



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

January 28, 2005

AGENDA DATE: February 23, 2005

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER CHANGES TO REGULATIONS REGARDING TRANSPORTATION AND INSTALLATION OF REPLACEMENT MOBILE HOMES IN MOBILE HOME PARKS, INCLUDING PARKING AND OTHER STANDARDS AND EXCEPTIONS THERETO

Commissioners:

Last month your Commission held a public hearing on this item and continued the hearing, directing staff to take the item to the Mobile Home Commission for review and comment. Late last month the Mobile Home Commission heard this item and voted 5-0 to recommend approval of the proposed changes as written. A summary of the comments from the Mobile Home Commission meeting is attached at Exhibit C.

NEED FOR ORDINANCE MODIFICATIONS

Since adoption of the new mobile home parking standards, staff has had several opportunities to implement the new regulations. Through those efforts staff has discovered a number of difficulties with the regulations. Specific concerns include the following:

- The parking standards do not recognize pre-existing conditions and discourage replacing older coaches when that is necessary or desired by the coach owner, as the current regulations require meeting current parking standards even if the new coach is the same size and contains the same number of bedrooms. In many cases, this is not possible;
- The ordinance did not lay out a clear process for interacting with the public to define acceptable parking standards for given situations;
- There was not a defined process for interacting with the State's mobile home permitting process to guarantee application of the County's parking standards, resulting in the public unwittingly violating County parking standards while relying on a State permit;

- The ordinance did not clearly define who was responsible for compliance with the parking standards – the park owner or coach owner; and
- The process for administering requests for exceptions to the mobile home parking standards (and other standards) was unclear.

The following changes attempt to resolve these concerns

PROPOSED CHANGES TO THE COUNTY PARKING ORDINANCE

County Code Section 13.10.552 of the County's Parking Ordinance currently requires that mobile homes in mobile home parks provide two parking spaces for one and two bedrooms and three spaces for three and four bedrooms.

The ordinance changes propose to base parking requirements on the size of the mobile home rather than number of bedrooms. In reviewing how other jurisdictions apply parking standards for mobile homes, we discovered that many jurisdictions establish parking requirements based on unit size rather than number of bedrooms. Additionally, basing the parking requirements on size rather than number of bedrooms eliminates the issue of determining whether a room is a bedroom.

In order to recognize the generally small size of the lots and the limited parking that exists in most mobile home parks, staff is proposing the following amendments to ensure that adequate parking is maintained, while at the same time not penalizing owners of small or modest mobile homes for upgrading their coaches with newer or larger models. The proposed new parking standards are as follows:

- General Parking Requirements:
 - For mobile homes up to 1,500 square feet, require two parking spaces;
 - For units between 1,500 and 2,500 square feet, require three spaces; and
 - For units greater than 2,500 square feet, require four spaces.
- Replacement Mobile Homes Parking Requirements:

Require parking as specified under General Parking Requirements for replacement mobile homes that are greater than 120 percent of the size of the mobile home being replaced.

The parking requirements for replacement mobile homes allows a mobile home owner to replace an existing unit with a new one having up to twenty percent more square footage than the existing unit without incurring additional parking requirements. This allowed modest size increase does not penalize coach owners for changes in mobile

home industry standards for room size and configuration and will not adversely affect parking.

- Other Parking Provisions:

Other changes to the mobile home park parking standards include allowing one of the spaces to be a compact space, three cars to park in tandem, one parking space to overhang a landscaped area, and clarifying that mobile homes in mobile home parks are not subject to the limitation that parking areas not occupy more than 50 percent of the required front yard setback. Typically, this area is paved and is used for parking or is part of an interior street.

Specific language to implement these changes, in the form of a proposed ordinance amendment language, is attached to this letter as Attachment 1 to Exhibit A.

PROPOSED CHANGES TO THE MOBILE HOME PARK ORDINANCE

In addition to changes to the parking ordinance, additional changes are proposed to the Mobile Home Park Ordinance. Those changes include:

- Clarification of processing of exceptions to mobile home park standards:

Currently, subsection 13.10.684(f) allows for exceptions to the development standards for mobile home parks if certain findings are made. However, no processing level is specified. Because of the small size of mobile home park lots and the close proximity of coaches to one another in a mobile home park, occupants and owners of nearby mobile homes should be notified of proposed exceptions and given an opportunity to comment. Staff is therefore proposing that exceptions be processed at Level IV, which requires a public notice but not an automatic public hearing; public hearings can be required if exceptional public concern is raised. The Planning Department would also route applications for exceptions to the fire departments for review and comment so that safety issues will be addressed.

