

Board Meeting Date: January 23, 2018
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: A zoning text amendment to the County's Mobilehome Park (MH) Zoning District (Zoning Regulations Chapter 26) to adopt a uniform 28-foot height limit for all structures on mobilehome parks in the County's Coastal Zone, and to apply a uniform method of measuring structure height in MH-zoned areas countywide that measures height from the lower of finished or natural grade.

RECOMMENDATION:

Adopt, by ordinance, a zoning text amendment to the County's Mobilehome Park (MH) Zoning District (Zoning Regulations Chapter 26, Section 6535 et. seq.) to adopt a uniform 28-foot height limit for all structures on mobilehome parks in the County's Coastal Zone, and apply a uniform method of measuring structure height in MH-zoned areas countywide that measures height from the lower of finished or natural grade to the topmost point of the structure immediately above.

BACKGROUND AND DISCUSSION:

On September 26, 2017, the San Mateo County Board of Supervisors adopted a new MH Zoning District, as Chapter 26 of the County Zoning Regulations. This chapter replaced the County's Trailer Camp regulations, previously codified in Ordinance Code Chapter 5.92. The new MH zoning regulations establish land use regulations, performance standards, and permitting requirements for mobilehome parks, including height limitations for mobilehomes, ancillary uses, and conditionally permitted affordable housing.

When adopting the new regulations, the Board of Supervisors directed staff to prepare and submit the modifications included in the proposed amendment: a 28-foot uniform height limit for structures on MH-zoned mobilehome parks in the County's Coastal Zone, and amendments requiring structure height to be measured from the lower of natural or finished grade.

Currently, the MH Zoning District allows heights of up to 28 feet for mobilehomes, and 36 feet for conditionally permitted affordable housing uses, and measures height from the average (grade), rather than the lower of natural or finished grade. The proposed amendment would apply a 28-foot height limit to all structures in MH-zoned areas in the County's coastal zone, and would require height measurement from the lower of natural

or finished grade to the topmost point of the structure immediately above, in all MH-zoned areas, inside and outside of the County's Coastal Zone.

Mobilehome Park Locations:

- Bayshore Villa Manufactured Housing Community, 3499 East Bayshore Road, Redwood City
- Trailer Villa, 3401 East Bayshore Road, Redwood City
- Belmont Trailer Park, 100 Harbor Boulevard, Belmont
- Pillar Ridge, 164 Culebra Road, Moss Beach (in the County's Coastal Zone)
- Redwood Trailer Village, 855 Barron Avenue, Redwood City
- Sequoia Trailer Park, 730 Barron Avenue, Redwood City

PLANNING COMMISSION ACTION:

On December 13, 2017 the San Mateo County Planning Commission considered the proposed amendments, and unanimously recommended that the Board of Supervisors adopt the Coastal Zone height limit and the revised method of measuring height in MH-zoned areas countywide.

ENVIRONMENTAL REVIEW:

The County prepared an Initial Study and Negative Declaration for the prior adoption of the MH Zoning District, and that District's application to various mobilehome parks in the unincorporated County, including Pillar Ridge, the only park in the County's Coastal Zone currently zoned MH. That environmental review determined that there are no potentially significant impacts from adoption of the proposed amendments. As the proposed amendments constitute a reduction in the development intensity allowed by the MH Zoning District, there is no potential for additional environmental impact. That prior Initial Study and Negative Declaration were posted on July 26, 2017, and no comments were received.

FISCAL IMPACT:

There is no fiscal impact to the County from adoption of the proposed ordinance.