

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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SANTA CRUZ, CA 95060
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W5a

Prepared July 21, 2005 (for August 10, 2005 Hearing)

To: Commissioners and Interested Persons

RECORD PACKET COPY

From: Charles Lester, Central Coast District Deputy Director
Dan Carl, Coastal Planner

Subject: Santa Cruz County LCP Minor Amendment Number 1-05 (Mobile Home Parking Standards)

Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program (LCP) to make minor modifications to the LCP's standards for parking within mobile home parks. Specifically, the County proposes changes to LCP Zoning Code Sections 13.10.552, 13.10.553, 13.10.554, and 13.10.684. The proposed changes would apply throughout the County. See exhibit A for a map showing the County's location, and exhibit B for the County's proposed LCP changes.

Minor LCP Amendment Determination

California Code of Regulations (CCR) Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.

The existing County LCP allows for mobile home parks subject to certain criteria, and subject to certain parking requirements. The proposed amendment provides more specific detail with respect to the required number of parking spaces in mobile home parks. The changes proposed should help to ensure that adequate parking is provided within mobile home parks. The effect will be help ensure that mobile homes do not adversely impact parking availability in the coastal areas within which they are sited, thus protecting public parking access in this regard.

CCR Section 13555 provides that the Executive Director can make determinations on whether a proposed LCP amendment is "minor." The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Sections 13554(a).

Coastal Commission Concurrence

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal

**California Coastal Commission****August 2005 Meeting in Costa Mesa**Staff: D. Carl Approved by: *C.F.L. 7/21/05*

SCO LCPA 1-05 (Mobile Home Parking Standards) strfpt 8.10.2005.doc

Commission at its August 10, 2005 meeting at the Westin South Coast Plaza located at 686 Anton Boulevard in Costa Mesa. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

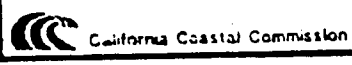
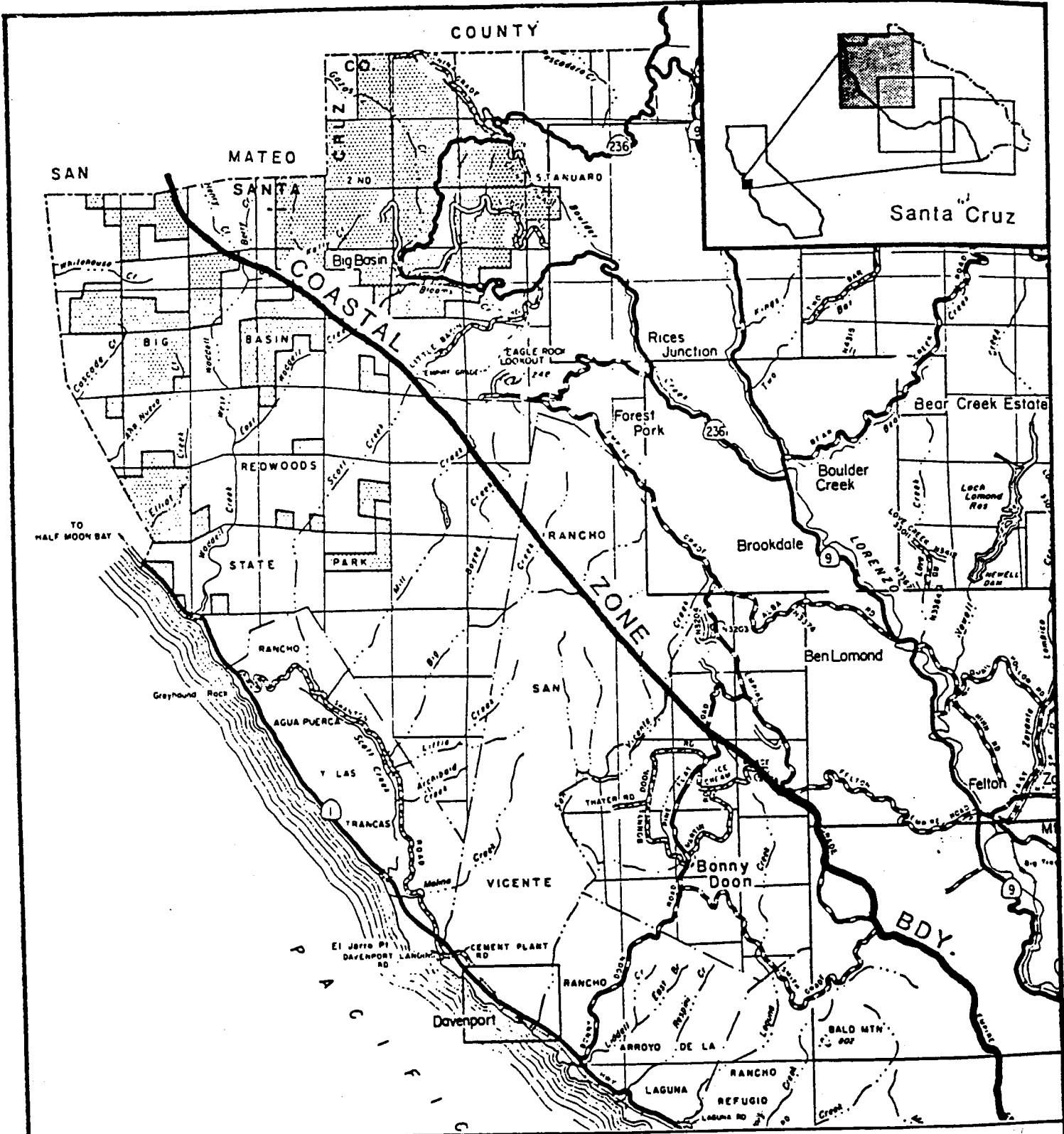
For further information regarding the proposed LCP amendment or the Commission's procedures, please contact Dan Carl in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. Objections to the proposed minor LCP amendment should be submitted in writing by August 5, 2005.

