



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.: 053
Agenda Date: July 15, 2025
Placement: Departmental Agenda
Estimated Time: 1 hour 15 minutes
Continued Item: No
If Yes, date from: <Insert Date>
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Lisa Plowman, Planning Director
Contact: Alex Tuttle, Deputy Director
SUBJECT: Senior Mobile Home Park Overlay Ordinance Amendments Project

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors consider the recommendations of the County Planning Commission, follow the procedures outlined below, and approve Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002 to adopt the Senior Mobile Home Park Overlay Ordinance Amendments Project, and take the following actions:

- a) Receive, file, and issue this report that describes the measures taken to alleviate the conditions which led to the extension of the Senior Mobile Home Park Interim Urgency Ordinance, pursuant to Government Code Section 65858(d).
- b) Make the required findings for approval, including the California Environmental Quality Act findings (Attachment A).
- c) Determine that Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002 are exempt from the provisions of the California Environmental Quality Act pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3) and 15265 (Attachment B).
- d) Approve the Senior Mobile Home Park Overlay Ordinance Amendments Project by taking the following actions:
 - i) Adopt a resolution amending the maps of the Land Use Element (Case No. 25GPA-00002), including land use designation changes for certain parcels, as applicable, of the Santa Barbara County Comprehensive Plan (Attachment C);
 - ii) Adopt an ordinance amending the Santa Barbara County Land Use and Development Code (Case No. 25ORD-00003), of Chapter 35, Zoning, of the Santa Barbara County

- Code, to add the Senior Mobile Home Park overlay zone and the Mobile Home Park overlay zone (Attachment D);
- iii) Adopt an ordinance amending Article II Coastal Zoning Ordinance (Case No. 25ORD-00004) of Chapter 35, Zoning, of the Santa Barbara County Code to add the Senior Mobile Home Park overlay zone and the Mobile Home Park overlay zone (Attachment E);
 - iv) Adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code (Case No. 25RZN-00001), to amend the Summerland Community Plan Zoning Overlay Map by adding a new Mobile Home Park overlay zone (Attachment F); and
 - v) Adopt an ordinance amending the Santa Barbara County Land Use and Development Code (Case No. 25RZN-00002), of Chapter 35, Zoning, of the Santa Barbara County Code, to amend the county zoning map by adding a new Senior Mobile Home Park overlay zone and a new Mobile Home Park overlay zone and rezoning certain parcels (Attachment G).
- e) Adopt a resolution authorizing submittal of the Senior Mobile Home Park Overlay Ordinance Amendments Project to the California Coastal Commission for certification as an amendment to the Santa Barbara County Local Coastal Program (Attachment H).
 - f) Direct the Planning & Development Department to transmit the adopted resolution to the Executive Director of the California Coastal Commission.

Summary Text:

The County of Santa Barbara (County) proposes to adopt the Senior Mobile Home Park Overlay Ordinance Amendments Project (Project). The purpose of the proposed Project is to create two new zoning overlays for mobile home parks to be applied in the inland and coastal areas of the county. A new Mobile Home Park overlay would be applied to existing all-ages mobile home parks within the unincorporated county, and a new Senior Mobile Home Park overlay would be applied to existing senior mobile home parks. The primary goals of the project are to preserve existing mobile home parks and to prevent the conversion of senior mobile home parks to all-ages mobile home parks.

Discussion:

The Project proposes two new zoning overlays for mobile home parks, to apply those overlays to a combined 19 mobile home parks, and to change land use and zoning designations for two mobile home parks to improve consistency with existing land uses.

Zoning Overlays

Mobile Home Park Overlay: The purpose and intent of the proposed Mobile Home Park overlay is to promote the continued use of mobile homes and manufactured homes in the unincorporated County as an accessible housing option for households of all income levels. The overlay intends to respect the interests of tenants and owners of mobile home parks in maintaining parks of desirable character, stable operation, and economic viability. The overlay establishes that for all land in the unincorporated County occupied by mobile home parks, and as long as this ordinance is in effect, mobile home parks shall be the primary land use allowed.

Senior Mobile Home Park Overlay: The purpose and intent of the Senior Mobile Home Park overlay is to preserve a significant source of affordable, senior housing by ensuring that senior mobile home parks within the unincorporated area remain predominantly available to seniors and are not converted to allow occupancy by persons of all ages. Consistent with federal housing laws which

provide specific exemptions for senior housing that allow for age restrictions in occupancy, the Senior Mobile Home Park overlay establishes an age requirement: that 80 percent of occupied units be occupied by at least one person aged 55 years or older as their primary residence. The proposed overlay also includes age verification requirements to be completed by the mobile home park owner or operator and reported to the County every two years. Finally, the overlay adds requirements for including “Senior Mobile Home Park” and the age requirement in signage, advertising, rental agreements, and leases.