- Clarification of parking standards:

Subsection 13.10.684(e)5 currently requires that parking in a mobile home park be provided in accordance with section 13.10.552 (schedule of offstreet parking space requirements) and that the mobile home park provide guest parking as required by its Development Approval or as established pursuant to a legal, non-conforming use (i.e., for those parks established prior to the requirement for a permit). The proposed changes would accomplish the following two things:

- Move the existing language in 13.10.684 about guest parking to the parking ordinance at Section 13.10.552 to provide clarity; and

- o Require either formal certification that the required number of parking spaces exist or approval of an exception to the parking standards, before the installation of the replacement mobile home.
- Define process for certifying parking compliance:

An exception to the parking standards would be processed at Level IV, as described above, with notice to adjacent owners and residents. Staff is also proposing a new procedure that would certify the existence of the required number of parking spaces. This would be a simple administrative procedure to verify that the required number of parking spaces exist. The intent is that the procedure would require minimal cost to the applicant (no more than \$100.00) and could be accomplished in less than a week through a single site visit. This will require a modification to the Unified Fee Schedule.

Specific language to implement these changes is included in Attachment 1 to Exhibit A.

INSTALLATION OF MOBILE HOMES AND PUBLIC WORKS TRANSPORTATION PERMITS

State Law and Mobile Homes in Mobile Home Parks

Installation of mobile homes in mobile home parks is regulated by the state Department of Housing and Community Development (HCD) under the authority of the California Health and Safety Code. Parking in mobile home parks is regulated by the County under County Code Chapter 13.10. Currently, there is a lack of a process for guaranteeing that there is coordination between the County's parking requirements and HCD's mobile home park permit process. Requests to HCD to not issue their permits until compliance with County standards are established have to date proven fruitless. As a result, park and coach owners can end up caught between two regulatory agencies – with HCD having issued a coach replacement permit and the County issuing a red-tag for non-compliance with County regulations once the owner has exercised their state permit. In fact, this has occurred and there have been eight instances in the last year where red tags were issued for violations of the County's parking ordinance upon the installation of replacement mobile homes in mobile home parks.

Notices of violation can result in payment of code costs and other penalties, depending on the particular situation. Additionally, installation work may be stopped, which would result in delays in occupancy of the replacement mobile home.

The time to inform the public of the County's parking requirements is not after the coach has been installed (and is, possibly, not in compliance) but before installation. Staff has therefore looked for alternatives to ensure compliance at the earliest possible time with County standards. These amendments address this concern.

Public Works Transportation Permits

Moving a mobile home unit over County-maintained roads requires a transportation permit from the County Department of Public Works. Historically Public Works and Planning have not coordinated our reviews when such applications have been received.

There are two types of transportation permits, single trip and blanket or annual permits. The single trip permit is for a one-time move. The blanket or annual permit allows a specified number of moves (potentially unlimited) during the one-year life of the permit.

The Planning and Public Works Departments are proposing to amend County Code Section 9.70.480 by adding a new Section H that would require an application for a permit to move a mobile home over County maintained roads to a mobile home park located within the unincorporated area of the County to include either a parking certification or a parking space exemption from the Planning Department

Upon final adoption of the proposed amendments described previously, the Planning Department will notify all mobile home park owners in the unincorporated area of the County and all mobile home dealers in the unincorporated and incorporated areas of the County of the new requirements.

PROPOSED CHANGE TO THE UNIFIED FEE SCHEDULE

Currently there is no zoning review or zoning service entry in the unified fee schedule for a parking certification nor is there a zoning review or zoning service specific to an exception to the mobile home park ordinance standards. There does exist, however, a "miscellaneous level 4 zoning review, which is processed at cost, with a required \$3,000.00 deposit. Exceptions to the mobile home park standards will be processed under this review category.

For certification of parking we are proposing to model a new zoning review entry and fee after the existing agricultural development review "inspection – compliance" entry and fee. There is an \$85.00 fee for this review. We will create a new entry in the "zoning miscellaneous reviews" category of "mobile home park parking certification review" and charge a fee of \$85.00.