Exhibits:

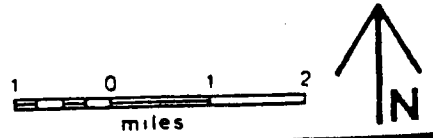
Exhibit A: Santa Cruz County Location Map

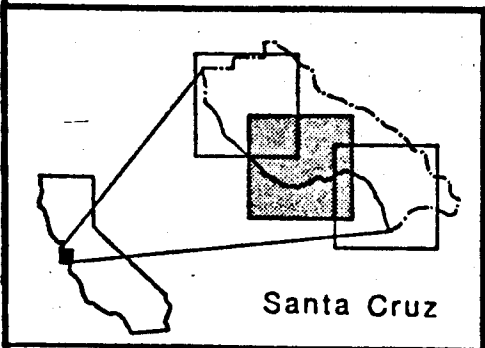
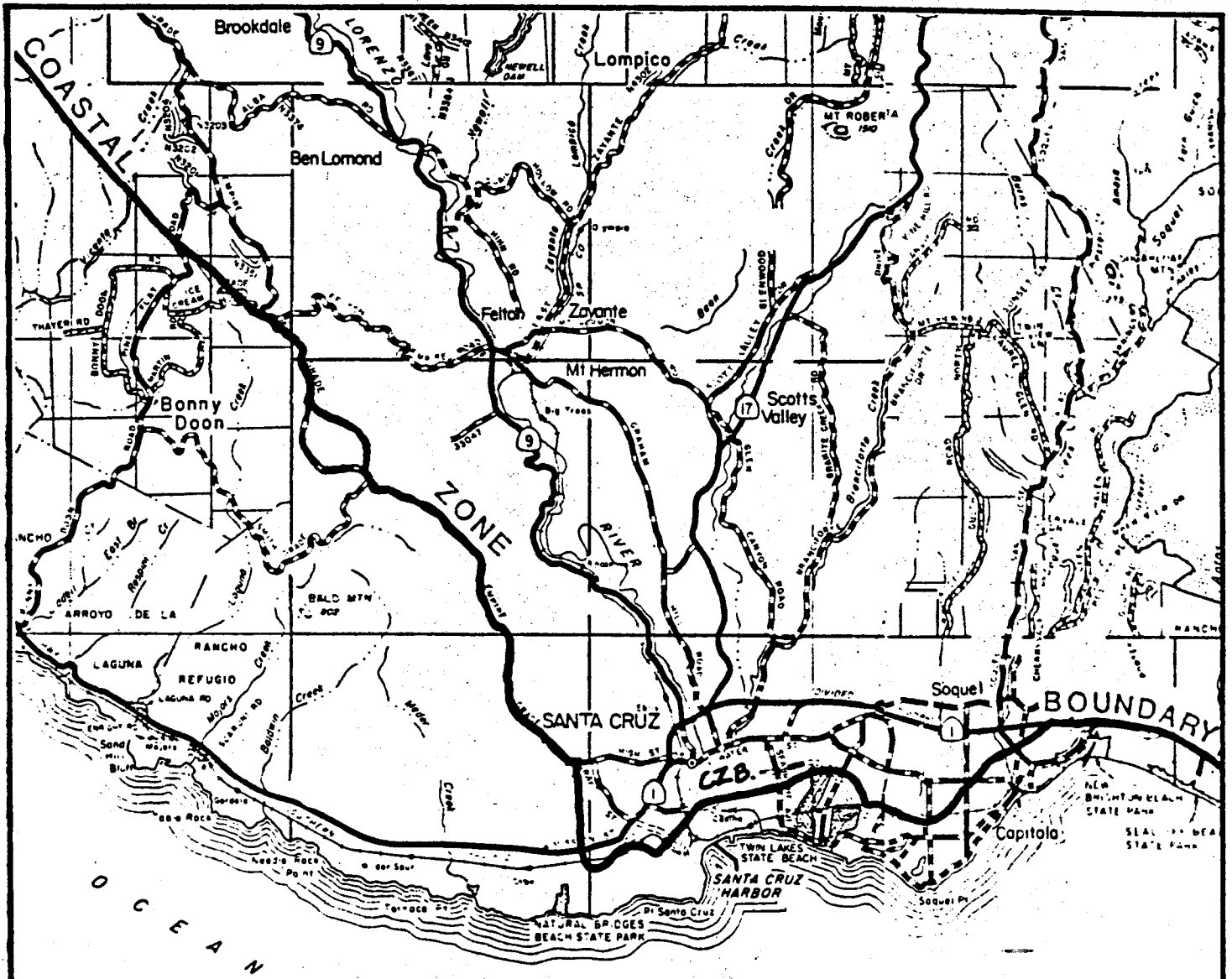
Exhibit B: Proposed LCP Changes