Application of Zoning Overlays

There are 11 senior mobile home parks proposed for inclusion in the Senior Mobile Home Park Overlay and eight all-ages mobile home parks proposed for inclusion in the Mobile Home Park Overlay. Table 1 in Attachment I lists the mobile home parks proposed for inclusion in each of the two overlays. Attachment J presents maps of each mobile home park with the corresponding overlay. An interactive online map also presents this information <https://arcg.is/0vvWOD>. Table 1 in Attachment I also includes the existing and proposed land use and zoning for each mobile home park and the Board of Supervisors District in which they are located.

There are two existing mobile home parks; Poppy Metail and Trailer Park (4197 State Street, Santa Barbara) and Orcutt Trailer Park (100 Union Avenue, Orcutt), which staff determined are not candidates for the application of an overlay based on surrounding and site-specific zoning, site conditions, and existing development.

Land Use and Zoning Designations Changes

Table 1 below includes a brief description of the proposed land use and zoning consistency changes for two mobile home parks: New Cuyama Trailer Park and Saint Marie Mobile Home Park. Currently, these mobile home parks do not comply with their zoning and land use designations. The proposed changes will update the zoning and land use designations to align with the existing mobile home parks. To facilitate the changes for New Cuyama Trailer Park, staff proposes to expand the existing Ranchoil Existing Developed Rural Neighborhood (EDRN) to include the New Cuyama Trailer Park. Attachments C, Exhibit 1 and G, Exhibit 1 include maps depicting the proposed zoning and land use designation changes for the New Cuyama Trailer Park and Saint Marie Mobile Home Park.

Table 1: Proposed Consistency Changes for Mobile Home Parks in Unincorporated Santa Barbara County

Site Name and Address	Proposed Overlay	Proposed Consistency Changes
New Cuyama Trailer Park 5795 Hwy 166, New Cuyama, CA 93254	Senior Mobile Home Park	Change zoning from Agriculture (AG-II-100) to Mobile Home Park (MHP); change land use designation from Agriculture (A-II-100) to Residential (RES-12.3); and include parcels within the existing Ranchoil Existing Developed Rural Neighborhood (EDRN).
Saint Marie Mobile Home Park 1380 W. Main St, Santa Maria, CA 93458	Mobile Home Park	Change zoning from Service Commercial (C-S) to Mobile Home Park (MHP); and change land use designation from Service Commercial (S) to Residential (RES-20.0).

Background:

Currently, the County does not have any regulations that govern the conversion of senior mobile home parks to all-ages mobile home parks. Senior mobile home parks represent one of the few unsubsidized affordable housing options that permit exclusive residence in a detached dwelling by those individuals over the age of 55 years. In addition, the preservation of affordable housing and providing for the needs of seniors are both key provisions of the County's 2023-2031 Housing Element. The 19 mobile home parks proposed for inclusion in a mobile home park overlay zone provide a total of 2,383 spaces for mobile homes, 1,865 of which are located in the 11 senior mobile home parks.

Interim Urgency Ordinance

During general public comment at Board hearings on August 20, 2024, and September 17, 2024, residents of mobile home parks asked the Board to pursue a moratorium to prevent the conversion of senior mobile home parks to all ages until an overlay could be developed to preserve the existing senior only restrictions. At a Board hearing on October 8, 2024, the Board directed staff to 1) develop a temporary moratorium to prevent these conversions and 2) to develop an ordinance to implement a senior mobile home park overlay zone and to evaluate creating an overlay to protect all mobile home parks from redevelopment to non-mobile home uses and/or rezoning those parks not currently zoned with a mobile home park zoning designation.

On November 5, 2024, the Board considered and adopted an interim urgency ordinance prohibiting the conversion of senior mobile home parks to all-ages parks, pursuant to Government Code Section 65858, within the unincorporated areas of Santa Barbara County (Attachment K). On December 10, 2024, the Board extended the urgency ordinance to October 25, 2025, and directed 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.

