

# Senior Mobile Home Park Overlay Ordinance Amendments Project

Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004,  
25RZN-00001, and 25RZN-00002

Board of Supervisors  
July 15, 2025



County of Santa Barbara  
Planning and Development  
Lila Spring

# Introduction

- 21 mobile home parks in the unincorporated county
  - 10 all-ages mobile home parks = 539 spaces
  - 11 senior mobile home parks = 1,862 spaces
- Project goals
  - Preserve mobile home parks
  - Prevent conversion of senior mobile home parks to all-ages

# Background



- Need for affordable senior housing:
  - Waitlist for low-income seniors
    - 3,104 with the Housing Authority of the County of Santa Barbara
    - 3,836 with the City of Santa Barbara's Housing Authority

# Background (Cont.)

- Lack of regulations to prevent conversion of senior mobile home parks
- Board considered issue on October 8, 2024
  - Interim urgency ordinance: moratorium on conversion of senior mobile home parks to all-ages (adopted Nov 5, 2024)
  - Develop zoning regulations to establish Senior Mobile Home Park Overlay and consider consistency rezoning



# Project Summary

- Zoning Ordinance Amendments
  - Inland and coastal zoning codes
  - Establish two mobile home park overlays
  - Amend definitions
- Zoning Map Amendments
  - Apply overlays
- Land Use/Zoning Amendments
  - Consistency amendments for two mobile home parks



# Proposed Zoning Overlays

- Two proposed overlays:
  - Mobile Home Park (MHP) Overlay: All-ages
  - Senior Mobile Home Park (SMHP) Overlay: Senior 55+



# Mobile Home Park (MHP) Overlay

- Promote the continued use of mobile homes as an accessible housing option
- Establish mobile home parks as the primary allowed land use
- No additional development standards

# Senior Mobile Home Park (SMHP) Overlay

- Preserve a significant source of affordable, senior housing
- Ensure that senior mobile home parks are not converted to all-ages
- Age requirement: 80% of sites occupied by 55+
- Require age verification of tenants every two years
- Signage, advertising, rental agreement and lease requirements





# Proposed Definition Amendments

- Revise existing Mobile Home Park definition
- Add new definitions
  - 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 older and the unit is their primary residence.
  - 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.

