

Conversion of Senior Mobile Home Park Interim Urgency Ordinance

Board of Supervisor Hearing
12/10/2024

Planning and Development Department



Background

November 5, 2024 BOS Hearing –

- Adopted Senior Mobile Home Park Interim Urgency Ordinance
 - Established a moratorium to prohibit the conversion of Senior Mobile Home Parks and age restricted mobile home parks to all-age mobile home parks.
 - Effective for 45 days – Expires December 20, 2024



Extension of Interim Urgency Ordinance

- Government Code Section 65858
 - Provides for two extensions
 - 1st extension – 10 months 15 days
 - 2nd extension – 12 months
- Government Code Section 65858 (d)
 - Prior to the expiration or extension of an interim ordinance
 - Issue a written report describing measures taken to alleviate the conditions that led to the adoption of the ordinance



Expiration or Extending

- On 11/5/24 the Board direct staff to return on 12/10/2024 to with a report and request to extend the ordinance for 10 months and 15 days.
 - Expires October 25, 2025
- Report includes measures taken to date and a request to allow more time for the preparation of necessary ordinances and sound regulations



Measures Taken

- P&D 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.
- P&D has continued research on potential ordinance amendments and regulations to establish a Senior Mobile Home Park Overlay.
- P&D continues to research the effectiveness 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.



Next Steps

- Continue researching ordinance language for the establishment of a Senior Mobile Home Park Overlay
- 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.
- Continue to evaluate and examine the effectiveness of an overlay, to preserve affordable housing stock and to prevent the redevelopment of mobile home parks.
- Prepare a draft ordinance to establish a Senior Mobile Home Park Overlay and identify any sites to be rezone MHP, if necessary.



Next Steps Cont.

- Evaluate what environmental analysis pursuant to the California Environmental Quality Act for the ordinance amendments and rezones is required.
- 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.



Recommended Actions

- 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).

