



County of Santa Cruz ⁴⁹⁹

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

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ALVIN D. JAMES, DIRECTOR

June 20, 2001

AGENDA: June 26, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: PUBLIC HEARING TO CONSIDER AN INTERIM ORDINANCE AMENDING SECTIONS 13.10.458 AND 13.10.684 OF THE SANTA CRUZ COUNTY CODE ESTABLISHING A MAXIMUM BUILDING HEIGHT AND STORY LIMITATION FOR MOBILE HOMES OR ACCESSORY BUILDINGS LOCATED WITHIN A MOBILE HOME PARK

Members of the Board:

On June 5, 2001, your Board considered a request be Supervisor Beautz to adopt an Interim Ordinance to prohibit the installation of two-story mobile homes and accessory structures within mobile home parks. The concerns raised by Supervisor Beautz include parking, affordability, and the light, air and privacy of adjacent units. Your Board took the following actions:

Adopted Interim Ordinance No. 4623 amending Sections 13.10.458 and 13.10.684 of the Santa Cruz County Code establishing a maximum building height and story limitation for mobile homes or accessory buildings located within a mobile home park, and

Directed the Planning Department to schedule a public hearing on June 26, 2001, to consider an extension of the Interim Ordinance while a permanent ordinance is being developed and to report back with a timeline for the development of the permanent ordinance.

The Interim Ordinance restricts the installation of two-story mobile homes within mobile home parks and restricts the height of all mobile homes and accessory structures within these parks to 17-feet.


Staff has prepared an Interim Ordinance for your Board's consideration to extend the provisions of Interim Ordinance No. 4623 (Attachment 1). Adoption of this ordinance will extend the restrictions on multi-story mobile homes and accessory structure for an additional 10 months and 15 days to allow Planning staff to process the ordinance amendments.

During the period that the Interim Ordinance is in effect, Planning staff will process the permanent ordinance amendment. This involves CEQA review and public hearings before the Planning Commission and your Board. Staff will examine the implications of making this ordinance permanent and analyze the effects of not implementing the ordinance on the light, air, and open space of adjacent mobile homes as well as assessing the parking requirements and other standards contained in the Mobile Home Park Ordinance (Section 13.10.684). This analysis and ordinance review process will require from 6 to 8 months to complete, given the other tasks and duties which your Board has directed Planning staff to complete.

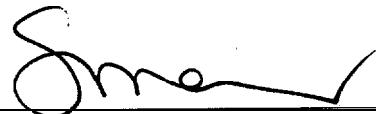
It is, therefore, RECOMMENDED that your Board:

1. Conduct a public hearing and adopt an Interim Ordinance Amending Sections 13.10.458 and 13.10.684 of the Santa Cruz County Code Establishing a Maximum Building Height and Story Limitation for Mobile Homes or Accessory Buildings Located Within a Mobile Home Park, to extend Interim Ordinance No. 4623 for an additional 10 months and 15 days pursuant to Government Code Section 65858; and
2. Direct the Planning Department to process an amendment to the Santa Cruz County Code to incorporate the restrictions regarding maximum height and the number of stories for mobile homes within mobile home parks within the time allowed by the Interim Ordinance.

Sincerely,


Alvin D. James
Planning Director

RECOMMENDED:


Susan A. Mauriello, CAO

Attachments: 1. Interim Ordinance

cc: Mobile Home Commission
County Counsel

ORDINANCE NO. _____

**INTERIM ORDINANCE AMENDING SECTIONS 13.10.458 AND
13.10.684 OF THE SANTA CRUZ COUNTY CODE ESTABLISHING
A MAXIMUM BUILDING HEIGHT AND STORY LIMITATION
FOR MOBILE HOMES OR ACCESSORY BUILDINGS LOCATED
WITHIN A MOBILE HOME PARK**

WHEREAS, mobile home parks represent an important affordable housing resource for county residents; and

WHEREAS, the set-back and separation requirements between mobile homes that are prescribed by state regulation are generally substantially less than those established for other residential uses within the same zone district; and

WHEREAS, state law does not currently regulate the height of mobile homes; and

WHEREAS, the siting of two-story mobile homes within existing mobile home parks could significantly impact the availability of parking, light, air and solar access of adjoining mobile homes; and

WHEREAS, a two-story mobile home may also be inconsistent with the pre-existing character of the neighborhood.

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Subsection 13.10.458 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.458 Use and development standards in the Mobile Home Park “MI-I” Combining District. All properties in the Mobile Home Park “MH” Combining District shall be maintained for mobile home park use, and shall be subject to all of the regulations governing mobile home park development, operation, rental, sale and conversion as provided by state and federal statutes and regulations, and the provisions of County Code. The location, design and approval of new mobile home parks shall be consistent with Section 13.10.684 of the Zoning Regulations. ~~Existing mobile home parks shall be subject to the restriction that an individual~~

512

mobile home or accessory building shall not exceed one story or 17 feet in height unless an exception is granted pursuant to subdivision (f) of Section 13.10.684. Conversion of a mobile home park to another use shall be subject to the provisions of County Code Chapter 13.30, Mobile Home Park Conversion, and shall require amendment of the County Zoning Plan to remove the Mobile Home Park Combining District from the property. (Ord. 4370, 5/23/95)

SECTION II

Subsection 13.10.684 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.684 Mobile home parks.

