP APPROVAL (i.e., by June 11, 2023), the Permittee shall submit two copies of an Operations and Management Plan to the Executive Director for review and written approval. The Plan shall be substantially in conformance with the Permittee's "City of Santa Cruz Safe Parking Program Summary" (**Exhibit 1**) but shall be further fleshed out to identify additional operations and management details necessary to implement the Approved Project consistent with the terms and conditions of this CDP. Among other things, the Plan shall clearly detail the manner in which (a) parking restriction enforcement will be accomplished (including in terms of ticketing and towing protocols, where at a minimum vehicle owners shall be given at least 72 hour notice before being towed); (b) the safe parking program will be operated and managed (including in terms of directing participants to Tier 3 level services when available); (c) illegal wastewater disposal and littering associated with oversized vehicles is to be timely and appropriately addressed; and (d) those with disabilities may request reasonable accommodation regarding the safe parking program.
- 6. Stakeholder Group.** The Permittee shall create a stakeholder group to inform and provide input regarding the implementation of the Approved Project, where such group shall be

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made up of key stakeholders (including City staff/officials, unhoused advocates, safe parking program participants, and other affected individuals), where the committee makeup and its operational parameters shall be subject to Executive Director approval, and where the intent is to have relatively equal representation between unhoused advocates and oversized vehicle parking control advocates. The stakeholder group shall meet at least four times during the year. The group will discuss Approved Project implementation, including with respect to any issues/challenges and ways to improve. Among other things, the stakeholder group shall provide recommendations to the Permittee regarding the potential for exempting residents/renters and visitors to residents/renters within the City of Santa Cruz from the overnight oversized vehicle parking restrictions.

- 7. Report.** Within the month prior to the expiration of this CDP (i.e., between April 11, 2024 to May 11, 2024), the Permittee shall submit a report that describes Approved Project implementation to date to the Executive Director, where such report shall at a minimum clearly describe all program outreach, enforcement and participation, including recommendations made by the stakeholder group, as well as opportunities for program improvements.
- 8. Assumption of Risk.** The Permittee acknowledges and agrees in relation to this CDP and the development that it authorizes: (a) to assume all risks; (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; and (d) that any adverse effects to property or people caused by the development authorized by this CDP shall be fully the responsibility of the Permittee.
- 9. Liability for Costs and Attorneys' Fees.** The Permittee shall reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (1) charged by the Office of the Attorney General; and/or (2) required by a court) that the Coastal Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Coastal Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this CDP, the interpretation and/or enforcement of CDP terms and conditions, or any other matter related to this CDP. The Permittee shall reimburse the Coastal Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Coastal Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.