



Street Parking Fact Sheet

Problem Statement

Cars parked on narrow streets in parts of Summerland restricts the available road width, forces pedestrians and bicyclists into the travel lane, and limits available space for emergency vehicle access. Landscaping, retaining walls and other items encroached into the public right-of-way further limiting the space available for on-street parking or pedestrian paths.



FAQs

- How many parking spaces are required on a property?*
The County's Land Use and Development Code (LUDC) requires 2 spaces per dwelling unit.ⁱ Guest houses on residential second units require an additional parking space. Legal non-conforming structures or uses are required to meet the ordinance parking requirements if structurally altered.

Public Roads

- What is the required minimum paved width for travel? What is the minimum paved width if parking is allowed on one side and on both sides of the street?*

 - The minimum width varies by road classification, but is generally 11 or 12 feet.
 - If parking is allowed on both sides of the street, the County requires 32 feet curb to curb in residential areas.
- If private encroachments into the public right-of-way limit the travel width, what is the mechanism to have them removed?*
Public Works investigates encroachments on a complaint driven basis similar to the zoning enforcement process. If a complaint is filed, then the Construction/Improvement section investigates and can give a Notice to Abate Traffic Nuisance to the property owner. If the property owner fails to remove vegetation or other encroachments, then the County can arrange for removal and assess the costs to the property owner.ⁱⁱ

Private Roads and Driveways

- Fire Department Access Roads are provided and maintained in accordance with the California Fire Code.ⁱⁱⁱ The minimum widths assume no parking on either side of the roadway.^{iv}

- See County Fire Department website <http://www.sbcfire.com/> for draft development standards for public review and comment (public comment period ends April 10, 2009).

SB County Fire Draft Development Standard #1	
Driveways (1-4 parcels)	Private Roads (5 or more parcels)
12 – 20 feet minimum width	24 feet minimum width

Issues and Opportunities

- Designate and sign more areas as “No Parking Zones”
- Designate on-street parking areas with white lines
- Use rights-of-way or purchase easements to create small designated on-street parking areas
- Determine areas where encroachments into the right-of-way forces parking into the travel lanes or creates a safety hazard and develop a plan to remove such encroachments.
- Limit on-street parking, where appropriate, to only one side of the road.

ⁱ Santa Barbara County Land Use and Development Code Chapter 35.36 – Parking and Loading Standards, Section 35.36.050.

ⁱⁱ Santa Barbara County Code, Chapter 28 Roads, Section 28-108.

ⁱⁱⁱ On January 27, 2009, the County Board of Supervisors adopted Ordinance 4704 amending Chapter 15 of the Santa Barbara County Code to adopt the 2007 edition of the California Fire Code as amended. Ordinance 4704 includes amendments to Chapter 5 – Fire Service Features, Section 503.2.1, Fire Apparatus Access Road (a road that provides fire apparatus access from a fire station to a building). The amendment requires an unobstructed width in accordance with Santa Barbara County Fire Department Development Standards as noted below.

^{iv} Santa Barbara County Fire Department Draft Development Standard #1, III. J.