CONCLUSION AND RECOMMENDATION

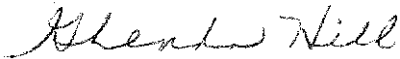
In the process of implementing the June of 2003 ordinance amendments, Planning staff discovered a number of problematic issues regarding mobile home park standards. We believe that clarifications of those changes and modification of existing procedures as discussed above are required so that the original intent of the amendments is maintained and the public interest better served. The proposed changes are intended to better recognize the unique situation of mobile home parks, make the ordinance

responsive to the needs of mobile home park residents and mobile home park owners, and ensure that the ordinance does not penalize those residents who wish or need to upgrade or replace their coaches.

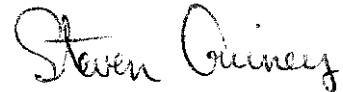
It is therefore RECOMMENDED that your Commission take the following two actions:

1. Adopt the Resolution attached as Exhibit A recommending that the proposed amendments to the County Code regarding mobile homes in mobile home parks be approved by the Board of Supervisors; and
2. Recommend to the Board of Supervisors certification of the CEQA Notice of Exemption, attached as Exhibit B.

Sincerely,



Glenda Hill, AICP
Principal Planner
Policy Analysis Section



Steven Guiney
Planner IV
Policy Analysis Section

Exhibits

- A. Resolution
Attachment 1: Strikethrough Version of Ordinance
- B. Notice of Exemption
- C. Mobile Home Commission meeting summary comments
- D. Correspondence

cc: Public Works
Mobile Home Commission

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION REGARDING PROPOSAL TO
AMEND EXISTING COUNTY CODE SECTIONS 9.70.480, 13.10.552, 13.10.553,
13.10.554, AND 13.10.684, REGARDING MOBILE HOME PARKING
STANDARDS, STORY, AND HEIGHT LIMITATIONS AND EXCEPTIONS
THERE TO

WHEREAS, there are more than 40 mobile home parks in the unincorporated portion of Santa Cruz County that provide over 3000 mobile home spaces; and

WHEREAS, mobile home parks are a valuable component of housing in the unincorporated portion of Santa Cruz County; and

WHEREAS, the development and operation of mobile home parks is largely within the purview of the State of California through the Health and Safety Code; and

WHEREAS, the County of Santa Cruz seeks to ensure that mobile home park land use is adequately regulated to preserve the public health and safety; and

WHEREAS, the County of Santa Cruz currently does provide for the regulation of those land uses in mobile home parks that are not preempted by the Health and Safety Code, including parking standards; and

WHEREAS, there currently does not exist any mechanism for the County to ensure that parking standards are met when replacement mobile homes are installed in mobile home parks in conformance with an installation permit issued by the State; and

WHEREAS California Vehicle Code Section 35790 provides that local governments may issue a special transportation permit to move a mobile home over locally maintained roads; and

WHEREAS, the Santa Cruz County Code currently allows for exceptions to the mobile home park land use standards, but has no clear method for processing exception requests.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to County Code Sections 9.70.480, 13.10.552, 13.10.553, 13.10.554, and 13.10.684 (Attachment 1) be approved by the Board of Supervisors and that the amendments to County Code Sections 13.10.552, 13.10.553, 13.10.554, and 13.10.684 be submitted to the Coastal Commission as part of the Local Coastal Program Update.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2005 by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
Cathy Graves, Secretary

APPROVED AS TO FORM:

COUNTY COUNSEL

cc: County Counsel
Planning Department
Department of Public Works

ORDINANCE NO. _____

**ORDINANCE ADDING SUBDIVISION (H) TO SECTION 9.70.480; AMENDING
SUBDIVISION (a) OF SECTION 13.10.552; SUBDIVISION (e) OF SECTION
13.10.553; SUBDIVISIONS (b), (c), AND (d) OF SECTION 13.10.554; AND
SUBDIVISIONS (e) AND (f) OF SECTION 13.10.684; AND ADDING
SUBDIVISIONS (g) AND (h) TO SECTION 13.10.684 OF THE SANTA CRUZ
COUNTY CODE RELATING TO MOBILE HOME PARKS**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Code regarding vehicle movement restrictions, parking in mobile home parks, and processing of exceptions to mobile home park standards, as listed below in Sections III, IV, and V, finds that the proposed amendment herein is consistent with all elements of the Santa Cruz County General Plan - Local Coastal Program; and finds and certifies that the proposed action is exempt from further environmental review under Section 15061(b)(3) of the State CEQA Guidelines.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the amendment as described in Sections III, IV, and V, and adopts their findings in support thereof without modification as set forth below:

