

ARTICLE 7A MOBILEHOME PARKS and MOBILE HOMES

GENERAL

7A-1.0 PURPOSE OF CHAPTER

It is the intention of this Chapter to provide regulations for the establishment, maintenance and operation of mobile homes and Mobile homes parks in the City.

7A-2.0 SEVERABILITY

The provisions of this chapter are deemed severable. In the event that any section or part of this chapter shall be found in conflict with State laws regulating mobile homes or Mobile homes parks, that section or part shall be deemed void and unenforceable; all other provisions shall remain in full force and effect.

7A-3.0 PENALTY

Any person who violates any provisions of this chapter is guilty of a misdemeanor punishable by fine not exceeding \$500.00, or by imprisonment not exceeding six months, or both such fine and imprisonment.

ADOPTION OF EXISTING STATE LAW

7A-4.0 APPLICABLE LAWS

The definitions, standards and requirements governing the establishment and operation of mobile homes and Mobile homes parks, camp cars, travel trailers, travel trailer parks, recreational trailer parks, temporary trailer parks and tent camps, as set forth in Part 2 of Division 13 of the Health and Safety Code of the State of California (Section 18000 et seq.) and the rules and regulations established by the Division of Housing of the Department of Industrial Relations of the State of California that are found in Chapter 9 of Title 8 of the California Administrative Code, which implement, interpret, and make specific the explicit sections of the Health and Safety Code are hereby adopted and made a part of this chapter by reference as they now exist and the City Council does hereby acknowledge that pursuant to the provisions of Section 18010 of the Government Code that said State laws and regulations as may hereafter be amended supersede the provisions of this chapter unless the provisions of this chapter are more stringent than the provisions of the State Law.

7A-5.0 ENFORCEMENT

The City Council of the City of San Jacinto does hereby pronounce its intention to assume the responsibility for enforcement of Part 2 of Division 13 of the Health and Safety Code of the State of California.

7A-6.0 FIRE PROTECTION EQUIPMENT REQUIRED

In every Mobile homes park or portion of every Mobile homes park constructed or extended after the effective date of this chapter there shall be installed and maintained approved fire hydrants, spaced at such distance as to reach all areas with seventy-five feet of hose. Each fire hydrant shall be not less than one and one-half inches in diameter, terminating with a shutoff valve. In every Mobile homes park or portion of every Mobile homes park in the City that contains more than ten cabanas, there shall be installed and maintained on each of such hydrants an approved hose rack or reel, equipped with seventy-five feet of one and one-half inch diameter hose with fire nozzles; and with one and one-half inch tips.

PERMITS FOR ESTABLISHMENT AND EXPANSION OF MOBILEHOME PARKS

7A-7.0 PERMIT FROM PLANNING COMMISSION REQUIRED

It shall be unlawful for any person to do any of the following without first making application in writing to the Planning Commission of the City of San Jacinto and obtaining a permit therefor, granted pursuant to the provisions of this ordinance, the other ordinances of the City and the laws of the State:

1. Construct a Mobile homes park;
2. Construct additional buildings or additional mobile home sites, reconstruct or move existing buildings or relocate Mobile homes sites in an existing Mobile homes park.

7A-8.0 PERMIT FROM BUILDING INSPECTOR REQUIRED

Any person desiring to establish, enlarge or operate a Mobile homes park shall first make application for a permit to be issued by the Building Inspector of the City. Forms for such application for such permit shall be secured from the Building Inspector.

7A-9.0 PREREQUISITES TO APPROVAL OF PERMIT BY PLANNING COMMISSION

Under no conditions shall the Planning Commission of the City approve or permit the construction or operation of a Mobile homes park, unless the following are provided for:

- A. Adequate fencing and landscaping for the protection of adjoining property owners, in accordance with the discretion of the Planning Commission.
- B. All Mobile homes parks and all Mobile homes sites within parks shall be served by the City sewer system.
- C. All streets and alleys in mobile home parks shall be paved with pre-mix AC paving of at least two and one-half inches in thickness, together with

such other specifications as shall be established by the Planning Commission and approved by the Superintendent of Public Works.

- D. All streets within Mobile homes parks shall be at least twenty-five feet in width, with an additional five feet if parking is allowed on one side, and ten feet if parking is allowed on both sides of the street.
- E. Access to Mobile homes parking spaces shall be from private drives within the Mobile homes park only, with the exception of those Mobile homes parks in existence or approved at the time of the adoption of this chapter. Those Mobile homes parks so in existence or so approved shall provide for interior access prior to any extensions thereof by a permit.
- F. The location and size of all water mains shall be in accordance with the directions and approval of the Superintendent of Public Works of the City.
- G. The location and size of all gas mains shall be in accordance with the directions and approval of the Building Inspector of the City.
- H. All areas to be used for the handling and drying of laundry shall be screened from view outside of the park.
- I. All facilities for sanitation, garbage, sewage and trash disposal and water supply shall be subject to such rules and regulations as the Health Officer of the City shall determine.
- J. Such other requirements as the Planning Commission shall reasonably require.

7A-10.0 ENFORCEMENT OF ARTICLE GENERALLY

It shall be the duty of the Building Inspector to enforce all of the provisions of this article pursuant to construction, alteration, and modification of all buildings, plumbing, electrical wiring, sewage disposal construction and gas piping, including appurtenances thereto within Mobile homes parks. It shall be the duty of the Health Officer to enforce all of the provisions of this article pertaining to maintenance, operation, safety, sanitation and occupancy of mobile home parks. Upon presentation of proper credentials, the Building Inspector, Fire Marshal, Health Officer, Planning Director, or the duly authorized representative of any of them, may at reasonable times enter upon private property to determine whether a mobile home park exists and enter upon the premises of any Mobile homes park to inspect the structures, sites and facilities, including the register of occupants, and to ascertain and require compliance with this chapter.