

ORDINANCE NO. .

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA**

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**AN ORDINANCE AMENDING COUNTY ORDINANCE CODE, DIVISION VI,
PART ONE (ZONING REGULATIONS) CHAPTER 26 (MH ZONING DISTRICT)
SECTION 6541, REGARDING MAXIMUM HEIGHT IN MOBILEHOME PARKS**

The Board of Supervisors of the County of San Mateo, State of California, hereby finds and declares as follows

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WHEREAS, on September 26, 2017, the San Mateo County Board of Supervisors adopted a new Mobilehome Park (MH) Zoning District, as Chapter 26 of the County's Zoning Regulations; and

WHEREAS, the MH Zoning District establishes land use regulations and performance standards regulating the creation, design, operation, and maintenance of mobilehome parks in the unincorporated County; and

WHEREAS, the MH Zoning District establishes various height limits that apply to structures in MH-zoned areas; and

WHEREAS, the MH Zoning District does not specifically establish a method of measuring structure height; and

WHEREAS, at the time of adoption of the MH Zoning District, the Board of Supervisors directed staff to prepare two subsequent amendments: (1) limiting the height of structures in MH-zoned areas within the County's Coastal Zone to a uniform 28 feet, and (2) establishing that height of structures in all MH-zoned areas will be measured from the lower of natural or finished grade; and

WHEREAS, the San Mateo County Planning Commission considered the proposed amendments on December 13, 2017 and recommended that the Board of Supervisors adopt said amendments; and

WHEREAS, the County prepared an Initial Study and Negative Declaration for that prior adoption of the MH Zoning District, and the application of that zoning district to various County mobilehome parks, consistent with the requirements of the California Environmental Quality Act, and determined that the proposed amendments had no potentially significant environmental impacts; and

WHEREAS, the Board of Supervisors, in its independent judgment and analysis, considered the Initial Study and Negative Declaration, along with comments received, and found on September 26, 2017, on the basis of the whole record before it that, there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the proposed amendments to mobilehome heights in the Coastal Zone, and the amended method of calculating height, are within the scope of that Initial Study and Negative Declaration, constitute a reduction of the possible development intensity allowed by and the Ordinance assessed by the Initial Study, and are consistent with the Board's finding that the project will have no significant impact on the environment; and

WHEREAS, the proposed amendments to the allowed height of structures in MH-zoned areas in the County's Coastal Zone constitute an amendment to the Implementation Plan of the County's Local Coastal Program; and

WHEREAS, the proposed amendments to allowed height in MH-zoned areas within the County's Coastal Zone are consistent with the County's Local Coastal Program; and

WHEREAS, on adoption, the proposed amendments will be submitted to the California Coastal Commission for review and certification.

NOW, THEREFORE, the Board of Supervisors of the County of San Mateo, State of California, **ORDAINS** as follows:

SECTION 1. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 26, Section 6541, General Standards for Mobile Home Parks, Section 6541.4, "Maximum Height," is amended to read as follows:

4. Maximum Height

- a. The height of structures in all areas zoned MH shall be measured from the lower of natural or finished grade to the topmost point of the building immediately above.
- b. The maximum height of mobilehomes, RVs, trailers, and other residential structures in a mobilehome park shall be 36 feet, except within the County's Coastal Zone, where the maximum height shall be 28 feet.
- c. The maximum height of any conditionally permitted use described in Section 6538.2 (a), (b), (c), (d), (e), and (f) shall be 28 feet.

- d. The maximum height of any conditionally permitted use described in Section 6538.2 (g), (h) and (i) may exceed 28 feet, up to a maximum of 60 feet, on issuance of a conditional use permit, except within the County's Coastal Zone, where the maximum height shall not exceed 28 feet.

SECTION 2. This Ordinance shall be effective thirty (30) days from the passage date thereof, except in the County's Coastal Zone, where it shall be effective immediately upon certification by the California Coastal Commission.

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