

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1.1

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4756	May 26, 2013	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on June 4, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 4, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P.)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / Ord No 348.4756

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of February 4, 2013, Case Number RIC 1215735; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/26/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May 28, 2013
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0001057612-01

P.O. Number: Ord No 348.4756

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348.4756 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 19.800 is added to Article XIX of Ordinance No. 348 to read as follows:

*Section 19.800. Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone.

a. FINDINGS. The Board of Supervisors finds that the proliferation of substandard, unpermitted mobilehome parks in the Coachella Valley is a public health, safety and welfare concern. Often times, these substandard, unpermitted mobilehome parks are not parks wherein spaces are rented or held out for lease but are in fact, only lots in which multiple members of one family jointly own the lot and family members live in multiple mobilehome units on the lot. Given Riverside County's growing population, the housing crisis, the current countywide economic downturn, and the need for accessible low income housing, especially in the agricultural areas of the Coachella Valley, the County finds the need for an overlay zone in the Coachella Valley to address the substandard conditions of these mobilehome parks so as to ensure that the existing parks meet basic health and safety standards while recognizing the agricultural and communal lifestyle of families of the Coachella Valley. The Economic Development Agency, with the assistance of the Code Enforcement Department surveyed the Coachella Valley and identified seventeen (17) existing substandard, unpermitted mobilehome parks in which multiple members of one family jointly own the lot and owners live in groupings of multiple mobilehome units on the lot.

b. PURPOSE. The purpose of the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone is to allow multiple mobilehomes as a permitted use on the lots identified in this section subject to strict compliance with the general requirements, development standards, and conditions of this section, to provide standards that address unique housing concerns in the Coachella Valley, and to provide adequate provisions to assure protection of the health, safety and welfare of all residents on the lots identified in this overlay zone, to meet the basic safety standards for public health and welfare concerns for all residents, as well as ensuring compatibility with adjacent uses in the zones.

c. AUTHORITY. The Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone is adopted pursuant to the County's general police power and pursuant to the authority of Health & Safety Code section 18300, subdivision (g).

d. APPLICABILITY.

(1) The Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone is adopted and may be amended by the Board of Supervisors, as necessary to include any issue that is not addressed in this section, and adversely affects the public health, safety, and welfare of the residents in the overlay zone.

(2) The Coachella Valley Multiple Owners Mobilehome Housing Overlay zone shall be limited to the existing groupings of mobilehomes on the following lots as identified by assessor's parcel numbers:

755-180-010, 763-230-007, 763-170-018, 755-161-004, 749-060-021, 729-130-020, 757-230-003, 755-231-001, 751-080-011, 757-110-005, 749-190-010, 749-260-009, 755-231-016, 755-231-015, 757-231-015, 757-260-008, 757-260-018.

(3) This section outlines criteria for multiple owners. No expansion of existing facilities will be considered. No additional lots shall be added into the Coachella Valley Multiple Owners Mobilehome Housing Overlay zone.

(4) The allowance of multiple mobilehomes as a permitted use on the lots identified in this overlay zone does not create a subdivision under the Subdivision Map Act. The spaces within the lot may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.

(5) In the event there is a need for any resident of any lot identified in this overlay zone to be relocated, the owners of the lot shall be responsible for any relocation costs and notices.

e. DEFINITIONS. As used in this section, the following terms shall have the following meanings:

(1) Space. The site within the lot intended, designed, or used for the location or accommodation of a mobilehome and any accessory structures or appurtenances attached thereto or used in conjunction therewith.

f. GENERAL REQUIREMENTS. The Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone applies to the lots identified in subsection 4.(2) so long as all the following general requirements are met:

(1) The lot is zoned A-1-10, R-A-20, W-2, A-2-10, A-2-20, MS-C, or C-P-S.

(2) The lot must be jointly owned by multiple owners and all owners must be listed on the deed.

(3) A minimum of two owners, identified on the deed, must live in mobilehome units on the lot at all times.

(4) None of the mobilehome units on the lot can be rented or leased, or held out for rent or lease.

g. DEVELOPMENT STANDARDS. In order to maintain a safe, clean, orderly, and sanitary environment for all residents of the lots identified in this overlay zone, all of the following development standards will apply:

(1) UNIT SIZE. Each mobilehome unit shall have a minimum floor living area of 450 square feet excluding patios, porches, garages, and similar structures.

(2) INSTALLATION. Each mobile home shall be installed per manufacturer's specifications on approved piers. No permanent foundations shall be allowed except as required.

