



Parking – Rules

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1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as required on public streets unless otherwise specified herein.

2. GENERAL RULES

The following Parking Rules are enforced and are applicable to all persons owning, controlling or operating vehicles on Golden Rain Foundation (GRF) TRUST PROPERTY. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

2.1 All MEMBER/OWNERS (M/O) are solely responsible for the actions of any VISITOR, RENTER/LESSEE (R/L), CAREGIVER OR CONTRACTOR who has entered Leisure World Seal Beach (LWSB) under their authorization, as well as any persons who have entered LWSB through their R/L’s authorization. Therefore, the M/O is responsible for any fines and penalties associated with their unit that are imposed by GRF.

2.2 GRF is not liable for damaged, lost or stolen property associated with the use of vehicles on GRF TRUST PROPERTY.

2.3 GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a unit or GRF TRUST PROPERTY.

2.4 Documentation

2.4.1 No MOTOR VEHICLE (including GOLF CARTS) may be parked on TRUST PROPERTY without a GRF decal on its windshield or GRF entry pass visibly displayed. In the case of COMMERCIAL VEHICLES or RVs without a windshield or dashboard, a GRF pass can be secured to the vehicle or the trailer.

2.4.2 Any motor vehicle without proof of required current valid State registration may not be parked on TRUST PROPERTY at any time.

2.5 Requirements

2.5.1 All persons parking IN LEISURE WORLD SEAL BEACH must observe California Vehicle Code Chapter 10.12 regarding time limits associated with the painted curbs and parking limitations listed in this document.

2.5.2 Curb or Parking space – Vehicles may park in a designated parking space or along a curb or sidewalk, unless otherwise provided herein.

2.5.3 Parking on all Trust Streets (streets having names) shall be in the direction of the flow of traffic in all cases of parallel parking.



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- 45                    **2.5.4**        Vehicles on a two-way travel roadway must be parked with the
- 46                                       passenger side wheels within 18 (eighteen) inches of the curb or
- 47                                       sidewalk.
- 48                    **2.5.5**        Vehicles must be parked completely within the marked boundaries of a
- 49                                       parking space, except for commercial or recreational vehicles more than
- 50                                       20 feet in length.
- 51                    **2.5.6**        No MOTOR VEHICLE may be parked with any portion of the vehicle on
- 52                                       a sidewalk.
- 53                    **2.5.7**        At no time may a motor vehicle be parked with any portion of the vehicle
- 54                                       on the grass.
- 55                    **2.5.8**        Vehicles may be parked for no more than 72 (seventy-two) hours in one
- 56                                       location.
- 57                    **2.5.9**        At no time may a vehicle be parked in a manner that creates a traffic
- 58                                       hazard, interferes with other vehicle access, PEDESTRIAN traffic, or
- 59                                       access to facilities or equipment.
- 60                    **2.5.10**      MOTOR VEHICLES shall not park in GOLF CART- or LOW SPEED
- 61                                       VEHICLES (LSV)-designated spaces.
- 62                    **2.5.11**      Pods, moving trailers or similar portable storage units are permitted on
- 63                                       TRUST PROPERTY for up to 72 (seventy-two) hours with prior
- 64                                       authorization.
- 65                    **2.5.12**      Trailers not hitched to a vehicle are not permitted to be parked on
- 66                                       TRUST PROPERTY except as noted in 5.4.

**3. PARKING ZONES**

- 70                    **3.1.**        Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE
- 71                                       owner’s expense.
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- 73                    **3.1.1.**      Fire Hydrant: No person shall park within fifteen (15) feet of a fire hydrant
- 74                                       even if the curb is unpainted.
- 75                    **3.1.2.**      Fire Lanes: A vehicle may not be left unattended at any time.
- 76                    **3.1.3.**      Bus Stops: No person shall park or leave standing any vehicle within
- 77                                       thirty (30) feet on the bus-stop side of the street to provide for loading
- 78                                       and unloading of buses unless otherwise marked.
- 79                    **3.1.3.3.1.4.** Crosswalks: No vehicles shall park within twenty (20) feet of a
- 80                                       marked crosswalk.
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- 82                    **3.2.**        Blue Zone (Handicapped): Vehicles must display a valid, government-issued
- 83                                       disabled (handicapped) license plate or placard.
- 84                    **3.3.**        Green Zone: Parking may not exceed twenty (20) minutes.
- 85                                       EXCEPTION:
- 86                                       Unlimited time parking in a Green Zone is permitted only when the vehicle is
- 87                                       displaying a valid government-issued disabled license plate or placard.
- 88                    **3.4.**        White Zone: Immediate passenger loading and unloading only.



