



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** July 17, 2025  
**From:** Police Commander Mario Garcia  
**Subject:** Restrict Overnight Parking at 7000 Marina Boulevard

### Recommendation

Adopt a resolution prohibiting parking between the hours of 2 a.m. and 4 a.m. at the Bay Conservation and Development Commission's public parking area within the 7000 Marina Boulevard property in Sierra Point.

### Background

The San Francisco Bay Conservation & Development Commission (BCDC) has regulatory authority over a band of land extending 100 feet from the shoreline of the Bay. That band of land includes property owned by PPF OFF 7000 Marina BLVD, LP ("Property Owner") located, at 7000 Marina Boulevard in the Sierra Point area. As one of the conditions to approve development of this property, Property Owner was required to obtain a permit from BCDC and to provide public parking spaces on its private property for the public to have access to the bayfront. The permit, as first issued, restricted the hours of access/use of these spaces on private property, Monday through Friday, 8 AM to 5 PM.

As noted in the attached letter from Property Owner, the City's Police Department has observed at 7000 Marina Boulevard an increased occurrence of use of these spaces by persons owning RVs who use the spaces as permanent parking, improperly dispose human waste into the City sewer system, and park in the spaces required by BCDC to be reserved for public use, thereby preventing the general public use of these parking spots

Police department staff and BCDC staff subsequently worked with Property Owner and provided supporting documentation for its request to BCDC for a permit modification that would prohibit parking in the mandated public spaces between the hours of 2 AM and 4 AM. Through discussions with Property Owners and BCDC, the existing permit has been modified to add no parking restrictions between 2 AM and 4 AM.

### Discussion:

The California Vehicle Code permits cities to tow vehicles on private property, provided that signage is placed advising of the times when parking is prohibited, and that the city has adopted a resolution to prohibit parking at this location during the stated hours

The attached resolution would prohibit the parking of vehicles in these designated spaces between the hours of 2 AM and 4 AM. Any vehicle parking in those spaces between those hours would be subject to being towed, assuming the required signage has been posted.

## **Fiscal Impact**

There is no fiscal impact as a result of this action. The property owner has agreed to install and maintain the required signage.

## **Attachments:**

1. Resolution No. 2025-XX
2. Property Owners' letter to City staff (minus BCDC permit)

*Mario Garcia*

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Mario Garcia, Police Commander

*Jeremy Dennis*

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Jeremy Dennis, City Manager

**RESOLUTION NO. 2025-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE  
PROHIBITING PARKING AT THE BCDC PUBLIC PARKING AREA WITHIN 7000  
MARINA BOULEVARD BETWEEN THE HOURS OF 2:00 AM AND 4:00 AM**

**WHEREAS**, PPF OFF 7000 Marina Blvd, LP is the owner of property located at 7000 Marina Boulevard, identified as APN 007-165-120; and

**WHEREAS**, the San Francisco Bay Conservation & Development Commission (BCDC) has issued a permit requiring the development on this property to provide twenty two (22) public parking spaces in order to provide access to the band of land extending 100 feet from the shoreline of San Francisco Bay; and

**WHEREAS**, BCDC has amended the permit such that parking may be prohibited at these spaces between the hours of 2:00 AM and 4:00 AM; and

**WHEREAS**, California Vehicle Code (CVC) Section 22651(n) allows a local authority to adopt by resolution the prohibition of parking and removal of vehicles when signs are posted giving notice that parking is prohibited and that vehicles parked in violation may be removed; and

**WHEREAS**, PPF OFF 7000 Marina Blvd, LP has requested the City adopt a resolution to prohibit parking in the public parking spaces as described above between the hours of 2:00 AM and 4:00 AM and has agreed to install and maintain the signage required by CVC §22651(n).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRISBANE RESOLVES  
AS FOLLOWS:**

Section 1. Parking is prohibited between the hours of 2:00 AM and 4:00 AM in the public spaces located at 7000 Marina Boulevard.

Section 2. The Brisbane Police Department is authorized to remove, or cause the removal of, any vehicle parked or left standing in violation of the parking restrictions set forth in this Resolution, provided that the owner of the property has installed and maintained signage that is in compliance with CVC §22651(n).

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Cliff Lentz, Mayor

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**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Brisbane held on the seventeenth day of July 2025, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

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Ingrid Padilla, City Clerk

Laura Millett  
Property Manager

CBRE, Inc.  
Property Management

**CBRE**

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June 23, 2025

*(By Email Only, [rbreault@brisbaneca.org](mailto:rbreault@brisbaneca.org))*

Randy Breault, P.E.  
Director, Public Works-Marina Services-Emergency Services City of Brisbane  
50 Park Place  
Brisbane, CA 94005

*(By Email Only, [mgarcia@ci.brisbane.ca.us](mailto:mgarcia@ci.brisbane.ca.us))*

Commander Mario Garcia  
City of Brisbane Police Department  
50 Park Place  
Brisbane, CA 94005

Re: 7000 Marina Blvd., Brisbane CA 94005

Dear Mr. Breault and Commander Garcia:

I write about the implementation of the overnight parking restriction at the BCDC public parking area at 7000 Marina Blvd. in Brisbane, CA. PPF OFF 7000 Marina Blvd, LP, owns the above-referenced property. The BCDC public parking area consists of 22 after-hours and 2 full-time public access parking spaces along the Southeast corner of the parking lot. The original permit restricted the use of 17 of these spaces from public use between 8:00am and 5:00pm, Monday through Friday.

For your reference, a copy of the Permit Amendment, Permit No. M1985.020.02B, is provided with this letter. The provisions in this Permit Amendment that allow the overnight restrictions are found in the Special Conditions at Section II(B)(4)(e), the Findings and Declarations at Section III(A)(3), and the findings regarding Consistency with McAteer-Petris Act and San Francisco Bay Plan at Section III(A)(3).

PPF OFF 7000 Marina Blvd, LP hereby requests that the Brisbane City Council adopt a Resolution in accordance with CVC 22651(n), prohibiting parking in the BCDC Lot between 2:00 a.m. and 4:00 a.m. daily. PPF OFF 7000 Marina Blvd, LP further confirms that it will install and maintain signage at all entrances to the BCDC Lot specifying that vehicles in violation of the Resolution may be towed.

Please do not hesitate to contact me if you wish to discuss this matter or need additional information.

Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Laura Millett'.

Laura Millett, Property Manager  
CBRE, Inc., as agent for  
PPF OFF 7000 Marina Blvd, LP