



## Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

TO THE HONORABLE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION  
HEARING OF MAY 7, 2025

**RE: Senior Mobile Home Park Overlay Ordinance; 25ORD-00003, 25ORD-00004, 25GPA-00002, 25RZN-00001, 25RZN-00002**

Hearing on the request of the Planning and Development Department (P&D) for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding adoption of the Senior Mobile Home Park Overlay Ordinance project.

- a) **Case No. 25GPA-00002.** Recommend that the Board of Supervisors adopt a resolution amending the maps of the Land Use Element, including land use designation changes for certain parcels, as applicable, of the Santa Barbara County Comprehensive Plan;
- b) **Case No. 25ORD-00003.** Recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, to add the Senior Mobile Home Park (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone;
- c) **Case No. 25ORD-00004.** Recommend that the Board of Supervisors adopt an ordinance amending Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code to add the Senior Mobile Home Park (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone;
- d) **Case No. 25RZN-00001.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, to amend the Summerland Community Plan Zoning Overlay Map by adding a new Mobile Home Park (MHP) overlay zone; and
- e) **Case No. 25RZN-00002.** Recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, to amend the county zoning map by adding a new Senior Mobile Home Park (SMHP) overlay zone and a new Mobile Home Park (MHP) overlay zone and rezoning certain parcels.

The proposed amendments modify the land use designations and zoning of some existing mobile home parks, create the SMHP overlay zone and the MHP overlay zone, and apply those overlays to existing mobile home parks as applicable.

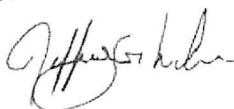


Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of May 7, 2025, Commissioner Martinez moved, seconded by Commissioner Parke and carried by a vote of 5 to 0 to:

1. Make the required findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval, including CEQA findings, of the Senior Mobile Home Park Overlay Ordinance project (Attachment A).
2. Recommend that the Board of Supervisors determine that Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002 are exempt from the provisions of CEQA pursuant to 15061(b)(3) and 15265 of the State Guidelines for the Implementation of CEQA (Attachment B); and
3. Adopt a resolution (Attachment C) recommending that the Board of Supervisors adopt the Senior Mobile Home Park Overlay Ordinance project by taking the following actions:
  - A. 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 of the staff report dated April 29, 2025, Exhibit 1);
  - B. 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 (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone (Attachment C of the staff report dated April 29, 2025, Exhibit 2), and as revised at the hearing of May 7, 2025;
  - C. Adopt an Ordinance amending the 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 (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone (Attachment C of the staff report dated April 29, 2025, Exhibit 3) and as revised at the hearing of May 7, 2025;
  - D. Adopt an Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 25RZN-00001) of Chapter 35, Zoning, of the Santa Barbara County Code by amending the Summerland Community Plan Zoning Overlay Map (Attachment C, of the staff report dated April 29, 2025 Exhibit 4); and
  - E. 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 by amending Chapter 35.14, Zoning Map (Attachment C of the staff report dated April 29, 2025, Exhibit 5).

Sincerely,



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Jeff Wilson

Planning Commission hearing of May 7, 2025  
Senior Mobile Home Park Overlay Ordinance; 25ORD-00003, 25ORD-00004, 25GPA-00002, 25RZN-00001, 25RZN-00002  
Page 3

Secretary to the Planning Commission

cc: Jeff Wilson, Assistant Director  
Alex Tuttle Deputy Director  
David Lackie, Supervising Planner  
Lila Spring, Planner  
Danielle Moore, Planner

**Attachments:**            **Attachment A – Findings**  
                                 **Attachment C – County Planning Commission Resolution**

JW/dmv

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## **ATTACHMENT A: FINDINGS FOR APPROVAL**

**Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-000034, 25RZN-0001, and 25RZN-00002**

### **1.0 CEQA FINDINGS**

- 1.1** The proposed Senior Mobile Home Park Overlay Ordinance amendments project, and limited land use designation and zoning designation consistency amendments, apply to existing mobile home park developments and do not authorize new uses or development of land, and no significant environmental impacts would occur as a result of the proposed project.

Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, and it is not subject to CEQA according to CEQA Guidelines Section 15061(b)(3).

In addition, CEQA Guidelines Section 15265 statutorily exempts local government activities involving the preparation and adoption of local coastal program amendments from environmental review. The proposed CZO amendment affects a portion of the county within the Coastal Zone and constitutes an amendment to the County's Local Coastal Program. The amendment is consistent with both the Coastal Act and County coastal policy. Therefore, the proposed CZO amendment is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15265.

On the basis of the whole record, including the Notice of Exemption, Attachment B to the County Planning Commission staff report, dated April 29, 2025, and incorporated herein by reference, the County Planning Commission recommends that the Board of Supervisors find the proposed project exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) and Section 15265.

### **2.0 ADMINISTRATIVE FINDINGS**

In compliance with Section 35.104.060 of the County Land Use and Development Code and Section 35.180.6 of the Article II Coastal Zoning Ordinance, the following findings shall be made by the review authority prior to the approval or conditional approval of an Amendment to the Comprehensive Plan, Local Coastal Program, Development Code, Coastal Zoning Ordinance or the County Zoning Map:

#### **2.1 The request is in the interests of the general community welfare.**

The County Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are in the interest of the general community welfare since the amendments: 1) 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; 2) recognize mobile home parks as communities in which residents are substantially invested, and to provide for security of tenancy comparable to that of other residential communities less vulnerable to redevelopment; 3) recognize that senior mobile home parks provide one of the few housing options within Santa Barbara County available to seniors that are affordable and allow for independent living in a detached dwelling; and, 4) preserves 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.



**2.2 CZO: The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, and this Article [Article II, the CZO].**

**LUDC: The request is consistent with the Comprehensive Plan, and this Development Code [LUDC].**

The County Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are consistent with the Comprehensive Plan, Coastal Land Use Plan (CLUP), CZO, and LUDC because they support a key goal of the 2023-2031 Housing Element Update. Goal 4 of the Housing Element is to “preserve the affordable housing stock and cultivate financial resources for the provision of affordable housing in Santa Barbara County.” Policy 4.1 under Goal 4 of the Housing Element indicates that one of the County’s objectives is to “preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent deterioration and resident displacement.” In addition, Appendix C of the Housing Element states that “local jurisdictions must implement tailored solutions to ensure that adequate housing opportunities are provided for local populations of special needs residents. The State of California Government Code defines “special needs populations” as the elderly, persons with disabilities (including developmentally disabled persons), large families, farmworkers, female-headed households, and families or persons needing emergency shelter Government Code Section 65583(a)(7).”

**2.3 The request is consistent with good zoning and planning practices.**

The County Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are consistent with good zoning and planning practices to regulate land uses for the overall protection of the environment and community values since they will protect critical affordable housing for a special needs population (seniors), as well as 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. In addition, the proposed amendments improve consistency by bringing existing legal non-conforming uses into conformance with land use designations and zoning to the maximum extent practicable.

