



CITY ATTORNEY'S OFFICE

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3403 • FAX: (408) 777-3366
CUPERTINO.ORG

PLANNING COMMISSION STAFF REPORT

Meeting: April 22, 2025

Subject

Update to Vehicle Parking Restrictions on Public Roadways, and Restrictions on Oversized Vehicle Parking in Residential Districts and Customer-Facing Retail Establishments

Recommended Action

Recommend to the City Council to conduct first reading of Ordinance No. 25-____: "An Ordinance of the City Council of the City of Cupertino amending Section 11.24.130, Section 11.24.200, Section 11.28.010, and Section 11.28.020 to the Municipal Code regarding prohibiting parking of vehicles for more than seventy-two (72) hours, removal of vehicles from street, and parking of oversized vehicles restricted."

Executive Summary

Proposed 72 Hour Parking Restriction Code Amendment:

The most significant elements of the newly proposed code amendments are summarized as follows:

- Any vehicle that has been parked or left standing in the same location for seventy-two (72) consecutive hours or more must be moved at least one thousand five hundred (1,500) feet (approximately three-tenths (3/10) of a mile) from its current location and may not return to the same parking spot for at least twenty-four (24) hours after its departure. Staff recommends the distance of one thousand five hundred (1,500) feet because this distance should ensure that vehicles parked on longer City blocks within the City are not permitted to simply move to a different location on the same City block, but will be required to move to a different City block.

Proposed Ban on Large Vehicle Parking in Residential Districts and Retail Areas of the City of Cupertino:

The most significant elements of the newly proposed code addition are summarized as follows:

- Oversized Vehicles will be defined as any motorized vehicle or combination of motorized vehicle(s) and/or non-motorized vehicle(s), including any attached

trailers, vehicle or loads thereon, which exceed 22 feet in length, and/or 6 feet in width and 7 feet in height.

- Oversized Vehicles will generally be restricted from parking on any public street within 100 feet of any residential districts of the City.
- Oversized Vehicles will generally be restricted from parking on any public street within 100 feet of a customer-facing retail establishment (as defined in the proposed new ordinance at Section 11.28.010, including establishments primarily serving walk-in customers such as stores, restaurants, or other similar businesses).

Background

The Mayor has requested updates to the City's parking requirements to improve the seventy-two (72) hour parking limit and prevent oversized vehicles as defined in the ordinance from parking within 100 feet of residential districts or customer-facing retail establishments. Routine long-term parking or storage of oversized vehicles on City streets limits effective ingress and egress for emergency and essential service vehicles, including street sweeping vehicles, as well as the general public. Pursuant to California Vehicle Code Section 22507, a city is authorized to "prohibit or restrict the stopping, parking, or standing of vehicles...on certain streets or highways, or portions thereof, during all or certain hours of the day." This provision allows cities to regulate the parking of vehicles, including oversized vehicles, on some or all city streets.

Reasons for Recommendation

Restricting the parking of oversized vehicles on public roadways will enhance roadway safety for motorists, bicyclists, and other vehicles by removing obstructions that impede the normal flow of traffic. The routine parking and/or storage of oversized vehicles on city streets limits effective ingress and egress for emergency and essential service vehicles, including street sweeping vehicles. Pursuant to California Vehicle Code Section 22507, a city is authorized to "prohibit or restrict the stopping, parking, or standing of vehicles...on certain streets or highways, or portions thereof, during all or certain hours of the day." This provision allows cities to regulate the parking of oversized vehicles, including recreational vehicles, on some or all city streets.

The Santa Clara County Sheriff's Office, West Valley Division, and City Code Enforcement Officers are currently and will be responsible for determining violations of the code and enforcing this ordinance amendment.

Other Available Options

Revise the ordinance such that it only updates the seventy-two (72) parking restriction to include the requirements that the vehicles be moved at least 1,500 feet and do not return to the same location for at least twenty-four (24) hours, while eliminating the additional prohibition on oversized vehicles parking in residential districts and customer-facing retail establishments within City limits.

Based on the findings outlined above, staff recommends the Planning Commission to:

1. Find that ordinance is exempt from and not subject to review under the California Environmental Quality Act (CEQA) because, without limitation, it is not a “project” as defined in CEQA Guidelines Section 15378(b)(2) and/or 15378(b)(5) as it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment per CEQA Guidelines Section 15601(b)(3), each as a separate and independent basis for CEQA compliance.
2. Recommend to the City Council to introduce the attached ordinance amending Section 11.24.130, amending Section 11.24.200, and adding Section 11.24.250 of the Municipal Code to the City of Cupertino Municipal Code.

Sustainability Impact

No sustainability impact.

Fiscal Impact

No fiscal impact.

California Environmental Quality Act

No California Environmental Quality Act impact.

Prepared by: Vrunda Shah, Deputy City Attorney

Reviewed by: Floy Andrews, City Attorney

Approved for Submission by: Pamela Wu, City Manager

Attachments:

A – Ordinance No. 25-____