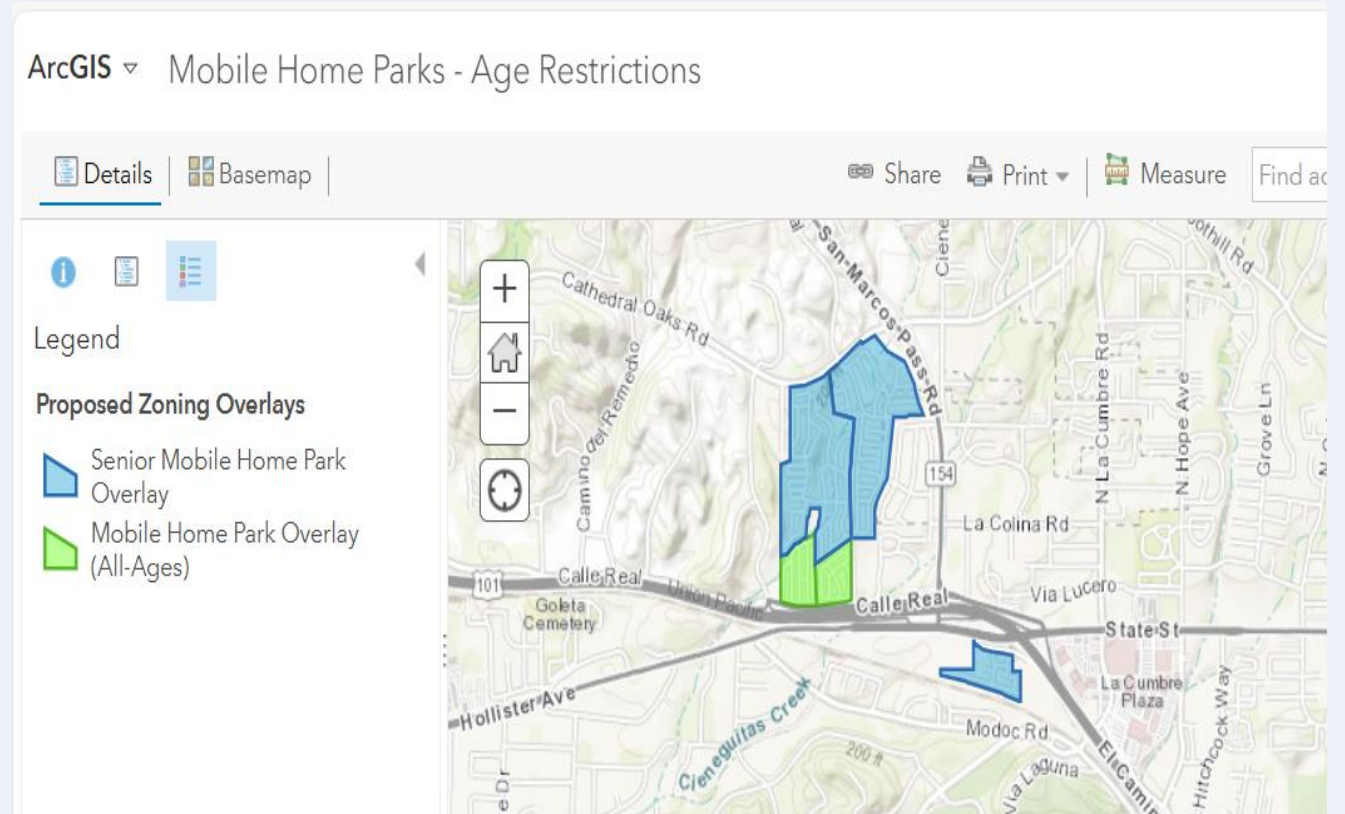


# Application of Proposed Overlays

- Senior Mobile Home Park (11 sites)
- Mobile Home Park (8 sites)
- Two mobile home parks are not proposed for an overlay due to surrounding and site-specific zoning, site conditions, and existing development

