

Special Notice / Hearing: None
Vote Required: Majority
Meeting Date: September 12, 2017

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: A zoning text and map amendment, a General Plan map amendment, an amendment to San Mateo County's Trailer Camp regulations, and an associated Initial Study and Negative Declaration, to 1) adopt a new Mobilehome Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations, 2) amend the County zoning maps to apply the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, 3) in the case of three existing mobilehome parks, amend the County General Plan land use map to change the underlying general plan land use designation of those parks to Medium High Density Residential, 4) repeal the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, in their entirety, and 5) adopt the Initial Study and Negative declaration for the project.

RECOMMENDATION:

Public hearing to consider a zoning text and map amendment, a General Plan map amendment, an amendment to San Mateo County's Trailer Camp regulations, and an associated Initial Study and Negative Declaration:

- A. Adopt a resolution adopting the negative declaration for amendments to the County Ordinance Code, Division VI, Part One (Zoning Regulations) to add Chapter 26 (MH Zoning District), Amendments to Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps), Amendments to General Plan Land Use Maps 8.2M and 8.4M, and repeal of Chapter 5.92 of the County Ordinance Code (Trailer Camp Regulations) in its entirety; and
- B. Adopt an ordinance amending the County Ordinance Code, Division VI, Part One (Zoning Regulations) to add Chapter 26 (MH Zoning District), Amending Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps), amending General Plan Land Use Maps 8.2M and 8.4M, and repealing Chapter 5.92 Of the County Ordinance Code (Trailer Camp Regulations) in its entirety.

BACKGROUND AND DISCUSSION:

The mobilehome parks affected by the proposed amendments are:

- a. **Bayshore Villa Manufactured Housing Community**, 3499 E Bayshore Road, Redwood City. Approximately 7.92 acres, zoned C-2/S-1 (commercial), General Plan Designation High Density Residential.
- b. **Trailer Villa**, 3401 E. Bayshore Road, Redwood City. Approximately 6.03 acres, zoned C-2/S-1 (commercial), General Plan designation High Density Residential.
- c. **Belmont Trailer Park**, 100 Harbor Boulevard, Belmont. Approximately 3.19 acres, zoned C-2 (commercial), General Plan designation General Industrial.
- d. **Pillar Ridge**, 164 Culebra, Moss Beach. Approximately 19.33 acres, zoned H-1 (highway frontage), General Plan designation Medium High Density Residential.
- e. **Redwood Trailer Village**, 855 Barron Ave, Redwood City. Approximately 1.53 acres, zoned C-2/S-1 (commercial), General Plan designation Industrial Mixed Use.
- f. **Sequoia Trailer Park**, 730 Barron Ave, Redwood City. Approximately 4.61 acres, zoned C-2/S-1, General Plan designation Industrial Mixed Use.

This proposed zoning map amendments would change the zoning of each listed park from its current zoning designation to the new “MH” Zoning Designation. The General Plan Land Use Map Amendments would change the land use designation for Belmont Trailer Park, Redwood Trailer Village, and Sequoia Trailer Park to Medium High Density Residential. The components of the project are summarized below.

MH (Mobilehome) Zoning District

Each of the listed mobilehome parks is currently in a commercial (or in the case of Pillar Ridge, highway frontage) zoning district. However, these sites have been mobilehome parks in perpetuity. They have historically been, and continue to be, unique residential areas that are not commercial in nature, and which provide a source of housing distinct from, and often significantly more affordable than other types. State law recognizes the unique character of mobilehomes, and allows them to be regulated by rent control, and by strict limits on conversion to other uses. The new MH Zoning District would affirm the unique value of these parks, and retain and establish appropriate regulations for creating and maintaining them.

The new regulations would establish mobilehome parks and mobilehomes within them as the principally permitted use in the MH District. Uses ancillary to mobilehome parks would be conditionally permitted, as would transitional housing, supportive housing, and

multifamily dedicated affordable housing. The new regulations would also apply a new 36-foot height limit (28 feet in the County's Coastal Zone) for mobilehomes and retain landscaping, fencing, access requirements, and other development standards previously in the Trailer Camp Regulations.

Rezoning and General Plan Map Amendment

The proposed zoning change applies the new MH Zoning District to the parks listed above. To ensure consistency between the zoning and the underlying General Plan Land Use Designation, the proposed General Plan map amendment would also change the land use designation of three of the parks to Medium High Density residential, which would accommodate all of uses allowed by the new MH zoning district.

Environmental Review

The County prepared an Initial Study and Negative Declaration for these amendments. The environmental review determined that there are no potentially significant impacts from adoption of the proposed amendments.

County Counsel has reviewed the staff report, ordinance, and resolution as to form.

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by preserving, maintaining, and incentivizing affordable housing.

FISCAL IMPACT:

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