(a) Purpose. In addition to the general objectives of this Chapter, the Mobile Home Park regulations are included in the Zoning Ordinance to achieve the following purposes:

1. To recognize mobile home parks as primarily a low to medium density urban residential use.
2. To regulate mobile home parks as permanent rather than interim residential uses.
3. To assure the integrity of residential communities by relating mobile home park development more closely than the controls applied to conventional residential uses in existing zones.
4. To set standards for park development and procedures to enforce those standards so as to exercise the rights reserved to local jurisdictions by state law (California Health and Safety Code Division 13, part 2.1, commencing with Section 18200). The said regulations are intended to regulate only those developments specifically planned for accommodation of more than one mobile home or manufactured home and operated under permit pursuant to Title 25, Chapter 5, of the California Administrative Code. Regulations regarding the use of a single manufactured home as a permanent residence are found in Section 13.10.682 of this Code. (Ord. 4036, 11/21/90)

(b) Location Criteria. Mobile home park developments shall be located only in the RM Zone District and in accordance with the following location criteria:

1. An overall goal of achieving diversity of choice of housing types within the planning areas of the County.
2. Safe and adequate access compatible with street plans.

3. Location in areas planned for urban rather than rural uses.

4. Reasonable proximity to shopping, medical, public transportation, and service stations for all parks, and particularly to schools and employment for family-type parks.

(c) Permitted Uses. A mobile home park shall include only uses allowed in the zoning district in which the mobile home park is located exclusive of trailer parks for recreational vehicles and travel trailers as defined by Section 13.10.700-T of these regulations, subject to the following exception: Any use allowed in any residential or "C-I" District either as a permitted use or a discretionary use, or any combination of such uses may be included in a mobile home park on a site of ten acres or more.

(d) Procedures.

1. Mobile home parks may be authorized as a discretionary land use approval granted at Approval Level VII pursuant to Chapter 18.10. All procedures for application, review, approval, appeal, enforcement, etc., shall be in accordance with Chapter 18.10.

2. Notwithstanding the specific conditions of any Development Approval, no Development Approval for a Mobile Home Park shall automatically expire if all of the following criteria are met:

(i) The Mobile Home Park was originally permitted for permanent, year-round occupancy and not for transient occupancy by travel trailers and/or recreational vehicles;

(ii) The property on which the Mobile Home Park is located is designated for residential land use on the General Plan and within a residential zone district;

(iii) The Development Approval was properly exercised according to the terms of the Approval and the requirements of the County Code; and

(iv) The use of the property as a Mobile Home Park has not ceased for a continuous period of one year or more.

(e) Development Standards. Standards for the development of mobile home parks should as nearly as possible be equivalent to the regulations for the district in which the mobile home development is located, while at the same time preserving the special advantages of mobile home living, such as easy maintenance, close community, easy pace, availability of services and recreation facilities.

1. Density. The maximum number of mobile home dwelling units allowed in a mobile home development shall be determined by dividing the net developable area

514

in square feet, by the site area per dwelling required for the zone district in which the development is located. In no case shall this number of units exceed that which would be allowed in an "RM-3" zone.

2. Yard Requirements.

(i) All structures and mobile homes, with the exception of decks and window awnings, shall be set back at least five feet from all property lines. All structures and mobile homes shall be set back at least 20 feet from the right-of-way of any street adjoining the mobile home park. The setback area shall be landscaped and continually maintained.

(ii) Minimum yard requirements around individual mobile homes, accessory buildings, carports, and awnings shall be determined by California Administrative Code, Title 25, Chapter 5. This requirement may be varied to accommodate innovative design arrangements such as where windows and doors face each other.

3. Community Service and Open Space. A minimum of 300 square feet for each mobile home shall be devoted to community open space, conveniently located for all residents. A maximum of 27 square feet of the required 300 square feet may be used for a recreation or service building. In computing the size of this area, landscaped open spaces, required perimeter yards clearly designed for community open space, and pedestrian pathways may be taken into account. However, open spaces such as roads, boat and recreational vehicle storage areas, required perimeter yards not designed for community use, and parking spaces, shall be excluded from the computation.

4. Utilities. All utilities shall be installed underground.

5. Parking. There shall be two off-street parking spaces for every mobile home.

6. Roads. A minimum right-of-way 32 feet in width shall be provided for all interior roadways. The surfaced area of such roadways shall be a minimum of 28 feet width.

7. Access. All mobile home spaces shall be served from internal private street with the mobile home park and there shall be no direct vehicular access from a mobile home space to a public street or alley. Internal streets shall have a clear and unobstructed access to a public thoroughfare, and the right of the public to utilize said streets shall be preserved.

