

**PLANNING COMMISSION  
RESOLUTION NO. 2022-18**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ORDINANCE AMENDING TITLE  
9, CHAPTER 5 (ZONING ORDINANCE) OF THE ANTIOCH MUNICIPAL CODE REGARDING  
THE PARKING OF MOTOR VEHICLES, INCLUDING RECREATIONAL VEHICLES, ON  
RESIDENTIAL PARCELS**

**WHEREAS**, the parking of recreational vehicles is currently declared a public nuisance by Antioch Municipal Code Section 5-1.201.1 unless specifically excluded by provisions contained therein;

**WHEREAS**, one such exclusion is the City of Antioch Recreational Vehicle Registration Program (Program) that ended in 2009 and includes 946 current registrations;

**WHEREAS**, those not currently registered through the Program may not lawfully park a recreational vehicle in the front or side yard of their property;

**WHEREAS**, it is in the interest of the City of Antioch to offer the opportunity for those not enabled by the Program to park recreational vehicles in the front or side yard of their property;

**WHEREAS**, the proposed amendments would create regulations for the parking of motor vehicles, including recreational vehicles, in the front, side or rear yard of residential parcels in a manner that minimizes impacts on public safety and neighborhood aesthetics;

**WHEREAS**, the proposed amendments are exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301, as they will minimally impact the use of land at existing facilities;

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on June 3, 2022 for the Planning Commission public hearing held on June 15, 2022;

**WHEREAS**, on June 15, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

**WHEREAS**, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby make the following findings for recommendation to the City Council approval of the Zoning Amendment:

1. The public necessity, convenience, and general welfare require the amendments to the Zoning Ordinance. The City of Antioch has grown significantly since 2009 and new residents to the City desire the opportunity to park motor vehicles, including recreational vehicles, on residential parcels. The proposed regulations enable the

equitable and responsible parking of motor vehicles while mitigating the impacts on public safety and neighborhood aesthetics.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission hereby recommends the City Council adopt the Ordinance, attached as Exhibit A, amending Title 5, Chapter 1 (Property Maintenance) and Title 9, Chapter 5 (Zoning) of the Antioch Municipal Code regarding the parking of motor vehicles, including recreational vehicles, on residential parcels.

\* \* \* \* \*


I **HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 15<sup>th</sup> day of June 2022, by the following vote:

**AYES:** Gutilla, Lutz, Martin, Riley

**NOES:**

**ABSENT:** Hills, Motts, Schneiderman

**ABSTAIN:**

  
Forrest Ebbs (Jul 18, 2022 13:25 PDT)

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**FORREST EBBS**  
**Secretary to the Planning Commission**

## ATTACHMENT A – EXHIBIT A

ORDINANCE NO. \_\_\_\_\_

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING THE ANTIOCH MUNICIPAL CODE REGARDING THE PARKING OF MOTOR VEHICLES, INCLUDING RECREATIONAL VEHICLES, ON RESIDENTIAL PROPERTY

The City Council of the City of Antioch does ordain as follows:

#### **SECTION 1:**

The Antioch Municipal Code regulates the parking of motor vehicles, including recreational vehicles, on residentially used property through in Title 5, Chapter 1, Property Maintenance, and in Title 9, Chapter 5, Zoning.

#### **SECTION 2:**

The City Council finds that current regulations do not adequately and equitably regulate the parking of motor vehicles, including recreational vehicles, as they rely on a registration process that is not available to new residents and offer differing standards for automobiles and recreational vehicles.

#### **SECTION 3:**

The City Council finds that it is in the public interest to expand opportunities for parking motor vehicles, including recreational vehicles, on residentially used property subject to clear and fair standards and regulations.

#### **SECTION 4:**

Section 5-1.201.1, When Storage of a Recreational Vehicle is a Public Nuisance, is hereby repealed.

Section 5-1.202(D), Parking and Storage of Vehicles and Equipment, is hereby amended to read as follows:

(D) ~~Parking and storage of vehicles and equipment.~~

~~(1) Any outdoor parking or storage of any inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft so that it is within the view from the public right of way:~~

~~—(a) Any vehicle that is not currently registered with the California Department of Motor Vehicles to operate legally on a public street is deemed inoperable for purposes of this section.~~

~~(b) Lawfully operating junk yards are exempt from § 5-1.201(A) provided such businesses are located within a zone permitting such business and conducted in accordance with all regulations applicable thereto.~~

~~(2) Parking or storage of motor vehicles or other mobile equipment in any area not designated as a parking space on the approved site plan or on any~~

~~unpaved surface including, but not limited to, dirt, grass or any other surface that is not concrete or a similar paving material.~~

(13) Parking or storage of construction equipment or machinery or other industrial or commercial equipment or machinery in any area zoned for residential uses so that it is within the view from the public right-of-way except while excavation, construction or demolition operations covered by an active building or demolition permit are in progress on the property.