**2.4 The request is deemed to be in the public interest.**

The County Planning Commission finds, and recommends that the Board of Supervisors find, that the proposed amendments are deemed to be in the public interest because they preserve a significant source of affordable senior housing by ensuring that senior mobile home parks within the unincorporated county remain predominantly available to seniors and are not converted to allow occupancy by persons of all ages. Furthermore, the proposed amendments protect all-ages mobile home parks, an affordable housing type, from conversion to other uses. In addition, select land use designation and zoning designation changes bring existing legal non-conforming uses into conformance with land use designations and zoning to the maximum extent practicable.

**ATTACHMENT C: COUNTY PLANNING COMMISSION RESOLUTION**

**RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE BOARD OF )	RESOLUTION NO. 25- <u>06</u>
SUPERVISORS THE ADOPTION OF THE SENIOR MOBILE )	
HOME PARK OVERLAY ORDINANCE AMENDMENT )	CASE NOS: 25GPA-00002
INCLUDING AMENDMENTS TO THE SANTA BARBARA )	25ORD-00003
COUNTY COMPREHENSIVE PLAN LAND USE ELEMENT, THE )	25ORD-00004
SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT )	25RZN-00001
CODE AND THE ARTICLE II COASTAL ZONING ORDINANCE, )	25RZN-00002
TO CREATE A NEW SENIOR MOBILE HOME PARK (SMHP) )	
OVERLAY AND A NEW MOBILE HOME PARK (MHP) )	
OVERLAY, AND IMPLEMENT LAND USE DESIGNATION AND )	
ZONING DESIGNATION CONSISTENCY AMENDMENTS )	

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara (County) adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. On December 22, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Comp-6 (Santa Maria Area Map) as an amendment to the Land Use Element.
- C. On October 4, 2014, by Resolution No. 14-234, the Board of Supervisors amended the Cuyama Valley Maps in the Land Use Element.
- D. On July 19, 1982, by Ordinance No. 3312, the Board of Supervisors adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35, Zoning, of the Santa Barbara County Code, which included, by reference, a series of maps that delineate the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located within the Coastal Zone.
- E. On November 27, 2007, by Ordinance No. 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35 of the Santa Barbara County Code, which included, by reference, the County Zoning Map that

delineates the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located outside the Coastal Zone.

- F. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan, including the Land Use Element and Community and Area Plans, the Santa Barbara County Local Coastal Program, and the requirements of California planning, zoning, and development laws.
- G. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- H. The County contacted and offered to consult with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4 (Senate Bill 18). No tribes contacted the County requesting further consultation.
- I. The County Planning Commission has held a duly noticed public hearing in compliance with Government Code Sections 65353 and 65854 on the proposed amendments and ordinances, at which hearing the amendments and ordinances were explained and comments invited from the persons in attendance.
- J. In compliance with Government Code Sections 65354 and 65855, which requires the County Planning Commission's written recommendation on the proposed Comprehensive Plan amendments and ordinance amendments to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed Senior Mobile Home Park Overlay Ordinance Amendments are consistent with the Santa Barbara County Comprehensive Plan, including the Land Use Element and Community and Area Plans, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the Findings for Approval, Attachment A, of the County Planning Commission staff report dated April 29, 2025, which is incorporated by reference.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors make the required findings for approval, certify the Notice of Exemption, and adopt the following Resolutions and Ordinances:

- A. A Resolution amending the maps of the Land Use Element (Case No. 25GPA-00002), including community and area plans, as applicable, of the Santa Barbara County Comprehensive Plan (Exhibit 1);
  - B. An Ordinance amending the zoning regulations of the County Land Use and Development Code (Case No. 25ORD-00003), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Exhibit 2);
  - C. An Ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance (Case No. 25ORD-00004) of Chapter 35, Zoning, of the Santa Barbara County Code (Exhibit 3);
  - D. An Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 25RZN-00001) of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing Summerland Community Plan Zoning Overlay Map to add a new Mobile Home Park (MHP) Overlay (Exhibit 4); and,
  - E. An Ordinance amending the Santa Barbara County Zoning Map (Case No. 25RZN-00002) to add a new Senior Mobile Home Park (SMHP) Overlay and new Mobile Home Park (MHP) Overlay; and to apply zoning designation changes to select parcels (Exhibit 5).
3. This County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-mentioned recommendation of this County Planning Commission, based on the findings included as Attachment A of the County Planning Commission staff report dated April 29, 2025.
  4. This County Planning Commission endorses and transmits a certified copy of this Resolution to the Board of Supervisors in compliance with Government Code Section 65354 and Section 65855.
  5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all documents, and other materials in accordance with this Resolution to show the aforementioned action by the County Planning Commission.

Senior Mobile Home Park Overlay Ordinance  
Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002  
County Planning Commission  
Hearing Date: May 7, 2025  
Attachment C – Page 4

PASSED, APPROVED AND ADOPTED by the Planning Commission of the County of Santa Barbara,  
State of California, this 7<sup>th</sup> day of May, 2025, by the following vote:

AYES: Cooney, Bridley, Parke, Reed, Martinez

NOES:

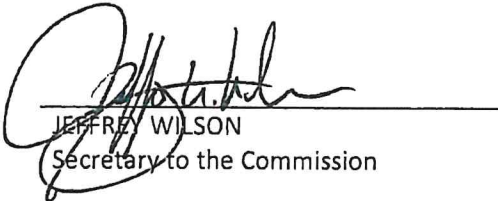
ABSTAIN:

ABSENT:



LAURA M. BRIDLEY, CHAIR  
County Planning Commission

ATTEST:



JEFFREY WILSON  
Secretary to the Commission

APPROVED AS TO FORM:

RACHEL VAN MULLEN  
County Counsel

By 

Deputy County Counsel

EXHIBITS:

1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 25GPA-00002)
  - 1A. Assessor's Parcel Numbers For Land Use Designation Map Amendments

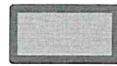


- 1A-1. Cuyama Valley Rural Region Land Use Designations Map area
- 1A-2. COMP-6 Santa Maria Area Land Use Designations Map area
- 2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 25ORD-00003)
- 3. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 25ORD-00004)
- 4. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Map (Case No. 25RZN-00001)
  - 4A. Summerland Community Plan Zoning Overlay Map Area
- 5. Board of Supervisors Ordinance Amending the Santa Barbara County Zoning Map (Case No. 25RZN-00002)
  - 5A. Assessor's Parcel Numbers for Land Use And Development Code County Zoning Map Amendments
    - 5A-1. Knollwood Village Mobile Home Park Map
    - 5A-2. New Cuyama Trailer Park Rezone Map
    - 5A-3. Saint Marie Mobile Home Park Rezone Map