County Planning Commission Hearing

Staff presented the proposed Project to the County Planning Commission (Commission) in a public hearing on May 7, 2025 (Attachments L-N). The Commission received public comment and recommended minor edits to the Senior Mobile Home Park Overlay to clarify that the mobile home must be the primary residence of the person aged 55 years or older for purposes of meeting the age requirements. Specifically, the Commission recommended adding "and the unit is their primary residence" to Sections 35.28.180.D.1.a. and 35.28.180.E.4. The Commission voted unanimously (5-0) to recommend that the Board adopt the resolutions and ordinances that comprise the proposed Project.

Subsequent to the County Planning Commission hearing, staff reviewed the proposed Senior Mobile Home Park Overlay ordinance sections and noted there are additional ordinance subsections which could benefit from adding the clarifying language recommended by the Commission. Rather than add the Commission suggested language to each individual subsection, staff is recommending adding the following language to the Senior Mobile Home Park Overlay "Applicability" section (LUDC Section 35.28.180.B and Article II Section 35-102.2):

Occupancy. For the purposes of this Section, "occupied by" shall mean it is that person's primary residence.

Additionally, staff proposes to modify the Senior Mobile Home Park definition, as originally presented to the Commission, to reflect the Commission's intent that the mobile home is the primary residence for at least one person aged 55 years or older.

Mobile Home Park, Senior: A mobile home park where at least 80 percent of the occupied spaces or lots are rented or leased to senior citizens for use as their primary residence or has at least one resident at the age of 55 years or ~~greater~~ older and the unit is their primary residence.

Finally, staff is recommending minor edits to remove inconsistent terms such as, "...operative date of the ordinance", and instead use the term "...effective date of the ordinance", which is more commonly used throughout the LUDC and Coastal Zoning Ordinance. These staff recommended minor edits, as discussed above, are incorporated in the proposed LUDC Ordinance amendments (Attachment D) and proposed Coastal Zoning Ordinance amendments (Attachment E).

Fiscal and Facilities Impacts:

Budgeted: Yes

The 2024-25 County Adopted Budget FY 2024-2025, page 321, includes funding for zoning ordinance amendments and maintenance as part of P&D's Long Range Planning Division Budget Program.

The County Adopted Budget FY 2024-2025 does not include funding for the development of the Senior Mobile Home Park Overlay Ordinance. However, on November 5th, 2024, the Board directed staff to further delay the short-term rental ordinance until fiscal year 2025-2026 in favor of completing the Senior Mobile Home Park Overlay Ordinance Amendments Project within the budgeted work program. The time and costs associated with completing this project have been anticipated and included in P&D's Long Range Planning Division 2025-26 annual workplan, that was presented and approved by the Board of Supervisors on April 8, 2025. The 2025-26 County Adopted Budget FY 2025-2026, pages 311-312, includes funding to continue the project through decision maker hearings and California Coastal Commission certification. The staff time in FY 2024-2025 and FY 2025-2026 (until California Coastal Commission certification) are onetime costs and these costs don't exceed the budget.

Long-term implementation of the Senior Mobile Home Park Overlay Ordinance Amendments Project will be funded by a new fee that the department will bring to the Board in fall 2025. Staff estimates a one-hour review period for the age verification materials submitted every two years for each senior mobile home park. The fee will likely be set at a fixed rate of one hour of staff time to cover this anticipated review time. No additional staffing will be required to fulfill this assignment. There are no facilities impacts.

Special Instructions:

The Planning and Development Department will satisfy all noticing requirements.

The Coastal Zoning Ordinance amendments (Case Nos. 25ORD-00004 and 25RZN-00001, Attachments E and F) shall not be sent to Municode for codification until requested by Planning and Development staff.

The Clerk of the Board shall provide copies of the Minute Order and signed resolutions and ordinances to the Planning and Development Department, attention: Lila Spring.

Attachments:

Attachment A. Findings for Approval

Attachment B. Notice of Exemption

Attachment C. Land Use Element Amendment

Attachment D. LUDC Amendment

Attachment D.1. LUDC Amendment_Underlined

Attachment E. Article II Amendment

Attachment E.1. Article II Amendment_Underlined

Attachment F: Article II Map Amendment

Attachment G. County Zoning Map Amendment

Attachment H. Resolution for Submittal to CCC

Attachment I. MHPs Included in Overlays

Attachment J. Regional Maps

Attachment K. Interim Urgency Ordinance

Attachment L. CPC Action Letter

Attachment M. CPC Staff Report

Attachment N. CPC Comment Letters

Contact Information:

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