



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 008-19

PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE TO REGULATE THE CONVERSION OF MOBILEHOME OR PERMANENT RECREATIONAL VEHICLE PARKS TO OTHER USES JUNE 6, 2019

PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE TO REGULATE THE CONVERSION OF MOBILEHOME OR PERMANENT RECREATIONAL VEHICLE PARKS TO OTHER USES (PLN2019-00162).

The purpose of this hearing is for the Planning Commission to consider a proposed amendment to the Zoning Ordinance (SBMC Title 30) to update the Mobilehome Park Conversion Regulations in Section 30.185.290 and Planning Authority in Chapter 30.200, and to forward a recommendation to City Council. The Planning Commission will also consider amendments to Title 27, specifically, amending Chapters 27.03 and 27.07, and adding Chapter 27.50, relating to subdivisions as these provisions are directly related to mobilehome park conversions.

When a park owner proposes to convert an existing mobilehome park to another use, or to close a mobilehome park or to cease using land as a mobilehome park, current provisions of state law, as set forth in Government Code Sections 65863.7 and 66427.4 and Civil Code Section 798.56, authorize the City to require the person proposing the change of use to file and distribute a report on the impact of such change and further authorize the City to require measures to be undertaken to mitigate the adverse effects of the change of use upon the residents of the mobilehome park who would be displaced by such change. The City Council has determined that mobilehome parks and permanent recreational vehicle parks are an important source of affordable housing within the City of Santa Barbara. The proposed ordinance will establish mitigation measures to prevent the conversion, closure or cessation of use of mobilehome parks from having a substantial adverse effect upon park residents in terms of cost of relocation, scarcity of similar comparable housing within a reasonable proximity to the City, and the significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobilehome parks.

WHEREAS, the Planning Commission has held a public hearing on the above proposed code amendments.

WHEREAS, 11 people appeared to speak on the item and the following documents and correspondence were presented for the record:

1. Staff Report with Attachments, May 28, 2019
2. Correspondence received:
 - a. Pam Emerson and Jim Farned, Santa Barbara CA
 - b. Robin Newman, Santa Barbara CA
 - c. Tony Longo, Santa Barbara CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

Recommends approval of the proposed Ordinance Amendments with a recommendation to revise the coach relocation distance requirement to be 25 miles rather than 35 miles and to include a definition for “the City,” making the finding that the proposed Zoning Ordinance amendment is consistent with the General Plan because it implements policies of the Housing Element related to preservation of non-subsidized affordable rental housing (Policy H13).

This motion was passed and adopted on the 6th day of June, 2019 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Krystal M. Vaughn, Senior Commission Secretary

Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.