**ATTACHMENT C, EXHIBIT 1A: ASSESSOR'S PARCEL NUMBERS FOR LAND USE DESIGNATION MAP  
AMENDMENTS**

Site Name and Ground APN(s)	Existing Land Use Designation	Proposed Land Use Designation	EDRN	Notes
<b>New Cuyama Trailer Park</b> 147-044-037, 147-044-038 & 147-044-039	Agriculture II (A-II-100)	Residential (RES-12.3)	Amend existing Ranchoil EDRN boundary line to include New Cuyama Trailer Park parcels	See Exhibit 1A-1
<b>Saint Marie Mobile Home Park</b> 117-200-028	Service Commercial (S)	Residential (RES-20.0)	N/A	See Exhibit 1A-2

# Exhibit 1A-1 New Cuyama Trailer Park



Proposed Land Use Change to Residential-12.3 Units Per Acre and Add to EDRN



Existing Land Use Designation Boundary



Existing EDRN Boundary

A-II-100

Residential-3.3

A-II

AC




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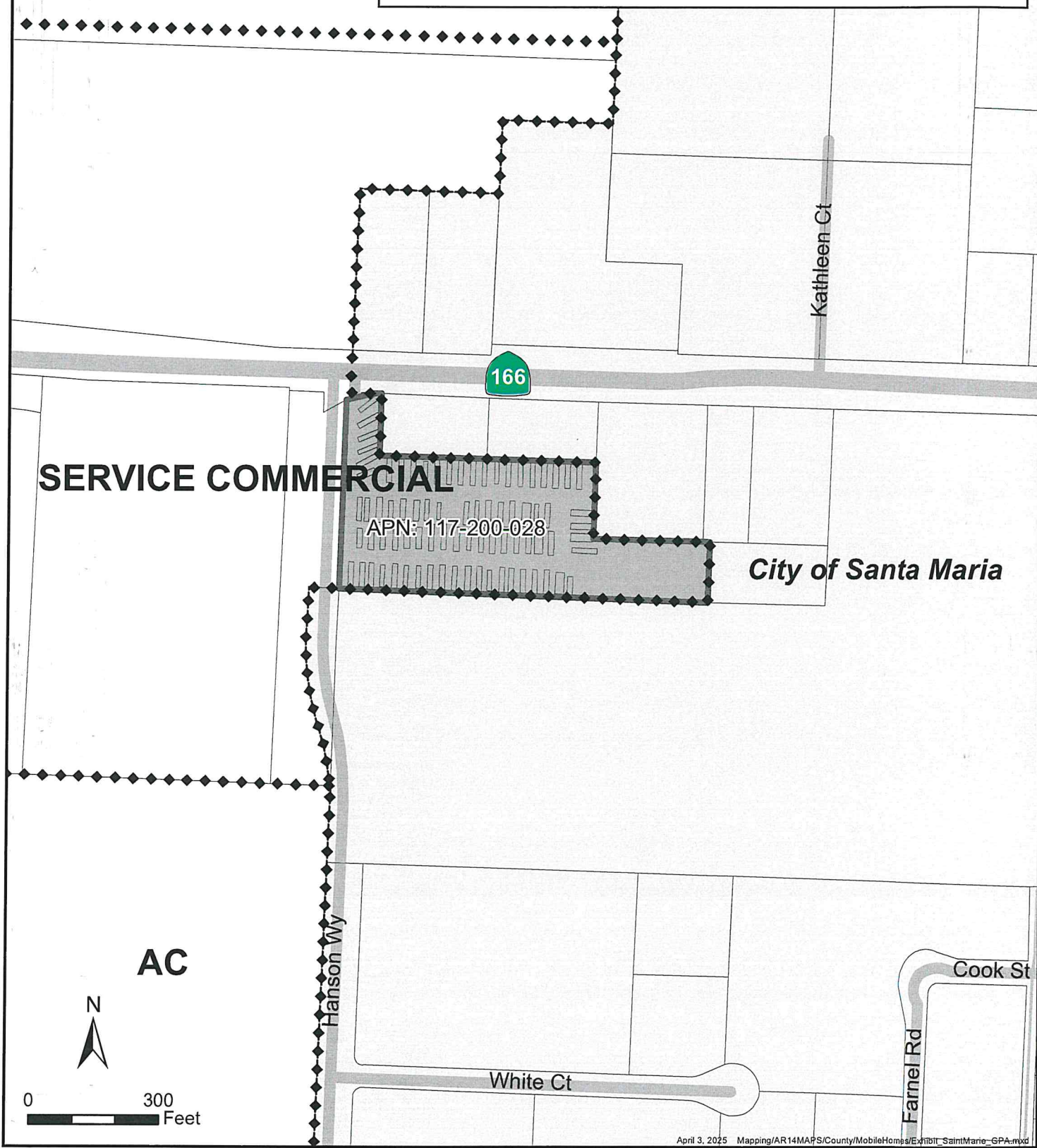


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**Exhibit 1A-2**  
**Saint Marie Mobile Home Park**

**A-II**

-  Proposed Land Use Change to Residential-20.0 Units Per Acre
-  Existing Land Use Designation Boundary
-  City of Santa Maria



## EXHIBIT 2: COUNTY LAND USE AND DEVELOPMENT CODE AMENDMENT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING ARTICLE 35.1, DEVELOPMENT CODE APPLICABILITY; ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES; AND ARTICLE 35.11, GLOSSARY; TO CREATE A NEW MOBILE HOME PARK OVERLAY AND A NEW SENIOR MOBILE HOME PARK OVERLAY.

25ORD-00003

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

### **SECTION 1:**

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Table 1-1 Zones, of Section 35.14.020, Zoning Map and Zones, of Chapter 35.14, Zoning Map, to read as follows:

Zone Symbol	Name of Zone	Applicable Code Chapter
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#### **Agricultural Zones**

AG-I	Agricultural I	35.21
AG-II	Agricultural II	

#### **Resource Protection Zones**

MT-GOL	Mountainous - Goleta	35.22
MT-TORO	Mountainous - Toro Canyon	
RMZ	Resource Management	

#### **Residential Zones**

RR	Residential Ranchette	35.23
E-1	Single Family Estate Residential	
R-1	Single Family Residential	
EX-1	One-Family Exclusive Residential	
R-2	Two-Family Residential	
DR	Design Residential	
MR-O	Multi-Family Residential - Orcutt	
PRD	Planned Residential Development	
SLP	Small-Lot Planned Development	
MHP	Mobile Home Planned Development	
MHS	Mobile Home Subdivision	



Zone Symbol	Name of Zone	Applicable Code Chapter
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#### Commercial Zones

C-1	Limited Commercial	35.24
C-2	Retail Commercial	
C-3	General Commercial	
CH	Highway Commercial	
CM-LA	Community Mixed Use - Los Alamos	
C-S	Service Commercial	
C-V	Resort/Visitor-Serving Commercial	
PI	Professional and Institutional	

#### Industrial Zones

M-RP	Industrial Research Park	35.25
M-1	Light Industry	
M-2	General Industry	
M-CR	Coastal-Related Industry	

