



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: November 5, 2024
Placement: Departmental
Estimated Time: 30 minutes
Continued Item: N/A
If Yes, date from: N/A
Vote Required: 4/5

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

SUBJECT: Senior Mobile Home Park Conversion Interim Urgency Ordinance

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:

- a) Adopt the Senior Mobile Home Park Conversion Interim Urgency Ordinance imposing a temporary moratorium on any activities with the conversion of senior mobile home parks to all-age mobile home parks (Attachment 1); and
- b) Determine that the Senior Mobile Home Park Conversion Interim Urgency Ordinance is not subject to the requirements of CEQA, pursuant to CEQA Guidelines sections 15061(b)(3) as it has no potential to cause a significant impact on the environment (Attachment 2); and
- c) Direct staff to return to the Board of Supervisors on December 10, 2024, with a written report pursuant to Government Code Section 65858(d) and consideration of an extension to the Senior Mobile Home Park Conversion Interim Urgency Ordinance for up to 10 months and 15 days pursuant to Government Code section 65858(b).

Summary Text:

On October 8, 2024, the Board directed staff to prepare an interim urgency ordinance to implement a moratorium for the conversion of senior mobile home parks to all age mobile home parks and to return to the Board for adoption of the interim urgency ordinance. The Board also directed staff to study and begin work to develop zoning regulations to establish a Senior Mobile Home Park overlay and to research the zoning designation of the existing mobile home parks and determine if those mobile home

parks should be rezoned to a Mobile Home Park designation or if an overlay for all mobile home parks should be developed to prevent redevelopment of the parks to another use. This interim urgency ordinance is necessary to prohibit changes in uses that may be in conflict with this contemplated zoning proposal and prohibit the introduction of potentially legal nonconforming land uses that could defeat a later-adopted zoning ordinance.

Background:

On December 5, 2023 the Board of Supervisors adopted the 2023-2031 Housing Element Update. A goal (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).”

There are 21 existing mobile home parks in the unincorporated areas of the County and 11 of which provide for senior (typically 55 years and above) residency. There are 2,401 total spaces available throughout the 21 existing mobile home parks and out of the 11 mobile home parks identified as senior mobile parks there are 1,865 spaces available to senior citizens.

Mobile home parks represent one of a few unsubsidized affordable housing options left to senior citizens that permit exclusive residence in a detached dwelling by those individuals over the age of 55 years; in contrast to other senior housing in the County, mobile home parks provide an affordable opportunity for seniors to live in their own homes in a senior living community in a low-rise setting that provides a clubhouse for community events and socializing as well as recreational facilities inside the park that can easily be accessed..

The conversion of senior mobile home parks to an all-age mobile home park residency could result in the loss of existing unsubsidized senior housing that is affordable throughout the unincorporated areas of the County. The loss of this housing type presents a threat to, and a specific adverse impact upon, public health, safety, and welfare of the public, particularly senior residences, and the County’s ability to protect safe and decent housing opportunities to seniors. Mobile home parks serve lower to upper moderate-income levels and there is a significant need for lower income housing for seniors as there is a waiting list for low-income seniors of 2,124 with the Housing Authority of the County of Santa Barbara and 3,758 with the City of Santa Barbara’s Housing Authority.

Currently, the County does not have any regulations that govern the conversion of a senior mobile home park to an all-age mobile home park. On October 8, 2024 the Board of Supervisors directed staff to consider, research and 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

This interim urgency ordinance is necessary to prohibit uses that may be in conflict with the contemplated zoning proposal that the County is considering and developing. Otherwise, the unregulated conversion of senior housing to housing allowing occupancy by persons of all ages could shrink inventory of existing quality unsubsidized affordable housing for seniors. Staff's preliminary research has found no feasible alternative available to satisfactorily mitigate or avoid these specific adverse impacts as well as or better than, or with a less burdensome effect than, the future adoption of a Senior Mobile Home Park Overlay Zoning designation.

Government Code Section 65858 allows the Board of Supervisors to adopt an interim urgency ordinance to protect public safety, health, and welfare while studying and developing regulations. The unregulated conversion of senior mobile home parks to all age mobile home parks could result in:

1. Displacement of senior residents that currently reside in senior mobile home parks; and
2. Loss of unsubsidized affordable housing options and housing stock available to senior citizens; and
3. Increase in housing costs to senior citizens; and
4. Impacts to health, safety, and welfare of senior citizens in the loss of housing accommodations for seniors.

Therefore, enacting this interim urgency ordinance will temporarily prohibit all conversions of senior mobile home parks to all ages parks, while providing the County time to analyze these issues and create and adopt zoning regulations to implement a Senior Mobile Home Park Overlay Zone to protect the existing senior mobile home parks.

Government Code section 65858 also provides that an interim ordinance and any extensions cannot exceed a total of two years and contain legislative findings that the approval of permits or other entitlements would pose a current and immediate threat to the public health, safety, or welfare. An interim ordinance requires a four-fifths vote for adoption. If your Board adopts the attached interim urgency ordinance today, the ordinance will be in effect for 45 days, expiring on December 20, 2024. At least 10 days prior to expiration, Government Code section 65858(d) requires that your Board issue a written report describing the measures taken to alleviate the conditions which led to adoption of the ordinance. Because this 45-day ordinance would be adopted following notice pursuant to Government Code section 65090, and after a public hearing, Government Code section 65858(b) allows your Board, by a four-fifths vote, to extend the interim ordinance for 10 months and 15 days.

Staff recommends that the Board of Supervisors direct staff to return to your Board on December 10, 2024 to issue the written report pursuant to Government Code section 65858(d) and, at the same hearing, consider an extension of the interim ordinance.

Fiscal Analysis:

Work on an Interim Urgency Ordinance and on a Mobile Home Park Overlay is not currently included in the Long Range Planning Work Program for this fiscal year. During hearings on the work program, the Board directed the Department to delay work on the planned short-term rental ordinance in the coastal zone so there would be available resources for the current amendment to the Cannabis ordinance. This is scheduled to be heard by the Board in the beginning of 2025. The Board directed staff to further delay the short-term rental ordinance until fiscal year 2025-26 thereby creating capacity in the current work program to draft zoning ordinance amendments to present a Mobile Home Park Overlay to the Planning Commission and Board of Supervisors.

Special Instructions:

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:

1. Senior Mobile Park Conversion Interim Urgency Ordinance
2. Notice of Exemption
3. Board Agenda Letter, dated October 8, 2024, Discussion of Mobile Home Parks and Potential Overlays
4. Presentation - Mobile Home Parks Board Of Supervisor Hearing October 8, 2024