1. Mobile homes in mobile home parks are an important component of low and moderate income housing in Santa Cruz County and the County encourages the retention of such housing.
2. County Code Section 9.70 regulates the movement of vehicles over County maintained roads, but requires modification to specifically regulate the movement of mobile homes over County maintained roads to and from mobile home parks.
3. County Code Sections 13.10.552, 13.10.554, and 13.10.684 contain parking and use and development standards and exceptions from those standards for mobile home parks, but require clarification regarding parking standards for mobilehome parks and procedures for exceptions to standards for mobilehome parks.
4. The County desires to ensure that mobile homes in mobile home parks continue to be an important component of low and moderate income housing and that parking is provided consistent with the need.

5. The proposed amendments to County Code Sections **9.70.480**, **13.10.552**, **13.10.554** and **13.10.684** are consistent with the policies of the General Plan and Local Coastal Program.
6. The proposed amendments to County Code Sections **9.70.480**, **13.10.552**, **13.10.554** and **13.10.684** have been found to be exempt from further environmental review under Section **15061(b)(3)** of the State CEQA Guidelines, in that it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment.

SECTION III

The Santa Cruz County Code is hereby amended by adding subdivision (H) to Section **9.70.480** to read as follows:

H. Mobile Home Transport. The Director may issue a special transportation permit to move a mobile home over County maintained roads pursuant to California Vehicle code section 35790.

1. All mobile homes require a special permit before being transported on County roads. The application for the special permit shall particularly describe the mobile home and the particular street(s) over which it is to be moved.

2. Every application for a special permit to transport a replacement mobile home on County roads to a mobile home park in the unincorporated portion of the County shall include either certification of sufficient parking spaces as required by County Code section 13.10.552 and 13.10.684 or a parking space exception from the Planning Department.

3. Any transporter of a replacement mobile home to be located in a mobile home park in the unincorporated portion of the County who fails to obtain the certification or exception required by this subdivision shall be in violation of County Code and shall be subject to all penalties for such violation, including the criminal and civil penalties delineated in County Code section 1.12.010 et seq.

SECTION IV

Subdivision (a) of Section **13.10.552** of the Santa Cruz County Code is hereby amended to read as follows:

(a) Offstreet parking spaces for residential uses shall be provided according to the type and size of residence as described below:

1. Resident Parking.

# BEDROOMS Number of Bedrooms	SFDs Parking Spaces Required for Single Family Dwellings and Mobile Homes used as SFDs outside of mobilehome parks	MFDs Parking Spaces Required for Multi-Family	MOBILE-HOMES
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	pursuant to Section 13.10.682	Dwellings	
1 bedroom	2 spaces	2 spaces	2 spaces
2 bedrooms	3 spaces	2.5 spaces	2 spaces
3 bedrooms	3 spaces	2.5 spaces	3 spaces
4 bedrooms	3 spaces	3 spaces	3 spaces
Add. bed.	1 space ea.	.5 space ea.	1 space each

Mobile Homes in Mobile Home Parks	
Size	Parking Spaces Required
1,500 sq.ft. or less	2
Greater than 1,500 sq.ft. and not more than 2,500 sq.ft.	3
Greater than 2,500 sq.ft.	4
Replacement Mobile Homes in Mobile Home Parks	
No additional parking spaces are required if the replacement mobile home is no more than 120 percent of the size of the existing mobile home. If the replacement mobile home is more than 120 percent of the size of the existing mobile home, then parking is required according to the size of the replacement unit, as given above.	

2. In order to meet the parking requirements for a mobile home located within a mobile home park, one (1) off street parking space may be a compact space, three (3) cars may park in tandem, and one (1) space may overhang a landscaped area.

3. No replacement mobile home may be installed in a mobile home park prior to approval of a parking certification or an exception. No mobile home transport permit for the movement of a replacement mobile home over County-maintained roads to a mobile home park in the unincorporated portion of the County shall be approved or issued by the Department of Public Works prior to approval of a parking certification or an exception.

24. Guest Parking for Family Residential Developments. In addition to providing the required amount of residential parking, separate guest parking shall be provided, in an amount of 10 percent of the total residential parking spaces, for all residential uses. Where it can be demonstrated that abutting, on-street curb space is available for guest parking, the required number of guest parking spaces can be reduced in the amount of one space per eighteen (18) feet of available curb.