#### Special Purpose Zones

MU	Mixed Use	35.26
NTS	Naples Townsite	
OT-R (1)	Old Town-Residential (1)	
OT-R/LC	Old Town - Residential/Light Commercial	
OT-R/GC	Old Town - Residential/General Commercial	
PU	Public Utilities	
REC	Recreation	

#### Overlay Zones

AH	Affordable Housing	35.28
CVC	Critical Viewshed Corridor	
F	Airport Approach	
D	Design Control	
ESH-GAV	Environmentally Sensitive Habitat - Gaviota Coast	
ESH-GOL	Environmentally Sensitive Habitat - Goleta	
ESH-MC	Environmentally Sensitive Habitat - Mission Canyon	
ESH-TCP	Environmentally Sensitive Habitat - Toro Canyon	
FA	Flood Hazard	
HC	Highway 101 Corridor	
HWMF	Hazardous Waste Management Facility	
LAE	Limited Agricultural Enterprise	
<u>MHP</u>	<u>Mobile Home Park</u>	

Zone Symbol	Name of Zone	Applicable Code Chapter
PA-OTO	Pedestrian Area - Old Town Orcutt	
RC-GOL	Riparian Corridor - Goleta	
SC-MC	Scenic Corridor – Mission Canyon	
SMHP	Senior Mobile Home Park	

**Community Plan Overlay Zones**

GAV	Gaviota Coast Plan	35.28.210
GOL	Goleta	
LA	Los Alamos	
ORC	Orcutt	
SYV	Santa Ynez Valley	
SUM	Summerland	
TCP	Toro Canyon Plan	

**Notes:**

- (1) Although the OT-R zone (Old Town-Residential) is included within the Special Purpose Zones table, it is still considered a residential zone as this term is applied within this Development Code

**SECTION 2:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Chapter 35.28, Overlay Zones, to add a new Section 35.28.157 titled “Mobile Home Park (MHP) Overlay Zone”, to read as follows:

**35.28.157 – Mobile Home Park (MHP) Overlay Zone**

**A. Purpose and intent.** The purpose of the Mobile Home Park (MHP) overlay zone 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.
- Respect the interests of tenants and owners of mobile home parks in maintaining parks of desirable character, stable operation, and economic viability.
- Recognize mobile home parks as communities in which residents are substantially invested, and to provide for security of tenancy comparable to that of other residential communities less vulnerable to redevelopment.
- Establish 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.
- Promote and preserve residential development that is high density and single family in character.

**B. Applicability.** The MHP overlay zone applies to existing mobile home parks as of the operative date of the Ordinance enacting this Section 35.28.157, except for existing senior mobile home parks as provided for under Section 35.28.180, Senior Mobile Home Park Overlay Zone. The County may apply the MHP overlay concurrently with or subsequent to the permitting of any new all-ages mobile home parks.

**1. Relationship to the primary zone.** Each land use and proposed development within the MHP overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this section.

### **SECTION 3:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Chapter 35.28, Overlay Zones, to add a new Section 35.28.180 titled "Senior Mobile Home Park (SMHP) Overlay Zone", to read as follows:

#### **35.28.180 – Senior Mobile Home Park (SMHP) Overlay Zone**

**A. Purpose and intent.** The purpose of the Senior Mobile Home Park (SMHP) overlay zone is to:

- 1.** Recognize that senior mobile home parks provide one of the few housing options within Santa Barbara County available to seniors that are affordable and allow for independent living in a detached dwelling.
- 2.** 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.
- 3.** Recognize senior mobile home parks as walkable communities where seniors may live actively and independently among peers, the preservation of those qualities being central to residents' continued health, welfare and financial stability.
- 4.** Meet the purpose of the federal Housing for Older Persons Act of 1995 (42 U.S.C. Section 3607).
- 5.** Ensure a sufficient supply of land for this type of use in the future.

**B. Applicability.** The SMHP overlay zone applies to all mobile home parks that meet the definition of a senior mobile home park and are rezoned to the SMHP overlay zone as of the operative date of the Ordinance enacting this Section 35.28.180. The County may apply the SMHP overlay concurrently with or subsequent to the permitting of any new senior mobile home parks.

**1. Relationship to the primary zone.** Each land use and proposed development within the SMHP overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this section.

**C. Signage, advertising, rental agreements and leases.** Signage, advertising, rental agreements and leases for properties within the SMHP overlay zone shall comply with the following:

1. Signage, advertising, park rules, regulations, rental agreements and leases for units in a mobile home park in the SMHP overlay zone must state that the park is a "Senior Mobile Home Park."
2. Any advertisement for a rental or vacancy in the SMHP overlay zone must state that the vacancy is intended for occupancy by at least one person 55 years of age or older.

**D. Occupancy limitations and rentals.** At least 80 percent of the occupied units in a mobile home park in the SMHP overlay zone must be occupied by at least one person 55 years of age or older.

1. Mobile home parks within the SMHP overlay zone satisfy the occupancy requirements of this section even if:
  - a. There are unoccupied mobile homes, provided that at least 80 percent of the occupied mobile homes are occupied by at least one person 55 years of age or older and the unit is their primary residence.
  - b. To the extent permitted by applicable law, for a period of no more than two consecutive years fewer than 80 percent of the occupied units are occupied by at least one person 55 years of age or older, provided the senior mobile home park has reserved all unoccupied mobile homes for occupancy by at least one person 55 years of age or older.

**E. Age verification and compliance procedures.**

1. The County shall determine, and maintain summary documentation establishing, that at least 80 percent of the occupied mobile homes in a senior mobile home park are occupied by at least one resident who is 55 years of age or older. The occupancy verification documentation shall be made available by park owners for inspection by the County upon reasonable notice and request.
2. At least once every two years owners and operators of senior mobile home parks shall submit documentation confirming that at least 80 percent of all occupied mobile homes are occupied by at least one resident 55 years of age or older to the County of Santa Barbara Planning and Development Department.
3. The County shall consider government-issued identification to be reliable documentation of the age of the residents of the senior mobile home park, provided that it contains specific information about current age or date of birth (e.g., driver's license).
4. Reliable documentation shall also include a certification in a lease, application, affidavit, or other document signed by any member of the household aged 18 or older asserting that at least one person residing in the unit is 55 years of age or older and the unit is their primary residence.

