



**BOARD OF SUPERVISORS  
AGENDA LETTER**

Agenda Number:

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Submitted on:  
(COB Stamp)

**Department Name:** Planning and Development  
**Department No.:** 53  
**For Agenda Of:** December 10, 2024  
**Placement:** Departmental  
**Estimated Time:** 30 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4/5

**TO:** Board of Supervisors

**FROM:** Department Director(s): Lisa Plowman, Director of Planning and Development Lisa Plowman  
Contact Info: Lisa Plowman, Director (805) 568-2086 Jeff Wilson, Assistant Director (805) 934-6559

Digitally signed by Lisa Plowman  
DN: cn=Lisa Plowman, ou=Planning & Development, ou=1000,  
email=plowman@co.santa-barbara.ca.us, c=US  
Date: 2024.11.25 17:10:32 -0800

**SUBJECT:** Senior Mobile Home Park Conversion Interim Urgency Ordinance Extension

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- a) Receive, file, and issue this report that describes the measures taken to alleviate the conditions which led to the adoption of the Senior Mobile Home Park Conversion Interim Urgency Ordinance, pursuant to Government Code Section 65858(d).
- b) Adopt an urgency ordinance extending the Senior Mobile Home Park Conversion Interim Urgency Ordinance by 10 months and 15 days to October 25, 2025, thereby extending the temporary moratorium on the conversion of senior mobile home and age-restricted parks to all-age mobile home parks (Attachment 1).
- c) Determine that the extension to the Senior Mobile Home Park Conversion Interim Urgency Ordinance is not subject to the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) as it has no potential for causing a significant impact on the environment (Attachment 2).

- d) Direct staff to return to the Board of Supervisors 10 days prior to the expiration of the interim urgency ordinance, or at the adoption of a superseding ordinance, to provide a report that describes the measures taken to alleviate the condition which led to the extension of the Senior Mobile Home Park Interim Urgency Ordinance, pursuant to Government Code Section 65858(d).

**Summary:**

At the November 5, 2024, hearing, the Board of Supervisors adopted the Senior Mobile Home Park Conversion Interim Urgency Ordinance which established a moratorium to prohibit the conversion of senior or age-restricted mobile home parks to all-age mobile home parks, as defined in the ordinance, for a 45 day time-period.

The purpose of the Senior Mobile Home Park Conversion Interim Urgency Ordinance is to protect against a current and immediate threat to public health, safety, and welfare while the County considers regulations related to establishing a senior mobile home park overlay or similar regulations to address the conversion of senior mobile home parks to all-age mobile home parks.

Government Code Section 65858(d) requires that the Board issue a written report at least 10 days prior to the expiration date, which describes the measures taken to alleviate the conditions which led to the adoption of the Senior Mobile Home Park Conversion Interim Urgency Ordinance. This letter serves as the required report.

The measures that have been taken to date to begin to alleviate the conditions resulting in the November 5<sup>th</sup>, 2024 urgency ordinance adoption are as follows:

- 1) The Planning and Development Department is in the process of updating a GIS based database on mobile home parks to assist in determining the locations of potential Senior Mobile Home Park Overlays and the rezoning of mobile home parks, if necessary.
- 2) The Planning and Development Department has continued research on potential ordinance amendments and regulations to establish a Senior Mobile Home Park Overlay.
- 3) The Planning and Development Department continues to research the effectiveness of the development of an overlay and other tools, such as rezones, for the preservation, protection, and prevention of the redevelopment of mobile home parks as well as preserving the housing stock for senior citizens.

In addition, the Planning and Development Department staff has identified the following tasks to be taken to continue to alleviate the conditions resulting in the November 5, 2024, urgency ordinance adoption.

- 1) Continue researching ordinance language for the establishment of a Senior Mobile Home Park Overlay
- 2) Continue researching the current zoning regulations to determine whether existing mobile home parks should be changed to a Mobile Home Park (MHP) zoning designation if not currently zoned MHP.
- 3) Continue to evaluate and examine the effectiveness of an overlay, to preserve affordable housing stock and to prevent the redevelopment of mobile home parks.
- 4) Prepare a draft ordinance to establish a Senior Mobile Home Park Overlay and identify any sites to be rezone MHP, if necessary.

- 5) Evaluate what environmental analysis pursuant to the California Environmental Quality Act for the ordinance amendments and rezones is required.
- 6) Present the draft ordinance and rezones of the sites as well as any corresponding general plan designation amendments to the County Planning Commission for their recommendations to the Board of Supervisors and present it to the Board of Supervisors for adoption.

Without further action, the Senior Mobile Home Park Conversion Interim Urgency Ordinance will expire on December 20, 2024. The Board may extend the urgency ordinance by 15 months and 10 days to October 25, 2025, pursuant to Government Code Section 65858 (a). This time extension will allow staff sufficient time to analyze and prepare necessary regulations.

**Fiscal Analysis:**

The development of an interim urgency ordinance and ordinance amendments related to a Mobile Home Park Overlay are not listed in the Long Range Planning work program for this fiscal year approved by the Board on April 2, 2024.

- During the hearings on the work program, the Board directed Planning and Development to postpone work on the proposed short-term rental ordinance in the coastal zone in order to allocate resources for the ongoing amendments to the cannabis regulations. The ordinance amendments for the cannabis regulations are scheduled to be heard by the Board in the first quarter of 2025.
- On November 5<sup>th</sup>, the Board directed staff to further delay the short-term rental ordinance until fiscal year 2025-2026 thereby creating capacity within the current work program to prepare a Mobile Home Park Overlay and related ordinance amendments for decision maker hearings.

**Special Instructions to Clerk of the Board:**

Planning and Development will fulfill noticing requirements. The Clerk of the Board shall provide a copy of the executed Ordinance and Board Minute Order(s) to Planning and Development Attn: David Villalobos.

**Attachments:**

Attachment 1 – Extension of Senior Mobile Home Park Conversion Interim Urgency Ordinance

Attachment 2 - Notice of Exemption

Attachment 3 – Adopted Senior Mobile Home Park Conversion Interim Urgency Ordinance, Nov. 5, 2024

Attachment 4 – Board Agenda Letter, dated November 5, 2024, 45 Day Senior Mobile Home Park Conversion Interim Urgency Ordinance

Attachment 5 - Board Agenda Letter, dated October 8, 2024, Discussion of Mobile Home Parks and Potential Overlays

Attachment 6 - Presentation - Mobile Home Parks Board Of Supervisor Hearing October 8, 2024

**Authored by: Jeff Wilson, Assistant Director of Planning and Development Department**