



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 16-559

Board Meeting Date: 9/26/2017

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager
Peggy Jensen, Deputy County Manager

Subject: Supplemental memorandum regarding 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, replacing the existing zoning of each park, 3) in the case of three of the 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:

Recommendation for the Board of Supervisors to:

- A) Adopt a resolution adopting the Initial Study and Negative Declaration for the proposed adoption of the new MH Zoning District, the proposed zoning map amendment, the proposed General Plan land use map amendments, and the repeal of Chapter 5.92 of the County Ordinance Code, as complete and correct; and
- B) Adopt an ordinance amending the County Ordinance Code, Division VI, Part One (Zoning Regulations) to add Chapter 26 (MH (Mobilehome Park) 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, and waive reading of the ordinance in its entirety.

BACKGROUND/DISCUSSION:

Proposal: The proposed project is 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, replacing the existing zoning of each park, 3) in the case of three of 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.

The Board of Supervisors continued this item at its meeting on September 12, 2017 due to time constraints and to allow continued consideration at its meeting on September 26, 2017. The materials prepared by staff for the September 12, 2017 Board meeting provide a detailed description of the project.

At the time of the Board's consideration of the matter on September 12th, 2017, the Board considered comments regarding the level of outreach to, and communication with, mobilehome park owners. In response, staff offers the following supplemental information.

On August 2, 2017, County staff met with owners, managers, and representatives of the various mobilehome parks in the unincorporated County, to inform them of the proposed changes. Representatives of all such parks attended the meeting. Subsequent to the Planning Commission hearing on August 23, 2017, an additional information packet with a description of the project, proposed timeline and process for adoption, and information on opportunities for participation and comment was mailed to all park owners and their representatives (a copy of that packet is included as Attachment B to this memorandum). County staff also met directly with representatives of the Bayshore Villa mobilehome park on September 7, 2017.

On August 30 and August 31, 2017, Planning and Building Department, Housing Department, and County Counsel staff also held two workshops, on the Coastside and Bayside, respectively, for mobilehome park residents, to provide information on the proposed changes. Notice of these workshops, the proposed changes, and opportunities for comment and participation were also mailed to every listed owner/occupant of every mobilehome space, and direct notices were provided directly to every mobilehome in every affected park.

After the Board of Supervisors meeting on September 12, 2017, staff scheduled an additional meeting to solicit feedback and input from mobilehome park owners and managers. That meeting is scheduled for September 21, 2017, but has not occurred as of the writing of this memorandum.

ATTACHMENTS:

A. Memorandum to Board of Supervisors, September 12, 2017 with attachments (Map of Mobilehome Parks, Map of Proposed Rezoning, Map of Proposed General Plan Amendments, Initial Study and Negative Declaration)

B. Information Packet: "San Mateo County Mobile Home Parks - Proposed Regulatory Changes"