5. If the occupant(s) of a particular mobile home refuse or are unable to comply with these age verification procedures, the County may, if it has sufficient evidence, consider the unit to be occupied by at least one person 55 years of age or older. Such evidence may include:
  - a. Government records or documents;
  - b. Prior forms or applications; or
  - c. A statement from an individual who has personal knowledge of the age of the occupants. The individual's statement must set forth the basis for such knowledge and be signed under penalty of perjury.
- F. **Duty of mobile home park residents to comply with age verification request.** Upon the operative date of the Ordinance enacting this Section 35.28.180, and no later than 30 days after request for age verification by a mobile home park owner or operator or an employee or agent of the County, all owners and residents of all mobile homes located, or proposed to be located, within the SMHP overlay zone shall provide to the mobile home park operator the requested age verification documents.
- G. **Duty of mobile home park owners/operators to comply with age reporting requirement and certification**
  1. Within 60 days of the passage of the Ordinance enacting this Section 35.28.180, and then every two years thereafter, the owner or operator of each mobile home park within the SMHP overlay zone shall report to the County of Santa Barbara Planning and Development Department confirmation that at least 80 percent of all occupied mobile homes are occupied by at least one resident 55 years of age or older. The owners or operators of each senior mobile home park shall maintain procedures for verifying the age of park residents.
  2. The owner or operator of each senior mobile home park shall provide to the County a certification substantially in the following form:

"I [name] hereby certify that there is at least one occupant 55 years of age or older living in [number of such mobile homes] mobile homes out of a total number of [total number] occupied mobile homes located in this mobile home park. This certification is based on my personal knowledge of the residents, evidence provided to me in the form of official government documents containing specific information about the current age of the residents, resident affidavits, or age certifications made by residents."
- H. **Enforcement.** Violations of any provisions of this Section 35.28.180 shall be enforced per enforcement standards in compliance with Chapter 35.108 (Enforcement and Penalties).

#### **SECTION 4:**

ARTICLE 35.11, Glossary of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning of the Santa Barbara County Code, is hereby amended to revise the definition of



Mobile Home Park in Section 35.110.020, Definitions of Specialized Terms and Phrases of Chapter 35.110, Definitions to read as follows:

Mobile Home Park. ~~An~~ Any area or tract of land where two or more ~~mobile home~~ lots are rented or leased, ~~or~~ held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes, mobile homes, or recreational vehicles as allowed by Civil Code Section 798.3 used for human habitation. The rental paid for any such mobile home a manufactured home, a mobile home, or a recreational vehicle as allowed by Civil Code Section 798.3, shall be deemed to include rental for the lot it occupies. A mobile home park may include community rooms and recreation areas for use by residents only.

1. 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 or has at least one resident at the age of 55 years or older.
2. Mobile Home Park, All-ages. A mobile home park where the spaces or lots are rented or leased to the general public regardless of the ages of the residents or occupants.

#### **SECTION 5:**

All existing indices, section references and numbering, and figure and table numbers contained in the Santa Barbara County Land Use and Development Code of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

#### **SECTION 6:**

Except as amended by this ordinance, Article 35.1, Article 35.2, and Article 35.11 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

#### **SECTION 7:**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

#### **SECTION 8:**

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names

of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
LAURA CAPPS, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel

## EXHIBIT 3: ARTICLE II COASTAL ZONING ORDINANCE AMENDMENT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING DIVISION 1, IN GENERAL, DIVISION 2, DEFINITIONS, AND DIVISION 5, OVERLAY DISTRICTS, TO CREATE A NEW MOBILE HOME PARK OVERLAY AND A NEW SENIOR MOBILE HOME PARK OVERLAY.

25ORD-00004

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

### **SECTION 1:**

DIVISION 1, In General, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Section 35-53, Overlay District Designations and Applicability, to add two new overlay districts and symbols for the Mobile Home Park Overlay and the Senior Mobile Home Park Overlay, to read as follows:

#### **Section 35-53. Overlay District Designations and Applicability.**

In addition to the regulations governing the zoning districts described in Section 35-52, the following overlay districts and the symbols used to represent them on the zoning maps are established as follows:

AH	Affordable Housing
ARC-CI	Agriculture Residential Cluster - Channel Islands
CA	Carpinteria Agricultural Overlay District
CVC	Critical Viewshed Corridor Overlay District
D	Design Control
ESH	Environmentally Sensitive Habitat Area
F	Airport Approach Area
FA	Flood Hazard Area
HWMF	Hazardous Waste Management Facility
LAE	Limited Agricultural Enterprise
<u>MHP</u>	<u>Mobile Home Park</u>
<u>SMHP</u>	<u>Senior Mobile Home Park</u>
SD	Site Design
SF	Single Family Restricted

VC View Corridor

The regulations of the overlay district shall apply to the land in the same manner as the zoning district regulations. Overlay district regulations shall apply wherever the symbol and the boundaries of the area are shown on the zoning maps. When a symbol for an overlay district is added to a zoning district symbol, the regulations of the overlay district shall be applicable in addition to the zoning district regulations. If any of the provisions of the overlay district conflict with provisions of the zoning district regulations, the provisions which are most restrictive shall govern. Exceptions may be made for the AH Overlay District provided that the overlay shall be applied in a manner consistent with all applicable policies and provisions of the Local Coastal Program. The provisions of the ESH Overlay District are more restrictive than any base zone district and therefore the provisions of the ESH shall govern over the regulations of any base zone or other overlay district.

**SECTION 2:**

DIVISION 2, Definitions, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Section 35-58, Definitions, to revise the definition of "Mobilehome Park" to read as follows:

**Mobilehome Park (or Mobile Home Park):** Any area or tract of land where two or more ~~mobile home~~ lots are rented or leased, ~~or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes, mobile homes, or recreational vehicles as allowed by Civil Code Section 798.3, used for human habitation. The rental paid for any such mobile home a manufactured home, a mobile home, or a recreational vehicle as allowed by Civil Code Section 798.3, shall be deemed to include rental for the lot it occupies.~~

1. 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 or has at least one resident at the age of 55 years or greater.
2. Mobile Home Park, All-ages: A mobile home park where the spaces or lots are rented or leased to the general public regardless of the ages of the residents or occupants.

**SECTION 3:**

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to replace Section 35-99,

Reserved for Future Use, with new Section 35-99 titled “Mobile Home Park (MHP) Overlay Zone”, to read as follows:

**Section 35-99. MHP – Mobile Home Park (MHP) Overlay Zone.**

**Section 35-99.1 Purpose and Intent.**

The purpose of the Mobile Home Park (MHP) overlay zone is to:

1. 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.
2. Respect the interests of tenants and owners of mobile home parks in maintaining parks of desirable character, stable operation, and economic viability.
3. Recognize mobile home parks as communities in which residents are substantially invested, and to provide for security of tenancy comparable to that of other residential communities less vulnerable to redevelopment.
4. Establish 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.
5. Promote and preserve residential development that is high density and single family in character.

**Section 35-99.2 Applicability.**

The MHP overlay zone applies to existing mobile home parks as of the operative date of the Ordinance enacting this Section 35.28.157, except for existing senior mobile home parks as provided for under Section 35.102, Senior Mobile Home Park Overlay Zone. The County may apply the MHP overlay concurrently with or subsequent to the permitting of any new all-ages mobile home parks.

1. Relationship to the Primary Zone. Each land use and proposed development within the MHP overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this section.