5. Guest Parking for Mobile Home Parks. In addition to providing the required amount of residential parking, additional, separate, guest parking shall be provided as required by its Development Approval or as established pursuant to a legal non-conforming use. Guest spaces may be located along interior streets within the mobile home park, provided that street width is in conformity with the provisions of Section 1106, Title 25 of the California Code of Regulations.

36. Bicycle Parking for Various Uses.

Use

Bicycle Parking Spaces

Single Family Dwelling	0.0
Multi-Family Dwelling	One (1) lockable storage shed

or lockable garage space capable of holding one bicycle per unit, plus 0.2 spaces per unit as set forth in Section 13.10.560.

Mobilehome	0.2 per unit
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SECTION V

Subdivision (e) of Section 13.10.553 or the Santa Cruz County Code is hereby amended to read as follows:

(e) Compact Car Parking. Except for mobile homes in mobile home parks, where one required parking space may be a compact space, A a proportion of the total spaces otherwise required by the Schedule of Offstreet Parking Requirements may be designed and marked for compact car use according to the following table:

Total Spaces Required	Allowable Percentage of Compact Car Spaces
0--5	0
6--50	10%
51--80	30%
81 or more	40%

SECTION VI

Subdivisions (b), (c), and (d) of Section 13.10.554 of the Santa Cruz County Code are hereby amended to read as follows:

(b) Each parking space shall be accessible from a street or alley. Tandem parking spaces shall be allowed for the purpose of fulfilling parking requirements set forth in this Chapter. f For single family dwelling units, either attached or detached, and for multi-family dwellings where garages are within, attached or immediately adjacent to the dwelling units, tandem parking spaces must be entirely within the subject property and shall consist of no more than two spaces. For mobile homes located within mobile home parks, tandem parking spaces shall consist of no more that three parking spaces in line. and f For hotels and restaurants with a valet parking plan where such uses are to be located in existing structures on parcels of such size or shape that preclude the ability to meet current parking requirements for that use, tandem spaces shall be limited to that number in the approved valet parking plan. Such a valet parking plan shall be approved by the Appropriate Body and be guaranteed to operate full time during established business hours for the life of the use.

(c) Entrances and exits from or onto a public right-of-way shall be provided at locations approved by the Public Works Director according to encroachment permit procedures. Backing out movements onto the street shall be discouraged. Backing out movements onto major streets shall not be allowed where a reasonable alternative exists to do otherwise.

(d) The parking area, aisles and access drives shall be paved with 2 inches of asphalt concrete over 5 inches of Class II base rock or equivalent permeable or nonpermeable surface so as to provide a durable, dust-less surface, and shall be graded and drained so as to prevent erosion and disperse surface water. Parking areas, aisles and access drives together shall not occupy more than 50 percent of any required front yard setback area for any residential use, except for parking spaces located on an individual mobile home lot, which does not front on an exterior street, in a mobile home park.

Variances to this rule can only be granted, pursuant to Section 13.10.554(l), if locating parking areas, aisles or access drives in front yard setbacks result in less environmental damage than at all alternative locations.

SECTION VII

Subdivisions (e) and (f) of Section 13.10.684 of the Santa Cruz County Code are hereby amended to read as follows:

(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 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.

(A) All structures and mobile homes shall be set back at least twenty (20) feet from the right-of-way of any street adjoining the mobile home park. The setback area shall be landscaped and continually maintained.

(B) Minimum yard requirements around individual mobile homes, accessory buildings, carports and awnings shall be determined by California Code of Regulations, Title 25, Chapter 5.

(3) Community Service and Open Space. A minimum of three hundred (300) square feet for each mobile home shall be devoted to community open space, conveniently located for all residents. A maximum of twenty seven (27) square feet of the required three hundred (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. Off-street parking spaces for every mobile home shall be provided in accordance with County Code Section ~~43.40.552~~ 13.10.551, et seq., on the site of the unit unless an exception is granted pursuant to subsection (f) of this section. Regardless of any exception to the parking standards, all required mobile home parking shall be within the mobile home park. Installation of a replacement mobile home requires either approval of a parking certification pursuant to subsection (g) when the required number of parking spaces exist, or an exception pursuant to subsection (f) when the required number of parking spaces do not exist. No mobile home transport permit for the movement of a replacement mobile home over County-maintained roads to a mobile home park in the unincorporated portion of the County shall be approved or issued by the Department of Public Works prior to approval of a parking certification or an exception. ~~In addition to the required amount of residential parking for each mobile home, the mobile home park shall maintain guest parking as required by its Development Approval or as established pursuant to a legal non-conforming use.~~

(6) 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.