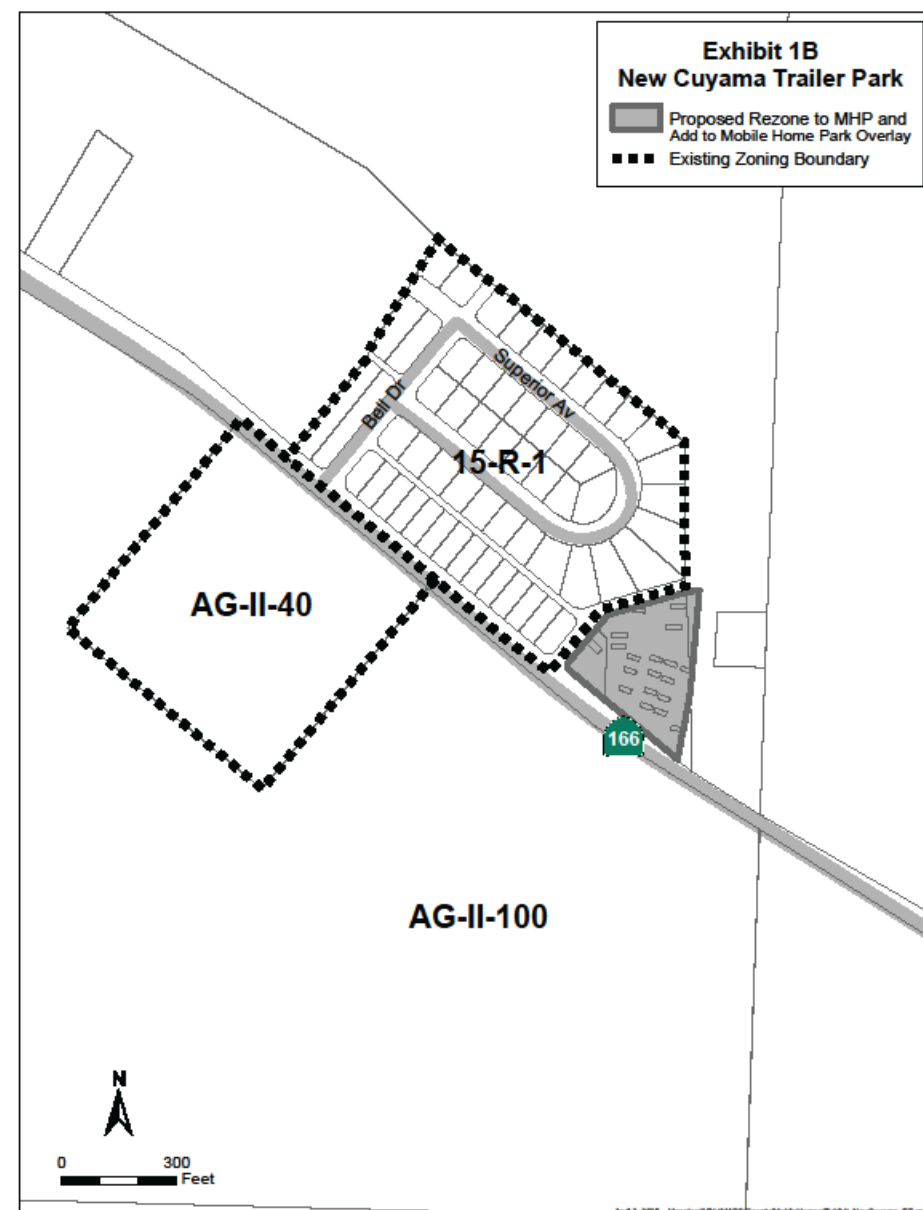
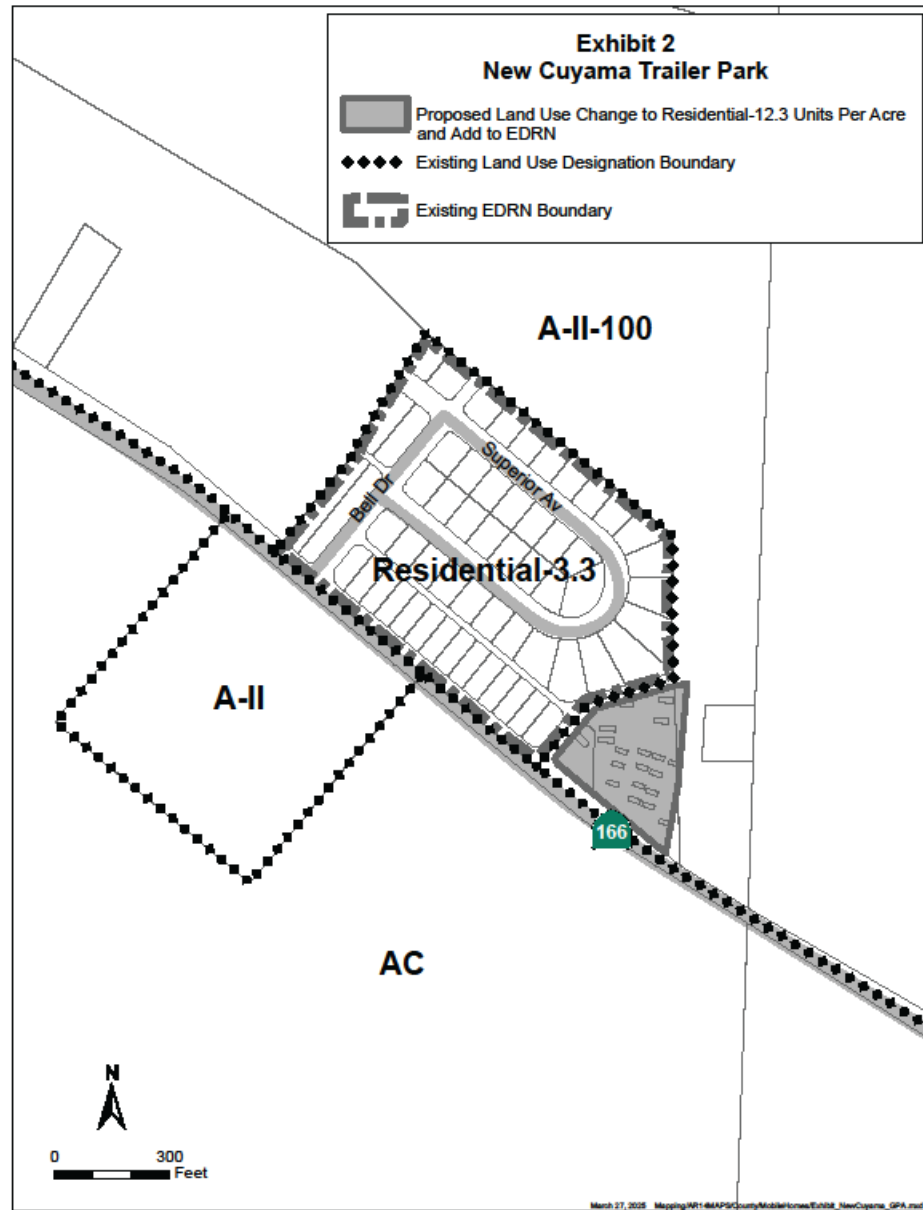
# Proposed Overlay Maps