**SECTION 4:**

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to replace Section 35-102, Reserved for Future Use, with new Section 35-102 titled “Senior Mobile Home Park (SMHP) Overlay Zone”, to read as follows:



**Section 35-102. SMHP – Senior Mobile Home Park (SMHP) Overlay Zone.**

**Section 35-102.1 Purpose and Intent.**

The purpose of the Senior Mobile Home Park (SMHP) overlay zone is to:

1. Recognize that senior mobile home parks provide one of the few housing options within Santa Barbara County available to seniors that are affordable and allow for independent living in a detached dwelling.
2. 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.
3. Recognize senior mobile home parks as walkable communities where seniors may live actively and independently among peers, the preservation of those qualities being central to residents' continued health, welfare and financial stability.
4. Meet the purpose of the federal Housing for Older Persons Act of 1995 (42 U.S.C. Section 3607).
5. Ensure a sufficient supply of land for this type of use in the future.

**Section 35-102.2 Applicability.**

The SMHP overlay zone applies to all mobile home parks that meet the definition of a senior mobile home park and are rezoned to the SMHP overlay zone as of the operative date of the Ordinance enacting this Section 35.102. The County may apply the SMHP overlay concurrently with or subsequent to the permitting of any new senior mobile home parks.

1. Relationship to the Primary Zone. Each land use and proposed development within the SMHP overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this section.

**Section 35-102.3 Signage, Advertising, Rental Agreements and Leases.**

Signage, advertising, rental agreements and leases for properties within the SMHP overlay zone shall comply with the following:

1. Signage, advertising, park rules, regulations, rental agreements and leases for units in a mobile home park in the SMHP overlay zone must state that the park is a "Senior Mobile Home Park."
2. Any advertisement for a rental or vacancy in the SMHP overlay zone must state that the vacancy is intended for occupancy by at least one person 55 years of age or older.

**Section 35-102.4 Occupancy Limitations and Rentals.**

At least 80 percent of the occupied units in a mobile home park in the SMHP overlay zone must be occupied by at least one person 55 years of age or older.

1. Mobile home parks within the SMHP overlay zone satisfy the occupancy requirements of this section even if:
  - a. There are unoccupied mobile homes, provided that at least 80 percent of the occupied mobile homes are occupied by at least one person 55 years of age or older and the unit is their primary residence.
  - b. To the extent permitted by applicable law, for a period of no more than two consecutive years fewer than 80 percent of the occupied units are occupied by at least one person 55 years of age or older, provided the senior mobile home park has reserved all unoccupied mobile homes for occupancy by at least one person 55 years of age or older.

**Section 35-102.5 Age Verification and Compliance Procedures.**

1. The County shall determine, and maintain summary documentation establishing, that at least 80 percent of the occupied mobile homes in a senior mobile home park are occupied by at least one resident who is 55 years of age or older. The occupancy verification documentation shall be made available by park owners for inspection by the County upon reasonable notice and request.
2. At least once every two years owners and operators of senior mobile home parks shall submit documentation confirming that at least 80 percent of all occupied mobile homes are occupied by at least one resident 55 years of age or older to the County of Santa Barbara Planning and Development Department.
3. The County shall consider government-issued identification to be reliable documentation of the age of the residents of the senior mobile home park, provided that it contains specific information about current age or date of birth (e.g., driver's license).
4. Reliable documentation shall also include a certification in a lease, application, affidavit, or other document signed by any member of the household age 18 or older asserting that at least one person residing in the unit is 55 years of age or older and the unit is their primary residence.
5. If the occupant(s) of a particular mobile home refuse or are unable to comply with these age verification procedures, the County may, if it has sufficient evidence, consider the unit to be occupied by at least one person 55 years of age or older. Such evidence may include:
  - a. Government records or documents;
  - b. Prior forms or applications; or

- c. A statement from an individual who has personal knowledge of the age of the occupants. The individual's statement must set forth the basis for such knowledge and be signed under penalty of perjury.

**Section 35-102.6 Duty of Mobile Home Park Residents to Comply with Age Verification Request**

Upon the operative date of the Ordinance enacting this Section 35-102, and no later than 30 days after request for age verification by a mobile home park owner or operator or an employee or agent of the County, all owners and residents of all mobile homes located, or proposed to be located, within the SMHP overlay zone shall provide to the mobile home park operator the requested age verification documents.

**Section 35-102.6 Duty of Mobile Home Park Owners/Operators to Comply with Age Reporting Requirement and Certification**

1. Within 60 days of the passage of the Ordinance enacting this Section 35-102, and then every two years thereafter, the owner or operator of each mobile home park within the SMHP overlay zone shall report to the County of Santa Barbara Planning and Development Department confirmation that at least 80 percent of all occupied mobile homes are occupied by at least one resident 55 years of age or older. The owners or operators of each senior mobile home park shall maintain procedures for verifying the age of park residents.
2. The owner or operator of each senior mobile home park shall provide to the County a certification substantially in the following form:  
  
"I [name] hereby certify that there is at least one occupant 55 years of age or older living in [number of such mobile homes] mobile homes out of a total number of [total number] occupied mobile homes located in this mobile home park. This certification is based on my personal knowledge of the residents, evidence provided to me in the form of official government documents containing specific information about the current age of the residents, resident affidavits, or age certifications made by residents."

**Section 35-102.7 Enforcement**

Violations of any provisions of this Section 35-102 shall be enforced per enforcement standards in compliance with Section 35-185 (Enforcement, Legal Procedures, and Penalties).

**SECTION 5:**

All existing indices, section references and numbering, and figure and table numbers contained in the Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

**SECTION 6:**

Except as amended by this ordinance, Divisions 1, 2, and 5 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

**SECTION 7:**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 8:**

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

LAURA CAPPS, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

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Senior Mobile Home Park Overlay Ordinance  
Case No. 25ORD-00003  
Exhibit 3: Article II Ordinance Amendment (with revisions shown)  
Hearing Date: May 7, 2025  
Page 8

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel

Senior Mobile Home Park Overlay Ordinance  
Case No. 25ORD-00003  
Exhibit 3: Article II Ordinance Amendment (with revisions shown)  
Hearing Date: May 7, 2025  
Page 9

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**EXHIBIT 4: ARTICLE II COASTAL ZONING ORDINANCE  
ZONING MAP ORDINANCE AMENDMENT**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE TO AMEND THE SUMMERLAND COMMUNITY PLAN ZONING OVERLAY MAP BY ADDING A NEW MOBILE HOME PARK (MHP) OVERLAY TO IMPLEMENT A PART OF THE SENIOR MOBILE HOME PARK OVERLAY ORDINANCE AMENDMENT.

Case No. 25RZN-00001

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

**SECTION 1:**

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby amends the Summerland Community Plan Zoning Overlay Map by adding a new zoning overlay, the Mobile Home Park (MHP) Overlay, as shown on Exhibit 4A attached hereto and which is made a part of said section by reference.

The amended Summerland Community Plan Zoning Overlay Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

**SECTION 2:**

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps and said Exhibit 4A to show that said exhibit map has been adopted by this Board of Supervisors.

**SECTION 3:**

Except as amended by this Ordinance, Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, shall remain unchanged and shall continue in full force and effect.