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- 89 3.5. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty)
- 90 minutes.
- 91 3.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise
- 92 restricted.

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles

- 98 4.1.1. Contractor vehicles must comply with all traffic and parking rules and
- 99 regulations inside the community and must not obstruct or park on
- 100 sidewalks or walkways.
- 101 4.1.2. Contractor and service vehicles, including personal vehicles driven by
- 102 EMPLOYEES or COMMERCIAL WORKERS, shall not be parked
- 103 overnight on TRUST PROPERTY (including named TRUST STREETS)
- 104 without a permit.

4.2. Golf Carts and Low Speed Vehicless

- 108 4.2.1. GOLF CARTS AND LSVs may be parked in parking spaces or along
- 109 curbs designated for GOLF CARTS or MOTOR VEHICLES.
- 110 4.2.2. GOLF CARTS AND LSVs may not be parked in any manner interfering
- 111 with foot or vehicle traffic.
- 112 4.2.3. -GOLF CARTS AND LSVs are prohibited from parking on a sidewalk.

4.3. Bicycles and Electric Bicycles

- 116 4.3.1. BICYCLES or ELECTRIC BICYCLES must be parked utilizing bicycle
- 117 racks where provided.
- 118 4.3.2. BICYCLES or ELECTRIC BICYCLES may not be parked in any manner
- 119 interfering with foot or vehicle traffic.
- 120 4.3.3. Attended BICYCLES or ELECTRIC BICYCLES may be parked off
- 121 pavement, but only in such a manner as not to damage landscaping.
- 122 4.3.4. -BICYCLES or ELECTRIC BICYCLES are prohibited from parking on a
- 123 sidewalk.
- 124 4.3.5. Overnight parking of bicycles on TRUST PROPERTY is not permitted.

4.4. Mobility Scooters

- 128 4.4.1. MOBILITY SCOOTERS may be parked in parking spaces designated
- 129 as intended for “SCOOTERS” or “GOLF CARTS.”
- 130 4.4.2. MOBILITY SCOOTERS shallmay not be parked in any manner
- 131 interfering with foot or vehicle traffic.
- 132 4.4.3. MOBILITY SCOOTERS are prohibited from parking on a sidewalk.

Parking – Rules



4.5. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) – MEMBER/OWNERS, RENTER/LESSEE

- 4.5.1. The RV or VUFR parked on TRUST PROPERTY MUST display a GRF-issued decal or an entry pass.
- 4.5.2. The RV or VUFR cannot be parked on trust streets except for loading and unloading purposes for no more than 2472 (twenty-fourseventy-two) hours on trust streets with approved security entry pass, after in which they must be moved from the community or parked in a reserved RV slot.
- 4.5.3. Other activities, such as vehicle maintenance, sleeping, cooking or resting in the RV or VUFR, are not permitted/allowed.
- 4.5.4. The RV or VUFR must be parked with engine and accessory equipment (e.g., exterior lights, air conditioner, audio and video equipment) shut off. The generator may be used while loading or unloading the vehicle and ONLY between the hours of 8:00 a.m. and 8:00 p.m. when parked on trust streets.
- 4.5.5. The extensions such as slide-outs, tilt-outs, and awnings must remain closed. Steps must not block the sidewalk.
- 4.5.6. The RV or VUFR shall not be attached to any external power or water supply.
- 4.5.7. Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 4.5.8. No animals or children shall be left unattended on or within any RV or VUFR at any time.
- 4.5.9. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.