LOCATION MAP





 California Coastal Commission

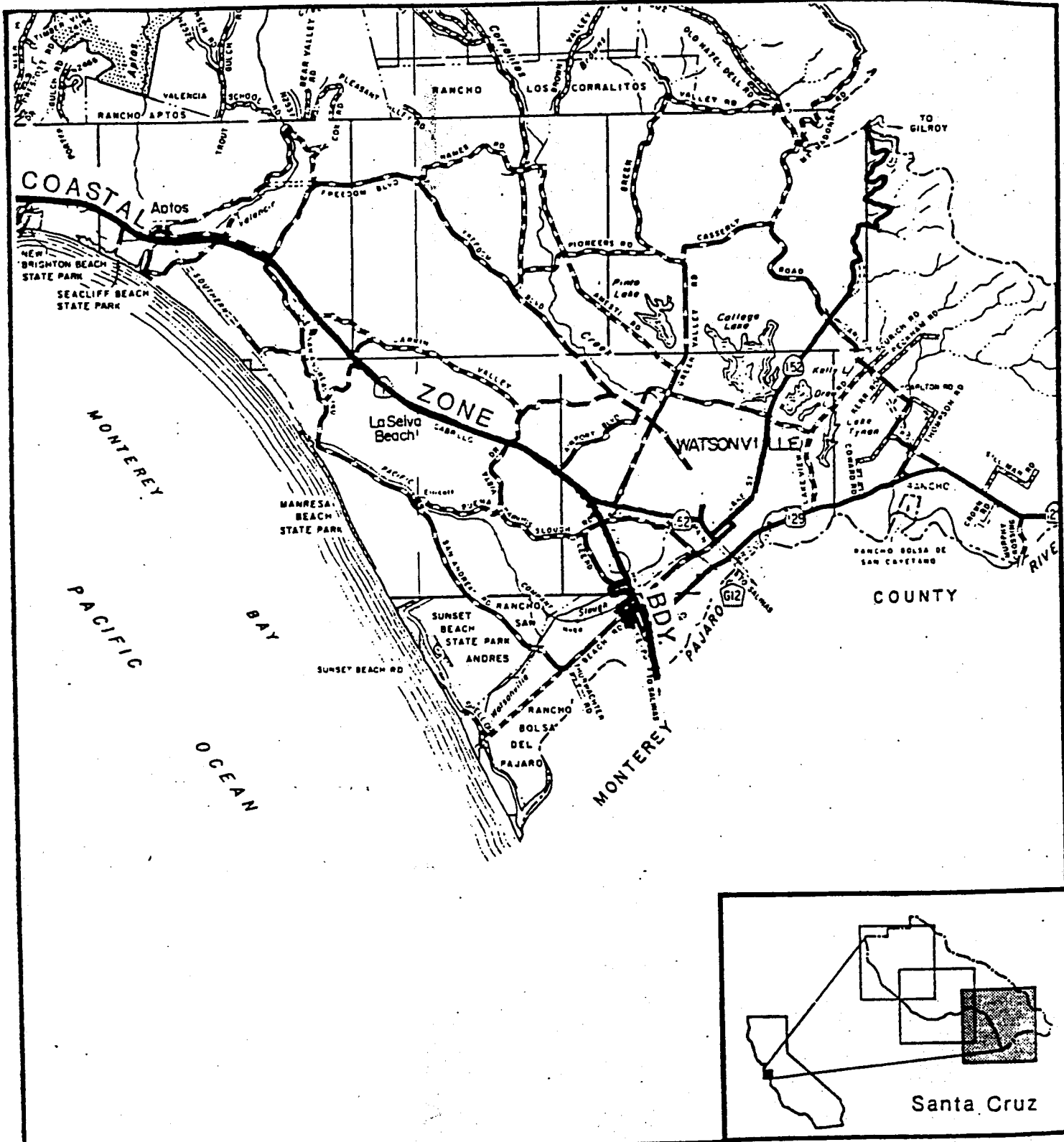
LOCATION MAP



County of Santa Cruz

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 California Coastal Commission

LOCATION MAP



County of Santa Cruz

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ORDINANCE NO. _____

**ORDINANCE 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 Sections 13.10.552, 13.10.553, 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.
3. 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.
4. The proposed amendments to County Code Sections 13.10.552, 13.10.553, 13.10.554, and 13.10.684 are consistent with the policies of the General Plan and Local Coastal Program.
5. The proposed amendments to County Code Sections 13.10.552, 13.10.553, 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.

NOTE: CHANGES SHOWN AS CROSS-THROUGH AND HIGHLIGHT.

SECTION III

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 pursuant to Section 13.10.682	MFDs Parking Spaces Required for Multi-Family Dwellings	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	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
1,570 sq ft. or less	2
Greater than 1,570 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 larger 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 Multi-Family Residential Developments. In addition to providing the requirement amount of residential parking, additional,

separate guest parking shall be provided, in an amount equal to twenty (20) percent of the required resident parking, for all multi-family 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 this 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 Residential 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

47. Second Units. One parking space is required for each bedroom in a second unit.

SECTION IV

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 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 V

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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 than 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 VI

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 ~~13.10.552~~ 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 varied. The development of an independent water

owner of the mobile home being replaced, 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 VIII

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

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning
Public Works
County Counsel

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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.

In making its decision whether to approve an exception for an individual space, the approving body shall take into consideration factors such as the availability of parking within the mobile home park, even if such parking is not adjacent to the affected mobile home.

SECTION VII

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