(7) 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.

(8) 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 of the park property may exceed three feet in height.

(9) Landscaping and Aesthetics.

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

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

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

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

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

(F) 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.

(10) 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 (12) square feet, shall be permitted and shall be integrated into the landscape.

(11) 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.

(12) Garbage and Rubbish Disposal.

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

(B) 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.

(C) 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 vehicles.

(13) 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 one thousand (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 waived. 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.

(14) 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.

(15) 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.

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

(f) Exceptions. Exceptions to all development standards established pursuant to this section may be authorized at the same approval level required for a land use approval for a new mobilehome park or may be authorized with a

Level IV approval for an individual space within an existing mobilehome park, provided that the following findings are made:

- (1) That there are special circumstances or conditions affecting the property;
- (2) That the exception is necessary for the proper design or function of the mobile home development;
- (3). That the granting of the exception will not be detrimental to the welfare of the residents of the mobilehome park or to the public welfare or injurious to the property of the residents of the mobilehome park or 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.

SECTION VIII

Subdivisions (g) and (h) are hereby added to Section 13.10.684 of the Santa Cruz County Code to read as follows:

(g) Parking Certification. A parking certification, certifying that the required number of parking spaces exist for the installation of a replacement mobile home, may be issued with a Level III approval. A parking certification application shall be made by the mobile home park owner or operator, or the owner of the lot in those cases where the mobile home park lots are individually owned.

(h) Compliance Responsibility. The owner or operator of the mobile home park shall be responsible for compliance with the mobile home park development standards of this section and those of Title 25, Chapter 5 of the California Code of Regulations.

SECTION IX

This ordinance shall take effect immediately upon final certification by the California Coastal Commission.


PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2005, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS

ABSTAIN: SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: 
County Counsel

Copies to: Planning
Public Works
County Counsel

**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

APPLICATION NO.: NIA

ASSESSOR PARCEL NO.: NIA

PROJECT LOCATION: County-wide

PROJECT DESCRIPTION: Amend County Code Section 9.70.480 regarding vehicle movement restrictions on County maintained roads and County Code Sections 13.10.552, 13.10.553, 13.10.554, and 13.10.684 regarding parking and other requirements for mobile homes in mobile home parks.

APPLICANT: County of Santa Cruz

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- E. ☒ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15061(b)(3).
- C. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 17. Open Space Contracts or Easements |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 18. Designation of Wilderness Areas |
| <input type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |

E. ☐ Lead Agency Other Than County: _____

STAFF PLANNER: _____

Steven Guiney
Steven Guiney

DATE: 12-21-04

Summary of comments and action on item II.b, Mobilehome Parking – Proposed Ordinance, of the Mobile Home Commission meeting of January 27, 2005

Commissioner Lerno suggested that the mobile home park management be required to notify the County when a park resident wants to install a replacement mobile home.

A mobile home park dealer questioned why there would ever be a need for 3 spaces for senior only parks. Seniors usually have only one car so they don't need more than 1 or 2 spaces.

There was general discussion of that point and mention that if there were a caregiver, that person would also need a parking space. Perhaps that could be in guest parking.

Supervisor Beautz pointed out that if the senior park, with reduce parking, went to an all-age park, then there would be parking problems. She suggested that if senior only parks were to have a reduced parking standard, then perhaps they should have a deed restriction that forever prohibits conversion to an all-age park so that we don't end up with an all-age park that lacks the needed parking.

At least one resident spoke in agreement with Supervisor Beautz

At least one resident stated that the parking should not be based on size, but should stay based on bedrooms.

Commissioner Brocklebank spoke about her experience with the size of replacement mobile homes and that a double-wide mobile home 28 feet wide and 42 feet long equals 1,344 square feet – a lot of room.

Supervisor Beautz stated that if mobile home park management cooperated with the County and informed the County when a replacement mobile home is coming in, the County could work with that and we might not need these regulations.

There were questions about what would happen when there is only one existing parking space and more would be needed or when there physically is not room to create more parking. Staff and Commissioners responded that that could be handled through the exception process.

A mobile home dealer stated that last year there were 205 mobile homes (in 350 sections) transported over County roads. Why should the transporter be responsible for enforcing these regulations?