4.6. Designated Temporary RV and VUFR Parking Area

4.6.1. Designated Temporary RV and VUFR Parking Location

The Three (3) approved parking spaces/locations within the Clubhouse Four (4) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.

Available permit parking is limited. Spaces are allotted on a “first-come-first-served” basis.

Exception:  
The Radio Club Yellow Emergency Van  
Innovative Cleaning Service Vehicles

4.6.2. Identification



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All RVs and VUFRs must be registered with the Recreation Department and display the Parking Permit in order to park in the noted location, see 4.6.1s. If the RV and VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.

#### 4.6.3. RVs and VUFRs Temporary Registration RVs and VUFRs

4.6.3.1. Shareholders/Members and Guests may park an RV or VUFR temporarily in the noted locations for the purpose of loading and unloading and preparing the vehicle for travel or storage subject to these Rules and Regulations.

4.6.3.2. Notification — Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV and VUFR. This notification is required in order to park temporarily for a term as follows: M/O or R/L must register the visitor RV or VUFR with the Recreation Department during business hours prior to arrival and pay the necessary fees, see 10-2000-2.

4.6.3.3. Payment and security deposit shall be collected by the Recreation Department at the time the Parking Permit is issued from the M/O or R/L.

4.6.3.4. Maximum Consecutive Nights  
Shareholders/Members may park one (1) A RV (and boat or trailer) or VUFR may be parked at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days for a fee at a charge. An additional third week may be approved at an additional fee (see 10-2000-2 rate card)\*. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.  
Guests may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days at a charge. An additional third week may be approved at an additional fee (see rate card)\*. Vehicle must be removed at the expiration of approved stay. Failure to comply will result in immediate towing of the vehicle at the owner's expense and/or withholding of security deposit.

4.6.3.5. In the event of an unexpected medical and or mechanical emergency, the Security Chief, Deputy Security Chief, or the Executive Director or their designee may grant a limited extension not to exceed seventy-two (72) hours.  
EXCEPTION:

Watch commander or Deputy Chief may grant extension until return of the Security Chief or Executive Director.

The Security Chief must take a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).

#### 4.6.4. Use of an RV or VUFR

4.6.4.1. Shareholder/Members M/O, R/L and or Guests Visitors may not live in a RV or



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VUFR parked in the community lots. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or storage. No barbeques or exterior cooking is permitted.

4.6.4.2. No animal or child shall be left alone in a vehicle at any time.

4.6.4.3. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.

\_\_\_\_\_ Parking Charges for RV or VUFR (see rate card)\*.

\_\_\_\_\_ Shareholder/Members and or/guests will be charged a fee and requested to submit a security deposit (see rate card)\*.

\_\_\_\_\_ Payment and security deposit will be collected by the Recreation Department at the time the Parking Permit is issued.

\_\_\_\_\_ A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

**5. TRUST PROPERTY PARKING AREAS**

**5.1. Clubhouse One**

There is no parking between 11:00 p.m. and 7:00 a.m. in the following Clubhouse One parking areas:

**5.1.1.** The lot near the woodshop.

**5.1.2.** The spaces on the west side of the clubhouse (Burning Tree).

**5.1.3.** ~~The lot across from the clubhouse next to the golf course, except for Employee vehicles during their work shift and authorized GRF contractor vehicles.~~

**5.2. Clubhouse Two**

**5.2.1.** Parking in the lot next to the car wash is prohibited between 11:00 p.m. and 7:00 a.m.

**5.2.2.** Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).

**5.2.3.** Parking is permitted up to 72 (seventy-two) hours in the lot north of Clubhouse Two, between the clubhouse and the RV lot if the vehicle displays an official GRF decal or an unexpired short-term entry pass issued by ~~the Security Department~~.

**5.3. Clubhouses Three and Four**

**5.3.1.** ~~Overnight parking is prohibited with the exception of~~ except for those



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vehicles permitted by ~~the Security Department~~, i.e., GRF busses, Radio Club Emergency Van, Innovative Cleaning Services Vehicles, or approved temporary RVs/VUFRs.