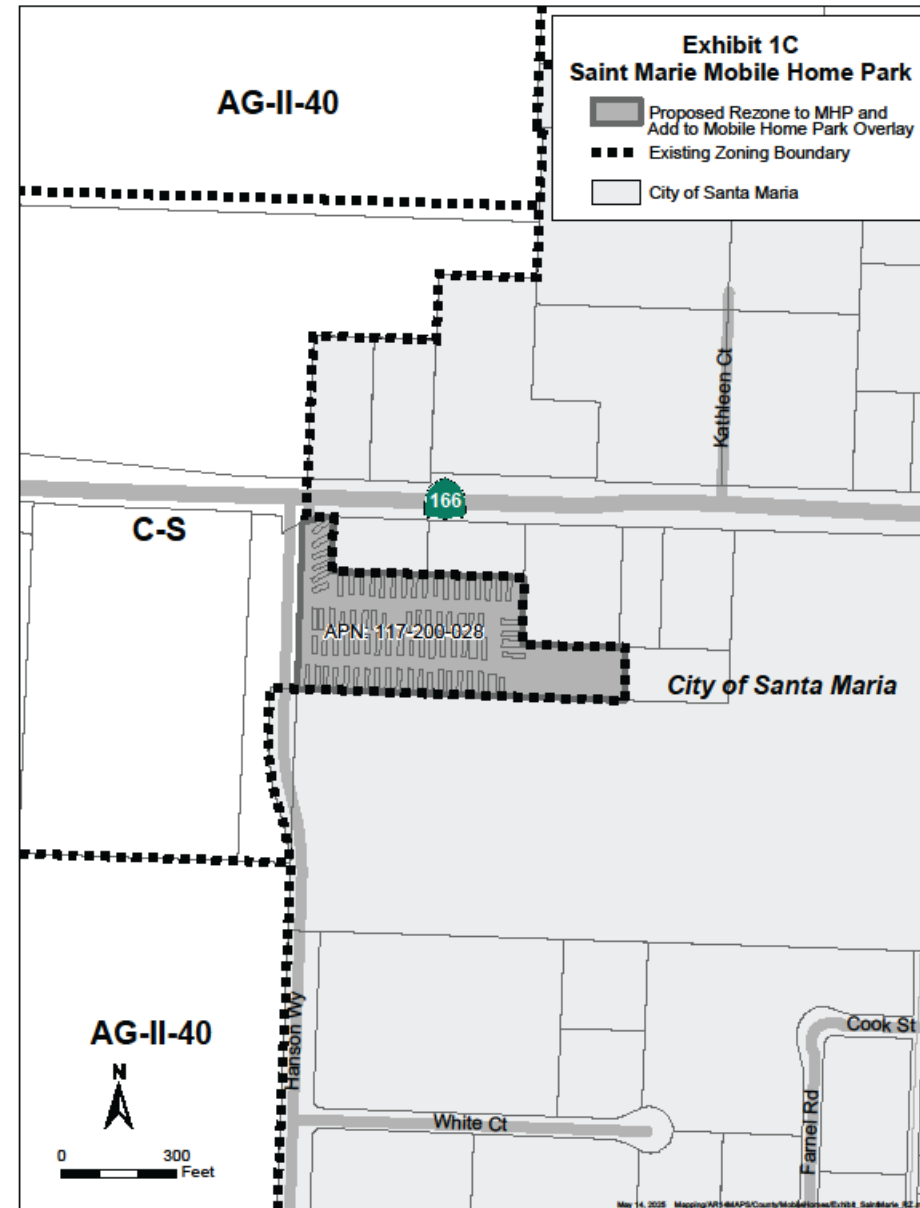
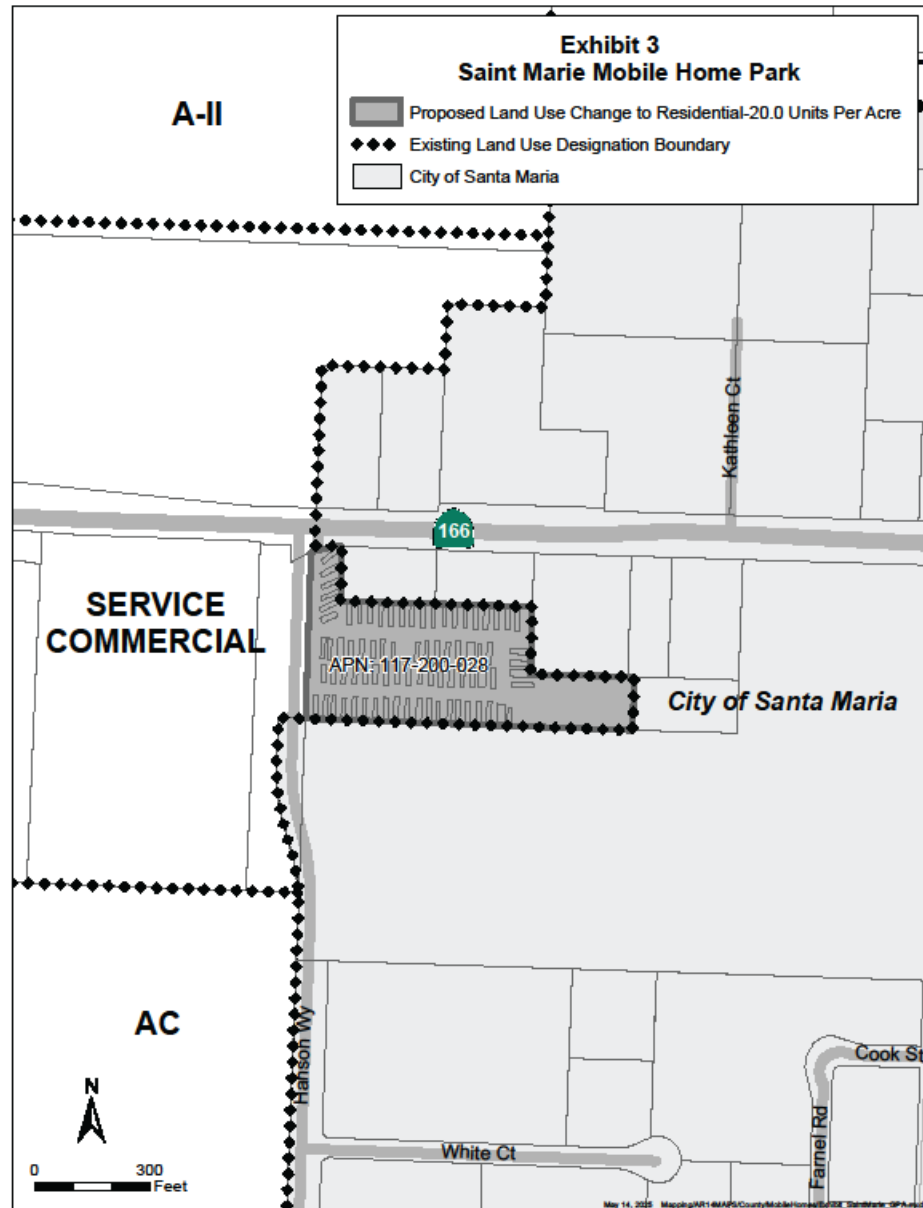
- Interactive Map:  
<https://arcg.is/0vvWOD>
- Website:  
<https://www.countyofsb.org/4558/Senior-Mobile-Home-Park-Ordinance>
- Regional Maps are included in Board Letter