8. Boat and Recreational Vehicle Storage. All pleasure boats and recreational vehicles shall be stored in an area set aside for such storage and shall be screened from view. Such storage shall not be allowed on any street or individual mobile home lot.

9. Fencing. The park property may be required to be enclosed by a fence or thick

screen planting for control of view, light, sound and adequate security to achieve aesthetics and compatibility with surrounding proposed and existing development. If required, a fence within the front yard may exceed three feet in height.

10. Landscaping and Aesthetics.

(i) A landscape plan for development and maintenance shall be submitted for consideration with each permit application.

(ii) Landscaping shall be used as a buffer between mobile home units and adjoining property and service areas shall be screened from view.

(iii) Trees shall be planted throughout the development and there shall be at least one tree for each 1000 square feet of lot coverage by impervious surfaces, or as many trees as there are mobile home lots, whichever is more.

(iv) Whenever possible, plants that are indigenous to this area shall be incorporated into the landscaping plan.

(v) All required planting shall be permanently maintained in good growing condition.

(vi) Questions of aesthetics shall be considered in judging the effect on the surrounding community and may result in special conditions relating to non-glare materials, preservation of scenic views, or general considerations of the area's environmental goals.

11. Signs. **One** non-illuminated or indirectly illuminated detached appurtenant sign, identifying the mobile home park, that shall not exceed eight feet in overall height or twelve square feet, shall be permitted and shall be integrated into the landscape.

12. Sewage Disposal. Utilization of sanitary sewer facilities or development of a community sewage disposal system shall be provided as required in Chapters 7.38 and 7.42 of the Santa Cruz County Code. Approval of the Environmental Health Department shall be obtained.

13. Garbage and Rubbish Disposal.

(i) If a garbage disposal service is available to the location of the mobile home park, park owners shall be required to use this service.

(ii) Where a service is not used, the park operator shall dispose of the park refuse by transporting it to a Health Department approved site in an appropriate vehicle.

(iii) All refuse shall be collected at least once weekly by a service or the park operator. All refuse shall be collected and transported in covered containers or

514

vehicles.

14. Water. An accessible, adequate, safe, and potable supply of water shall be provided in each mobile home park. Where a public supply of water of such quality is available within 1000 feet, connection shall be made thereto and its supply shall be used exclusively. In the case of an existing well which could be adapted for multiple residential use without major overhaul, this requirement may be varied. The development of an independent water supply to serve the mobile home park shall be made only after express approval thereof has been granted by the Health Officer. In all cases, written approval of the Health Officer for the supply shall be submitted with respect to installation, adequacy and sanitation.

15. Drainage. Developers shall provide adequate drainage facilities to prevent damage to the park or adjacent properties all in accordance with plans reviewed and approved by the County Department of Public Works.

16. Fire Protection. Prior to construction, the applicant shall receive approval of the California State Division of Forestry or local fire protection district to determine the installations necessary for protection against fire.

17. Height and Story Limitation. An individual mobile home or accessory building shall not exceed one story or 17 feet in height unless an exception is granted pursuant to subdivision (f).

(f) Exceptions. Exceptions and conditional exceptions to the development standards established pursuant to this Section may be authorized provided that the following findings are made:

1. That there are special circumstances or conditions affecting the property; and
2. That the exception is necessary for the proper design or function of the mobile home development; and
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated; and
4. That the granting of the exception is in accordance with the objectives of the General Plan and elements thereof. (Ord. 1608, 2/23/71; 1739, 6/27/72; 2244, 2/17/76; 3 186, 1/12/82; 4370, 5/23/95; 4496-C, 8/4/98)

SECTION III

The Board of Supervisors hereby finds, determines, and declares that this ordinance is adopted consistent with Government Code Section 65858 and is necessary for the

protection of the public health, safety and general welfare. The facts constituting the need for such a measure are set forth in the preamble of this ordinance. 57

In accordance with Government Code Section 65858, this ordinance shall be in full force and effect for 10 months and 15 days from its date of adoption unless, after formal public hearing, the Board of Supervisors, by a four-fifths vote, extends the interim ordinance in accordance with Government Code Section 65858.

PASSED AND ADOPTED this ____ day of _____, 2001, by the Board of Supervisors of the County of Santa Cruz by the following vote:

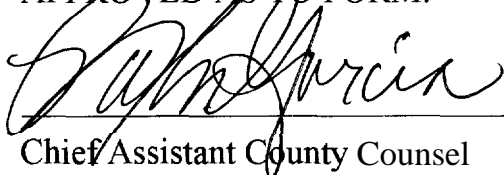
AYES: SUPERVISORS
 NOES: SUPERVISORS
 ABSENT: SUPERVISORS
 ABSTAIN: SUPERVISORS

 Chairman of the Board of Supervisors

Attest: _____

Clerk of the Board

APPROVED AS TO FORM:



 Chief Assistant County Counsel

DISTRIBUTION: CAO, Planning