**SECTION 4:**

This ordinance and any portion of this ordinance approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the

members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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LAURA CAPPS, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel

Exhibits: Exhibit 4A – Summerland Community Plan Zoning Overlay Map Area

**EXHIBIT 5: COUNTY LAND USE AND DEVELOPMENT CODE  
ZONING MAP ORDINANCE AMENDMENT**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, SECTION 35-1 OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE TO AMEND THE COUNTY ZONING MAP BY ADDING A NEW SENIOR MOBILE HOME PARK (SMHP) OVERLAY AND MOBILE HOME PARK (MHP) OVERLAY ZONE AND REZONING CERTAIN PARCELS TO IMPLEMENT A PART OF THE SENIOR MOBILE HOME PARK OVERLAY ORDINANCE AMENDMENT.

Case No. 25RZN-00002

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

**SECTION 1:**

Pursuant to the provisions of Subsection E, Map Amendments, of Section 35.14.020, Zoning Map and Zones, of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby amends the County Zoning Map by adding two new zoning overlays, the Senior Mobile Home Park (SMHP) Overlay Zone and the Mobile Home Park (MHP) Overlay Zone, and re-designating the parcels as shown on table titled "Assessor's Parcel Numbers For Land Use And Development Code County Zoning Map Amendments" (Exhibit 5A), attached hereto and which are made a part of said section by reference.

The amended County Zoning Map is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

**SECTION 2:**

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in said Exhibit 5A to show that said exhibit maps and zoning changes for the parcels identified in Exhibit 5A have been adopted by this Board of Supervisors.

**SECTION 3:**

Except as amended by this Ordinance, Chapter 35.14, Zoning Map, of Article 35.1 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

**SECTION 4:**

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names

of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent and Santa Maria Times, newspapers of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

\_\_\_\_\_  
LAURA CAPPS, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel

Exhibits:

- Exhibit 5A – Assessor’s Parcel Numbers for Land Use and Development Code County Zoning Map Amendments
  - Exhibit 5A-1 – Knollwood Village Mobile Home Park Map
  - Exhibit 5A-2 – New Cuyama Trailer Park Rezone Map
  - Exhibit 5A-3 – Saint Marie Mobile Home Park Rezone Map

**EXHIBIT 5A: ASSESSOR'S PARCEL NUMBERS FOR COUNTY LAND USE AND DEVELOPMENT CODE  
ZONING MAP AMENDMENTS**

Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Proposed Overlay	Notes
<b>Knollwood Village Mobile Home Park</b> 107-870-063, 107-880-060 & 107-860-075	MHP	No Change	Senior Mobile Home Park	See Exhibit 5A-1 for map. This map shows all the individual ground parcels in Knollwood Village.
<b>San Vicente Mobile Home Park</b> 059-180-024 & 059-160-020	MHP	No Change	Senior Mobile Home Park	
<b>Sunny Hills Mobile Home Park</b> 129-280-005 & 129-280-006	MHP	No Change	Senior Mobile Home Park	
<b>Town &amp; Country Mobile Estates</b> 129-280-026	MHP	No Change	Senior Mobile Home Park	
<b>Rancho Santa Barbara Mobile Home Park</b> 059-160-007, 059-240-008 & 059-180-011	MHP	No Change	Senior Mobile Home Park	
<b>Orcutt Ranch Estates Mobile Home Park</b> 105-060-032 & 105-060-033	MHP	No Change	Senior Mobile Home Park	
<b>La Cumbre Mobile Home Park</b> 061-120-006	DR-12.3	No Change	Senior Mobile Home Park	

Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Proposed Overlay	Notes
<b>Rancho Oneonta Mobile Home Park</b> 141-410-001	AG-I-10	No change	Senior Mobile Home Park	
<b>Quail Meadows East Mobile Home Park</b> 109-200-034	MHP	No Change	Senior Mobile Home Park	
<b>New Cuyama Trailer Park</b> 147-044-037, 147-044-038 & 147-044-039	AG-II-100	MHP	Senior Mobile Home Park	See Exhibit 5A-2 for map
<b>Del Cielo Mobile Estates</b> 109-200-023, 109-200-026 & 109-200-021	MHP	No Change	Senior Mobile Home Park	
<b>Rancho Jamore Mobile Home Park</b> 101-130-023	MHP	No Change	Mobile Home Park	
<b>Rancho Los Alamos Mobile Home Park</b> 101-130-021	MHP	No Change	Mobile Home Park	
<b>Valley Gardens Mobile Home Park</b> 141-211-062	MHP	No Change	Mobile Home Park	
<b>Frontier Village Mobile Home Park</b> 101-260-060	MHP	No Change	Mobile Home Park	
<b>Saint Marie Mobile Home Park</b> 117-200-028	C-S	MHP	Mobile Home Park	See Exhibit 5A-3 for map




Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Proposed Overlay	Notes
<b>Blue Skies Mobile Home Park</b> 059-240-002	MHP	No Change	Mobile Home Park	
<b>Summerland by the Sea Mobile Home Park</b> 005-121-012	MHP	No Change	Mobile Home Park	
<b>Nomad Village Mobile Home Park</b> 059-240-006	MHP	No Change	Mobile Home Park	