Section 9-5.3830, Recreational Vehicles, is hereby repealed and replaced with the following:

**9-5.3830 PARKING AND STORAGE OF MOTOR VEHICLES ON RESIDENTIAL PARCELS.**

It shall be unlawful for any person to keep or maintain or to permit to be placed, kept, or maintained any motor vehicle on any lot, piece, or parcel of land used for residential purposes, except as follows:

(A) **All Locations:** The parking of a motor vehicle on any parcel used for residential purposes is subject to the following standards:

- (1) The motor vehicle, if taller than 8', shall not be parked closer than 3' from an adjoining parcel.
- (2) A motor vehicle, including recreational vehicles, shall not be inhabited for any duration, as prohibited by Section 9-5.3830.
- (3) The motor vehicle may not be parked within 3' of a bedroom window or other required emergency egress window, or within 3' of an electrical panel or gas meter.
- (4) Except for recreational vehicles, motor vehicles in excess of one ton payload may not be parked on any parcel used for residential purposes.
- (5) Drainage from paved surfaces shall be contained wholly on the subject site and shall not be conveyed to a neighboring property.
- (6) The parking of vehicles or associated improvements are subject to the provisions of any underlying easement. Any improvements within or impacting the public right-of-way are subject to the prior issuance of an Encroachment Permit.

(B) **Front Yard:** When parked in the front yard, the motor vehicle shall be subject to the following standards:

- (1) The motor vehicle may be parked on the driveway to the existing garage or on an attached extension.
- (2) The motor vehicle may be parked on an attached extension of the existing driveway apron, subject to the following standards:
  - (a) The extension shall be paved with concrete or other material similar to the existing paved driveway.
  - (b) The extension shall only be located within the area between the existing driveway and the nearest interior property line.

- (c) The extension may extend inward to the center of the front yard no more than three feet.
- (d) Detached driveways or parking pads are prohibited.
- (e) A maximum of 50% of the front yard may be paved for parking purposes.
- (3) The motor vehicle, including recreational vehicles and motor vehicles stored on trailers, shall be operational and registered with the Department of Motor Vehicles as required by Section 5-1.202(D),
  - (a) Vehicle under repair may be permitted as regulated by Section 9-5.902.
- (4) Utility trailers may not be stored containing garbage, debris or other waste.
- (5) The motor vehicle shall not be parked in such a manner as to overhang a public or private sidewalk.
- (6) The motor vehicle, including any associated cover, shall be maintained in good repair with all exterior finishes in operable, watertight condition.
- (7) A maximum of one recreational vehicle may be stored in a single front yard.
- (8) The motor vehicle shall not be parked in such a manner as to present a site obstruction as described by Section 9-5.1101.

(C) **Rear Yard:** When parked in the rear yard, the motor vehicle shall be subject to the following standards:

- (1) The motor vehicle shall be stored behind a 6' solid fence or gate.
- (2) The motor vehicle shall be parked on a surface paved with concrete or similar material, or on pervious gravel.
- (3) Access to the rear yard must be from either the interior side yard adjacent to the existing driveway or, on corner lots, from a separate driveway from the adjoining frontage. Access may not be across the front yard. New driveways or access points are subject to approval of the City Engineer.

Section 9-5.203, Definitions, is hereby amended to include the following definitions:

**RECREATIONAL VEHICLE.** A personal vehicle, including but not limited to, a camping trailer, motorhome, tent trailer, fifth-wheel trailer, unmounted camper shell, boat, personal watercraft, utility trailer, or other mobile recreational equipment or watercraft, or any empty trailer intended for or capable of carrying any of the above.

**MOTOR VEHICLE.** Any automobile, truck, trailer, Recreational Vehicle, or other vehicle or equipment that is required to be registered with the California Department of Motor Vehicles.

**SECTION 5: Severability:**

If any section, subsection, provision or part of this ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this ordinance, and the application of such provision to other person or circumstances,

shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this ordinance are severable.

**SECTION 6. CEQA.**

(3) "The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

**SECTION 7:**

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*

I **HEREBY CERTIFY** that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_ of \_\_\_\_ 2022, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_ 2022, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

\_\_\_\_\_  
**Lamar Thorpe, Mayor of the City of Antioch**

**ATTEST:**

\_\_\_\_\_  
**Elizabeth Householder**  
**City Clerk of the City of Antioch**




# Resolution 2022-18 RV Ordinance

Final Audit Report

2022-07-18

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## "Resolution 2022-18 RV Ordinance" History

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