

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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**W13a**

Prepared August 20, 2003 (for September 10, 2003 hearing)

**To:** Commissioners and Interested Persons

RECORD PACKET COPY

**From:** Diane Landry, District Manager  
Dan Carl, Coastal Planner

**Subject:** Santa Cruz County LCP Amendment Number 1-03 Part 3 (Mobilehome Regulations).  
Executive Director's determination that the amendment is de minimis to be reported to the California Coastal Commission at its September 10, 2003 meeting to take place at the Eureka Inn, 518 Seventh Street, in Eureka.

## 1. Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program (LCP) zoning code (only) to limit mobile homes to 17 feet in height and one-story, and to require additional parking spaces for 3 (or more) bedroom mobile homes (see exhibit A for the proposed changes). These proposed changes would apply to mobile home parks in the coastal zone (see exhibit B for a map of these locations).

The purpose of this notice is to advise interested parties of the Executive Director's determination that this proposed LCP amendment is de minimis.

## 2. De Minimis LCP Amendment Determination

Pursuant to Coastal Act Section 30514(d), the Executive Director may determine that a proposed LCP amendment is "de minimis." In order to qualify as a de minimis amendment, the amendment must meet the following three criteria:

1. The Executive Director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, and that it is consistent with the policies of Chapter 3;
2. The local government provides public notice of the proposed amendment at least 21 days prior to submitting the amendment to the Commission, by one of the following methods: posting on-site and off-site in the affected area, newspaper publication, or direct mailing to owners and occupants of contiguous property; and
3. The amendment does not propose any change in use of land or water or allowable use of property.

If the Executive Director determines that an amendment is de minimis, that determination must be reported to the Commission. If three or more commissioners object to the de minimis determination, the



**California Coastal Commission**

**September Meeting in Eureka**

Staff: D. Carl Approved by: *DC*

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amendment shall be set for public hearing; if three or more commissioners do not object to the de minimis determination, then the amendment is deemed approved, and it becomes a certified part of the LCP 10 days after the date of the Commission meeting. In this case, on September 20, 2003.

Each of the de minimis criteria is discussed briefly below:

1. **No impact to coastal resources and consistency with Chapter 3 of the Coastal Act:** Mobile home parks in Santa Cruz county have historically consisted of single story mobile homes and accessory structures, but to date the County's LCP hasn't included a specific limitation to this effect. The County's proposal to so limit their height and number of stories will ensure that new and replacement mobile home structures maintain the existing character of these residential neighborhoods. The complementary proposed parking requirements update mobile home parking requirements for 3 or more bedroom units to match the standards required of other housing stock in the County. This will help to ensure that such uses include adequate parking and that public on-street parking areas, including public access areas, are not unduly impacted by residential parking demands. See proposed changes in exhibit A. These changes will affect a few scattered mobile home parks within the County's coastal zone (see exhibit B).

The proposed changes will reduce potential impacts on coastal resources. Thus, the proposal will not have an impact, either individually or cumulatively, on coastal resources, and it is consistent with the policies of Chapter 3 of the Coastal Act.

2. **Provision of public notice:** The County provided public notice in advance of both the Planning Commission hearing (held on October 23, 2002) and the Board of Supervisor's hearing (held on February 4, 2003). For the Planning Commission hearing, notices were mailed to interested parties on October 4, 2002 and newspaper advertisement notice was done on October 13, 2002. For the Board hearing, notices were mailed to interested parties on January 13, 2003 and newspaper advertisement notice was done on January 25, 2003. In addition, the proposed text was made available in advance at the Planning Department front counter (in advance of County hearings on October 15, 2002 and January 31, 2003), at office of the Clerk of the Board (on January 31, 2003), and at the Santa Cruz County library (on January 31, 2003); the text was also made available on the County's website in advance of the Board hearing. The amendment submittal was subsequently received by Commission staff on May 2, 2003, thus satisfying the 21 day requirement.
3. **No change in use of land or allowable use of property:** No change in use is proposed by this amendment.

The Executive Director will report this de minimis determination, and any comments received on it, to the Coastal Commission at its September 10, 2003 meeting at the Eureka Inn, 518 Seventh Street, in Eureka. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Dan Carl at the Central Coast District Office in Santa Cruz. If you wish to comment on the proposed de minimis amendment determination, please do so by September 5, 2003.



### 3. Procedural Note

This proposed LCP amendment was filed on August 5, 2003. Pursuant to Coastal Act Section 30513, the Commission must act on it within 60 days of the day it was filed; 60 days from August 5, 2003 is October 4, 2003. October 4, 2003 is before the Commission's next scheduled meeting in October. Coastal Act Section 30513 provides that the amendment is deemed approved and certified by the Commission if action is not taken within the applicable time frame. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 60-day time limit for a period not to exceed one year. Therefore, if three or more commissioners object to the de minimis determination, and this item is to be held over for a subsequent public hearing, then the Commission will need to extend the deadline for Commission action by one-year or have the ordinance be approved and certified as submitted. Thus, in the event that three or more commissioners object to this de minimis determination, Staff recommends that the Commission extend the deadline for Commission action by one year (i.e., to October 4, 2004). The following motion is provided only for this contingency (and is not applicable otherwise):

**Motion.** I move that the Commission extend the 60-day time limit to act on Santa Cruz County Local Coastal Program Major Amendment Number 1-03 Part 3 by a period of one year.

**Staff Recommendation.** Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

#### Exhibits:

Exhibit A: Proposed LCP Zoning Code Text

Exhibit B: Mobile Home Parks in the Coastal Zone



**Strike through underline copy of Sections 13.10.458,  
13.10.552, and 13.10.684**

Language proposed to be deleted shown ~~struck through~~,  
language proposed to be added shown underlined

**Section 13.10.458. Use and development standards in the Mobile Home Park "MH" 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 mobile home or accessory building shall not exceed one story or seventeen feet in height unless an exception is granted pursuant to subsection (f) of Section 13.10.684. Each mobile home installed on or after March 8, 2003 outside the California coastal zone and each mobile home installed on or after the date this section is certified by the California Coastal Commission shall be required to meet the off-street parking requirements of County Code Section 13.10.552. 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.

**Section 13.10.552. Schedule of offstreet parking space requirements.**

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

**1. Resident Parking.**

	SFDs	MFDs	MOBILE- HOMES
1 bedroom	2 spaces	2 spaces	2 spaces
2 bedrooms	3 spaces	2.5 spaces	2 spaces
3 bedrooms	3 spaces	2.5 spaces	<del>2</del> <u>3</u> spaces
4 bedrooms	3 spaces	3 spaces	<del>2</del> <u>3</u> spaces
Add. bed.	1 space ea.	.5 space ea.	<del>N/A</del> <u>1 space each</u>

**CCC Exhibit A**  
**(page 1 of 5 pages)**

#### **Section 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 3. 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 of~~ Regulations. 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; and
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~~ this code, subject to the following exception: Any use allowed in any residential or "C-1" 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 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 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.

(ii) Minimum yard requirements around individual mobile homes, accessory buildings, carports and awnings shall be determined by California Administrative Code of Regulations, 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 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. ~~There shall be two~~ Off-street parking spaces for every mobile home shall be provided in accordance with County Code Section 13.10.552 on the site of the unit. 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. 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 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.

8 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.

9 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.

10 9. 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 one thousand (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 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.

~~12~~ 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.

~~13~~ 12. 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 vehicles.

~~14~~ 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 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~~ 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.

~~16~~ 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 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;
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 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.