**5.3.2.** ~~Participants in a GRF-sanctioned overnight bus tours~~ may park their vehicles in Clubhouse Three parking lot for up to seventy-two (72) hours. An authorized permit must be displayed on dash.

**5.3.3.** RVs and VUFRs may be permitted to park in the extended lot (where the GRF busses are stationed) for up to fourteen (14) days as noted in 4.6.15.4.1.

~~**5.4.1.1. Designated Temporary RV Parking Area**~~

~~**5.4.1.1.1. Designated Temporary RV VUFR Parking**~~

~~The Three (3) approved locations within the Clubhouse Four (4) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.~~

~~Available permit parking is limited. Spaces are allotted on a “first come first served” basis.~~

~~Exception:~~

~~The Radio Club Yellow Emergency Van  
Innovative Cleaning Service Vehicles~~

~~**5.4.2.1.1.1. Identification**~~

~~All RVs and VUFRs must be registered with the Recreation Department and display the Parking Permit in order to park in the noted locations. If the RV and VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.~~

~~**5.4.3.1.1.1. RVs and VUFRs**~~

~~**5.4.3.1.1.1.1.1. Shareholders/Members and Guests may park an RV or VUFR temporarily in the noted locations for the purpose of loading and unloading and preparing the vehicle for travel or storage subject to these Rules and Regulations.**~~

~~**5.4.3.2.1.1.1.1. Notification** Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV and VUFR. This notification is required in order to park temporarily for a term as follows:~~

~~**5.4.3.3.1.1.1.1. Maximum Consecutive Nights**~~

~~Shareholders/Members may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days at a charge. An additional third week may be approved at an additional fee (see rate card)\*. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.~~



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~~Guests may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days at a charge. An additional third week may be approved at an additional fee (see rate card)\*. Vehicle must be removed at the expiration of approved stay. **Failure to comply will result in immediate towing of the vehicle at the owner's expense and/or withholding of security deposit.**~~

~~**5.4.3.4.1.1.1.1.1.** In the event of an unexpected medical and or mechanical emergency, the Security Chief, Deputy Security Chief, or the Executive Director may grant a limited extension not to exceed seventy two (72) hours. EXCEPTION:~~

~~Watch commander or Deputy Chief may grant extension until return of the Security Chief or Executive Director.~~

~~**5.4.3.5.1.1.1.1.1.** The Security Chief must take a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).~~

~~**5.4.4.1.1.1.** Use of an RV or VUFR~~

~~**5.4.4.1.1.1.1.1.1.** Shareholder/Members and Guests may not live in a RV or VUFR parked in the community lots. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or storage. No barbeques or exterior cooking is permitted.~~

~~**5.4.4.2.1.1.1.1.1.** No animal or child shall be left alone in a vehicle at any time.~~

~~**5.4.5.1.1.1.** Safety Requirements All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.~~

~~**5.4.6.1.1.1.** Parking Charges for RV or VUFR (see rate card)\*.~~

~~**5.4.6.1.1.1.1.1.1.** Shareholder/Members and or/guests will be charged a fee and requested to submit a security deposit (see rate card)\*.~~

~~**5.4.6.2.1.1.1.1.1.** Payment and security deposit will be collected by the Recreation Department at the time the Parking Permit is issued.~~

~~**5.4.6.3.1.1.1.1.1.** A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.~~

**5.5.5.4.** Building Five, Clubhouse Six, Healthcare Center, Administration and Alley

~~**5.5.1.5.4.1.** No overnight parking is permitted, except for GRF Security Vehicles; CARE ambulances, Leisure World Pharmacy delivery vehicles; two (2) healthcare vehicles; the vehicle used by the 24-Hour Nurse; the HCC Golf Cart, GRF vehicles and contractor vehicles as authorized by GRF Executive Director or their designee.~~

~~**5.5.2.** Parking spaces in the Health Care Center parking lot, unless otherwise marked, will be for AUTHORIZED RESIDENTS and VISITORS of Leisure World Seal Beach during business hours.~~

~~**5.5.3.1.1.1.** No RVs are allowed to park overnight in any space near building five,~~



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~~Clubhouse Six, the healthcare center, the administration building and the alley.~~

5.6-5.5. Amphitheater

~~5.6-1-5.5.1.~~ Only employees of GRF, ~~or~~ the Healthcare Center (HCC) or commercial lessees may park in designated employee parking from 7 a.m. to 6 p.m. Monday to Friday.