- governed by the applicable flood control district.
- (3) **MINIMUM SIZE OF SPACE.** The minimum size of each space within the lot shall be 2500 square feet. Each space shall have a minimum width of thirty (30) feet and a minimum depth of eighty (80) feet.
 - (4) **SPACE OCCUPANCY.** Each space within the lot shall accommodate only one (1) mobilehome unit.
 - (5) **OPAQUE SKIRT.** Unless a permanent foundation is required by the applicable flood control district, the area between the ground level and the floor level of each mobilehome unit shall be screened by an opaque skirt.
 - (6) **SPACE COVERAGE.** The occupied area of each space within the lot, consisting of the mobilehome unit, and all attached accessory structures including, but not limited to awnings, stairways, and ramps, shall not exceed seventy-five (75) percent of the space area. The occupied area of the space shall be determined as if viewed from overhead looking directly down on the lot.
 - (7) **OUTSIDE STORAGE.** No outside storage will be permitted on lots within the overlay zone.
 - (8) **PERIMETER SPACE CLEARANCE.** There will be a minimum six (6) feet separation clearance between all structures on the lot.
 - (9) **SETBACKS.** There will be a minimum twenty (20) feet separation clearance between all mobilehomes on the lot.
 - (10) **PERIMETER SETBACKS.** The perimeter of the lot shall have a minimum common area of a twenty foot setback along all adjoining boundary streets and a fifteen foot side and rear setback along all exterior property lines.
 - (11) **UTILITIES.** Each mobilehome unit shall have separate utility services and connections with the exception of sub-surface sewage disposal systems.
 - i. If propane is used, the propane tank must be installed complying with the setback provisions of the California Fire Code. The maximum allowed propane tank size is a 250 gallon tank.
 - ii. Electrical meter banks may be allowed subject to written approval by the local electrical provider.
 - (12) **WALLS AND FENCES.** A chain link fence, a minimum of six feet in height, shall be erected along the perimeter of the lot and screened by appropriate landscaping, or other similar material, as approved by the Planning Director. A chain link fence, or other similar material, a minimum of three feet in height shall be erected between each space within the lot. Landscaping, as approved by the Planning Director, may be used in lieu of the interior chain link fences. All landscaping will need to be in compliance with Ordinance No. 859.
 - (13) **VEHICLE PARKING.** An impervious surface shall be placed immediately adjacent to each mobilehome to provide off-street parking for two vehicles per mobilehome unit.
 - (14) **ACCESS.** Each mobilehome unit within the lot shall be located no further than 450 feet from a publicly dedicated and maintained road. Each mobilehome unit located within the lot shall be served by an all-weather access road, such as Class-2 base, or an acceptable material at the discretion of the Fire Marshall, capable of supporting emergency vehicles. All lot roadways shall have a minimum of twenty (20) feet of clear and unobstructed access to a public thoroughfare.
 - (15) **WELLS.** Each mobilehome unit shall have running water. Each mobilehome unit served by water well shall meet the minimum water well production requirements of Ordinance No. 682.
 - (16) **FIRE PROTECTION WATER SUPPLIES.** A water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the California Fire Code and be subject to approval of the Fire Marshall.
 - (17) **DEPARTMENT APPROVALS.** Approval from the Riverside County Environmental Health Department is required for all mobilehome units utilizing a septic system or well.
- h. **CONDITIONS.** Each lot in the overlay zone shall be subject to such conditions as are necessary to assure compliance with this ordinance and any other provision of law, including without limitation, the following:
- (1) The spaces within the lot may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.
 - (2) There must be multiple owners that own the lot and all owners must be listed on the deed.
 - (3) A minimum of two owners, identified on the deed, must live in mobilehome units on the lot at all times.
 - (4) None of the mobilehome units on the lot can be rented or leased, or held out for rent or lease.
 - (5) The owners shall notify the Planning Director of any change in ownership of the lot within thirty (30) days of such change. When a change of ownership of the lot occurs that results in the mobilehome park no longer meeting the conditions of the Coachella Valley Multiple Owners Mobilehome Housing Overlay, the property will no longer be eligible to be in the Coachella Valley Multiple Owners Mobilehome Housing Overlay and all provisions of this ordinance shall apply to the lot.
 - (6) Each year the owners of the lot shall provide written certification of continued compliance with the general requirements, development standards and conditions of the overlay zone, including the occupancy restrictions. The written certification shall identify all owners of the lot and identify which owners reside on the lot and shall be provided to the Planning Director on or before January 15 of each year.
 - (7) A covenant with respect to the occupancy requirements of this ordinance, in the form and content approved by County Counsel, shall be executed by all owners of the lot and shall be recorded.

i. VIOLATIONS AND PENALTIES.

- (1) All property owners within the Coachella Valley Multiple Owners Mobilehome Housing Overlay zone boundary shall be responsible for complying with the provisions of this section within five (5) years from the effective date of this ordinance. The Riverside County Code Enforcement Department shall be the lead agency enforcing the provisions of this overlay zone according to the protocols established in Riverside County Ordinance No. 725.
- (2) The Sheriff, District Attorney, County Counsel, County Clerk, Director and all County Officials charged with the issuance of land use permits, plot plans, subdivisions, parcel maps, and other discretionary and administrative permits, shall enforce the provisions of this ordinance.

Section 2. EFFECTIVE DATE. This ordinance, Ordinance No. 348.4756, shall take effect thirty (30) days after its adoption.

Section 3. EXPIRATION DATE. This ordinance, Ordinance No. 348.4756, shall expire by its own terms five (5) years from its effective date.

John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 14, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley

NAYS: None

ABSENT: Stone

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

5/26