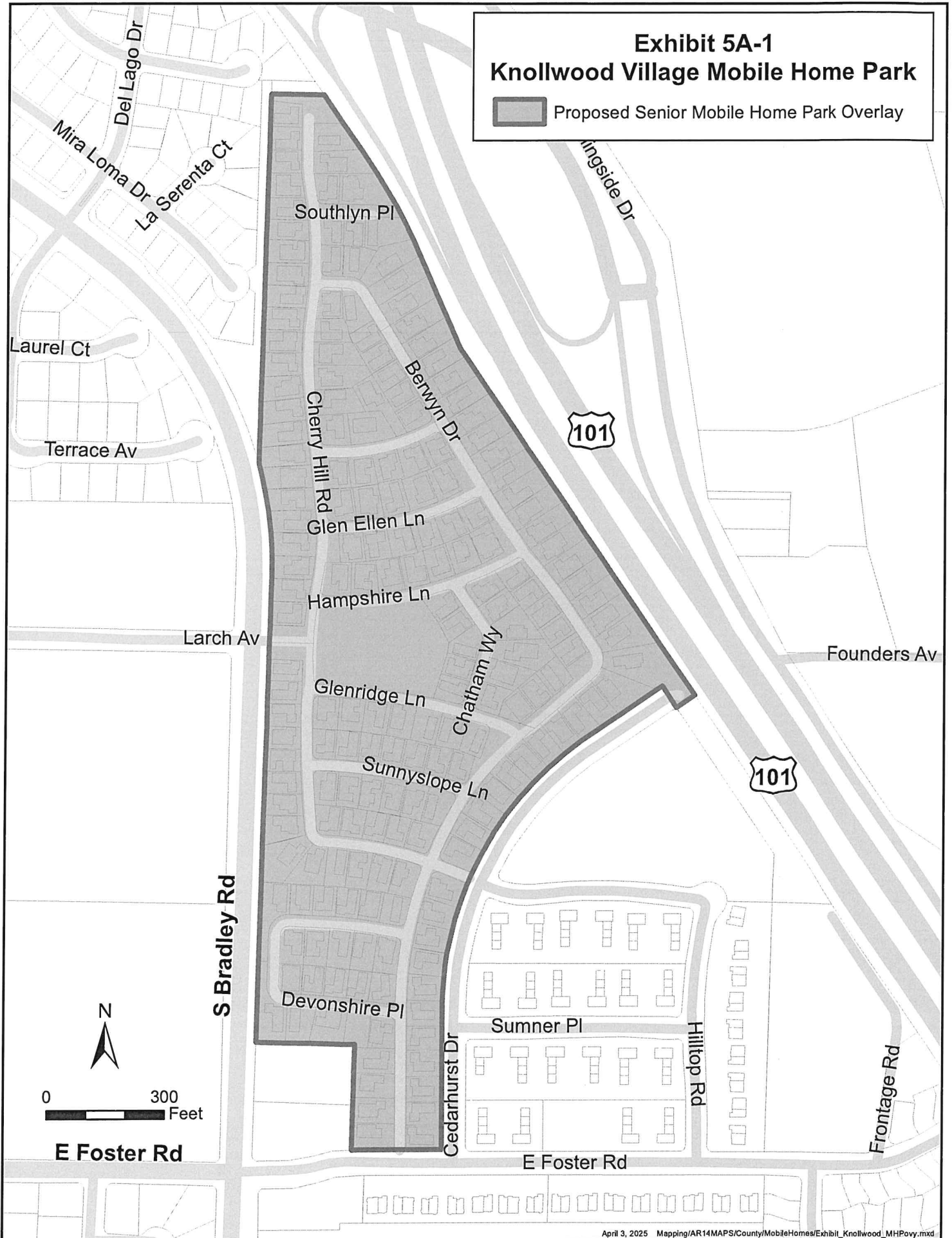
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Senior Mobile Home Park Overlay Ordinance  
Case No.: 25RZN-00002  
Exhibit 5A: APNs for LUDC Zoning Map Amendments  
Hearing Date: May 7, 2025  
Page 4



G:\GROUP\COMP\Ordinances\Mobile Home Park Overlay\Hearings\CPC 5.7.25\Staff Report\Att. C.5A . APNs for LUDC Map.docx

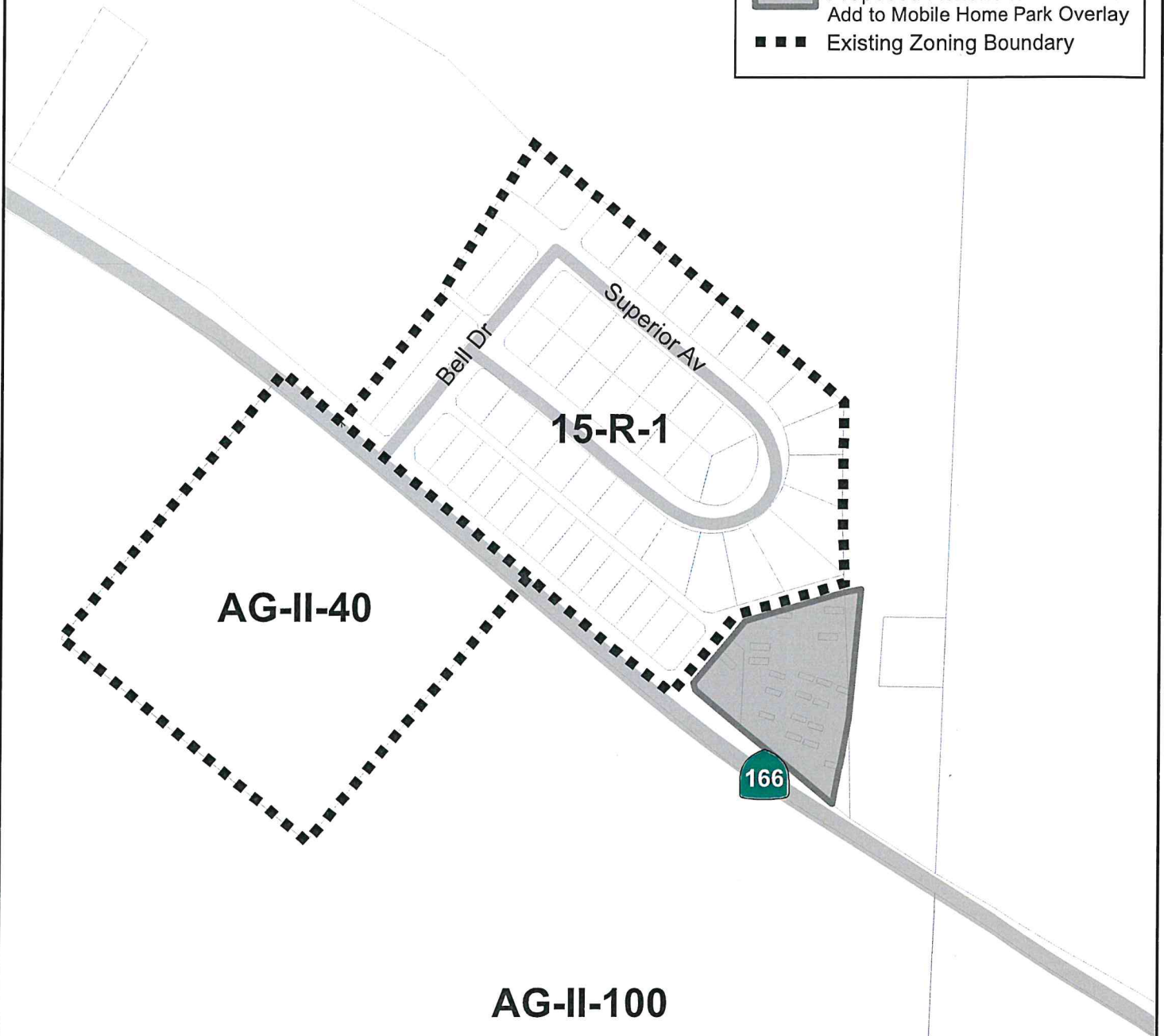
# Exhibit 5A-1 Knollwood Village Mobile Home Park

 Proposed Senior Mobile Home Park Overlay






**Exhibit 5A-2  
New Cuyama Trailer Park**

-  Proposed Rezone to MHP and Add to Mobile Home Park Overlay
-  Existing Zoning Boundary



AG-II-40

### Exhibit 5A-3 Saint Marie Mobile Home Park

-  Proposed Rezone to MHP and Add to Mobile Home Park Overlay
-  Existing Zoning Boundary
-  City of Santa Maria

C-S

166

APN: 117-200-028

*City of Santa Maria*

AG-II-40



0 300 Feet

Hanson Wy

White Ct

Farnel Rd

Cook St