~~5.6-2-5.5.2.~~ AUTHORIZED RESIDENTS may ~~only~~ park in spaces marked for "Staff" or "HCC" only from 6 p.m. until 11 p.m. Monday through Friday, and from 7 a.m. until 11 p.m. Saturday and Sunday.

~~5.6-3-5.5.3.~~ No overnight parking is allowed.

~~5.6-4-5.5.4.~~ Visitors are only allowed to park in the Amphitheater parking lot during GRF-sponsored special events.

~~5.6-5-5.5.5.~~ The parking space designated for the HCC 24-Hour Nurse may never be used by anyone else, ~~except that employee and the HCC Golf Cart.~~

~~5.6. No RVs are allowed to park overnight in any space near building five, Clubhouse Six, the healthcare center, the administration building and the alley in any community lots except for the designated temporary parking area at Clubhouse 4 (see 4.6).~~

**6. SPECIAL CIRCUMSTANCES**

- 6.1. No animal or child is allowed to be left alone in any parked vehicle on TRUST PROPERTY. Animal Control or Seal Beach Police, respectively, will be called immediately.
- 6.2. "For Sale" signage shall not be displayed on any vehicle on TRUST PROPERTY.
- 6.3. Vehicles may not be repaired and/or major service may not be performed, and fluids may not be changed on any TRUST PROPERTY except for the designated area located in the 1.8 acre.
- 6.4. ~~All~~ Vehicles owned by an AUTHORIZED RESIDENT and displaying a GRF-issued decal may shall only be washed at the car and RV washing areas behind Clubhouse Two. ~~The vehicle must be owned by the AUTHORIZED RESIDENT and must display a GRF-issued decal.~~
- 6.5. ~~Non-RESIDENTS~~ Vehicles shall not be ~~permitted to washed~~ their vehicles anywhere on TRUST PROPERTY other than the designated car wash area.

**7. TOWING**

The Security Department has been authorized by the GRF Board of Directors to enforce the ~~traffic~~ rules of this community in compliance with California Vehicle Code Section 22658, which may result in the towing of a vehicle at the vehicle owner’s expense.

7.1. MOTOR VEHICLES Subject to Immediate Towing at the VEHICLE Owner’s

**OPERATIONS**

**438-1937-1**



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Expense:

- 7.1.1.** Those in red zones designating fire lanes or fire hydrants;
- 7.1.2.** Those parked in any no-parking zone;
- 7.1.3.** Those parked in handicapped spaces without a proper government-issued placard or state-issued disabled license plates;
- 7.1.4.** Those in properly posted construction zones;
- 7.1.5.** Those blocking entrances, exits and crosswalks, or preventing access to or operation of another motor vehicle.
- 7.1.6.** Those leaking gasoline, oil or any other hazardous fluids; and
- 7.1.7.** Those parked in the space designated for the HCC 24-Hour Nurse.
- 7.1.8.** Any PROHIBITED VEHICLE:
  - 7.1.8.1.** Boats or unattached trailers;
  - 7.1.8.2.** Inoperable vehicles;
  - 7.1.8.3.** Unlicensed and/or off-road vehicles (except golf carts);
  - 7.1.8.4.** Vehicles lacking current state registration;
  - 7.1.8.5.** Aircraft.

**7.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING**

- 7.2.1.** Any vehicle issued a Community Rules Violation notice shall be subject to towing 72 hours after the citation has been posted.
- 7.2.2.** Any RV or VUFR that has exceeded its fourteen (14) day permit shall be towed at the owner’s expense, unless an additional third week has been approved at an additional charge-fee (see rate card 10-2000-2)\*.

**Document History**

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