A mobile home dealer stated the cost of the permits would be passed on to the mobile home owner and would cost them an extra \$2,000.00 to \$3,000.00 and could extend the time an owner is living somewhere else while waiting for the new mobile home.

Ramps, when needed, and handicap parking might prove to be an "exception".

**Comments from January 27, 2005
Mobile Home Commission meeting
On proposed changes to mobile home park regulations**

Re: caretakers in senior parks: it was also mentioned that if a caretaker was necessary, then the resident would probably not be driving and a parking space shouldn't be required for them.

Required parking would eliminate storage sheds.

New, larger homes are the wave of the future and improve the standard of living in parks.

How many parking complaints are there? Are there just a few squeaky wheels?

Can the proposed changes be put to a vote of the mobile home park residents?

Has the county visited parks and taken a car/space count?

Large homes "just look large" compared to older homes which are 700 square feet.

Commissioner Brocklebank moved that the MHC recommend that the ordinance as written go forward to the Planning Commission with a recommendation for approval. Commissioner Paul Henry seconded. The motion passed 5-0.

Gary Cantara

From: PLN AgendaMail
Sent: Tuesday, January 11, 2005 2:20 PM
To: PLN AgendaMail
Subject: Agenda Comments

Meeting Type : Planning
Commission

Meeting **Date** : 1/12/2005

Item Number : 14.00

Name : Dan Caudle

Email : Caudle@californiahomesrealty.com

Address : P.O. Box 1452
Capitola, Ca 95010

Phone : 831-464-1671

Comments :

Mobile homes and manufactured homes are the last of the affordable housing in the county of Santa Cruz. We must keep it affordable. The old homes are 30 something years old, many of the homes have aluminum wire in them and are fire hazard. The State regulates the size that can go on to a space in a mobile home park. The parks deal with the parking issues. Keep the planning dept. out of the mobile home parks. Let the low income people of Santa Cruz live in safe comfortable homes.

Thank You

Dan Caudle
Broker / CEO
California Homes Realty

Tom Burns

From: Ray Schmitt [ray@chshomes.net]
Sent: Tuesday, January 04, 2005 10:22 AM
To: Tom Burns
Subject: Proposed Mobile Home parking standards

Importance: High

Dear Mr. Burns and members of the Planning Commission,

I would like these comments read into the public record at the scheduled hearing Jan. 12 about Mobile Home Parking Standards.

While recognizing the problem the Planning Department is trying to address about parking issues, I wish to strongly object to the round about way of trying to address this issue by interfering with the transportation of manufactured homes anywhere in the county. As a manufactured home dealer that sites 99.9% of our homes on private property (not in parks) I do not want to burden my customers, transporters, or myself with additional permitting processes that are trying to resolve an issue that has absolutely nothing to do with us. This is a land use issue, not a transportation issue and I think that this proposed change in your ordinance will interfere with our commerce, which I believe is a legal issue to look into.

Having been in the construction and development field for many years, I believe this type of "backdoor" answer to solving planning issues will have unintended consequences that we can't discern at this time and it also opens a door to a slippery slope of solving future problems on the backs of citizens not even involved adding undue effort, expense and bureaucracy. I urge you to reconsider and fight your battle with the people involved, the owners of the parks and their tenants, using or modifying your use permit process rather than extending the tentacles of bureaucracy further into the Private sector. If there are problems with dealing with the State HCD, then this is a problem that needs to be resolved. I don't think that this parking issue will be the last time that the two jurisdictions will need to work in concert. To me, this solution proposed is a dysfunctional reaction to a real problem that this parking issue brings up, putting the burden unfairly on dealers and transporters who have nothing to do with the issue at hand.

At the very least, if you are intent on following this course of action, do not put the onus on all transporters. It would be very easy for the Public Works department to have a list of the addresses of mobile home parks and then to notify those wishing to obtain a permit to deliver to these addresses the necessity of having a clearance from the planning department, otherwise it should be business as usual. Ideally, this should be a requirement of the owner who wishes to replace the home before purchase. The owner of a home needs permission from the park owner (who, by the way, has a use permit) before replacement- this is where I think the County needs to enforce the action. Park owners should be required to notify owners of this requirement before replacement and this is where enforcement should take place. Ultimately, property owners are responsible for their property conforming to use and planning codes, not ancillary businesses.

Please consider my arguments before adding another layer of bureaucracy to our lives.

Sincerely,

Ray Schmitt
Coastal Home Solutions, Inc.