# Proposed Consistency Changes

Site Name	Existing Zoning	Proposed Zoning	Existing Land Use Designation	Proposed Land Use Designation
<b>New Cuyama Trailer Park</b>	AG-II-100	MHP	A-II-100	RES-12.3; expand Ranchoil EDRN to include park
<b>Saint Marie Mobile Home Park</b>	C-S	MHP	S	RES-20.0





# County Planning Commission Hearing

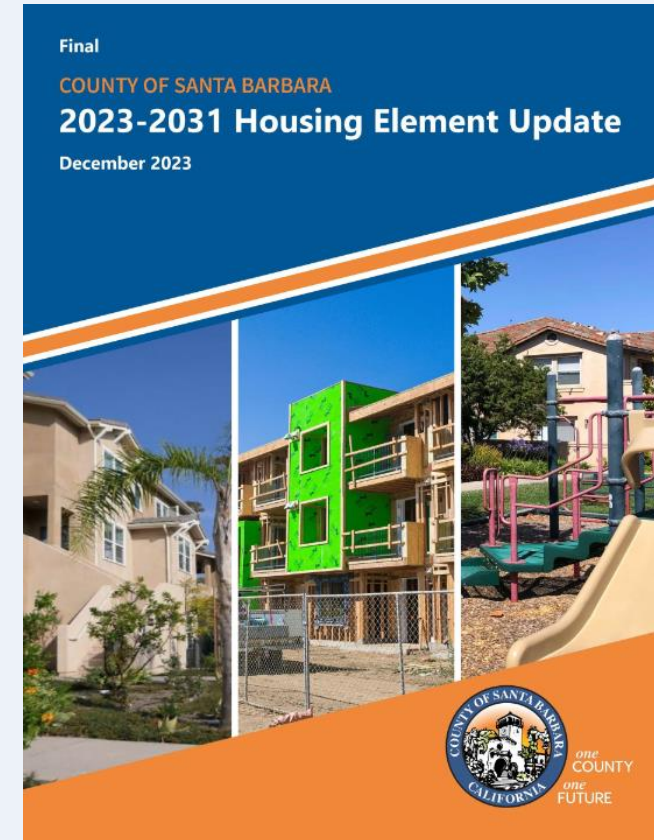
- Senior Mobile Home Park overlay
  - 80% of occupied units must be occupied by at least one person aged 55 years or older
    - primary residence
- Voted 5-0 to recommend the project to BOS
  - Staff recommends modifying language slightly to improve clarity
  - Define “occupied by” to mean that person’s primary residence
  - Use the term “effective date of the ordinance”





# Policy and Ordinance Consistency

- Consistent with Comprehensive Plan and Zoning Codes
- Housing Element consistency and implementation
- Consistency zoning and land use designation changes



# Environmental Review

- Exempt pursuant to State CEQA Guidelines Sections:
  - 15061(b)(3) – no possibility of significant effect
  - 15265 – preparation and adoption of LCP amendments

# Recommendations

- Receive and file this report
- Make the required findings for approval
- Determine that the project amendments (25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002) are exempt from the provisions of CEQA
- Approve the Senior Mobile Home Park Overlay Ordinance Amendments Project (25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002)
- Adopt a resolution authorizing submittal of the project to the CCC and direct the transmittal of the adopted resolution to the CCC



# Thank You



# REGIONAL MAPS



