

ARTICLE 7B

MOBILEHOMES

7B.01 INTENT

The California Legislature has enacted Section 65852.3 of the Government Code (effective July 1, 1981) which provides that counties and cities shall not prohibit the installation of qualified mobilehome on approved foundation systems on lots that (1) are zoned for single family dwellings and (2) are determined to be compatible for such mobilehome use. Land Use Ordinance No. 340 permits the installation of mobilehome, not on foundations, in several of its existing zone classifications, subject to certain requirements and standards; it further provides for the exclusive use of mobilehome in the R-T Zone. It is the intent of the City Council in adopting this Article, to enact provisions that will allow mobilehome to be installed on foundations on compatible lots in compliance with the Government Code Section 65852.3; to continue to allow the installation of mobilehome not on foundations in certain zone classifications, and to continue to provide for the exclusive use of mobilehome in the R-T Zone. This Article is intended to supplement the provisions of this ordinance relating to mobilehome, but shall take precedence over any portion of this ordinance that is inconsistent herewith.

7B.02 FINDINGS

Pursuant to Section 65853.3 the City Council determines that all lots zoned to permit the construction of conventional single family dwellings are compatible for the installation of a mobilehome on a foundation system if the installation utilizes roof overhang and roofing and siding materials that are compatible with the neighborhood in which the lot is located, provisions for automobile storage compatible with the neighborhood are constructed or installed and the mobilehome complies with all other requirements of this Article.

7B.03 MOBILEHOMES ON FOUNDATIONS

A mobilehome may be installed on a foundation on any lot in the City of San Jacinto that is zoned to permit the construction of a conventional single-family dwelling, if it meets the following conditions:

- A. The mobilehome shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C., Section 5401 et seq.) and shall bear a California insignia or Federal label as required by Section 18550(b) of the Health and Safety Code.
- B. The foundation system shall meet the requirements of the applicable portions of the Health and Safety Code.
- C. The mobilehome shall contain a minimum of 950 square feet of floor living area. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.

- D. The mobilehome shall have a roof overhang of not less than 16 inches unless it is determined that it is not compatible to the neighborhood in which the mobilehome is being located.
- E. The mobilehome shall have roofing material and siding material that is compatible with the neighborhood in which the mobilehome is located.
- F. A garage or other automobile enclosure compatible to the neighborhood in which the mobilehome is being installed shall be constructed, unless it is determined that it is not required to achieve compatibility.
- G. The mobilehome shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.

7B.04 PERMITS

A. Application

Application to install a mobilehome on a permanent foundation shall be made to the Director of Community Development, accompanied by the filing fee set by the Council Resolution, and shall include such information and documentation as may be required by the Director, including the following:

- 1. Name and address of the applicant and all owners of the subject property, including evidence that all owners agree to the application.
- 2. Location or address, legal description and zoning of the property on which the mobilehome is to be located.
- 3. A site plan of the entire property showing location of the mobilehome and all accessory buildings, including all dimensions and setbacks.
- 4. Certification that the mobilehome complies with the National Mobilehome Construction and Safety Standards Act of 1974.
- 5. Photographs that show the mobilehome in sufficient detail with regard to siding material, roof overhang and roof materials.
- 6. Photographs that depict the type of structures, siding and roofing materials and roof overhang of structures in the neighborhood in which the mobilehome is to be located.

B. Processing of Application

Within 10 days following the acceptance of an application as being complete, the Director shall determine whether the request meets all of the requirements of this ordinance and shall determine the roof overhang, roofing and siding materials and any automobile enclosure necessary to achieve compatibility with the neighborhood. Upon approval of the application, the Director shall forward the original thereof to the Building Department, file one copy and return one copy to the applicant who shall then obtain all necessary installation and construction permits from the Building Department. If the Director is unable to approve the application, it shall be returned to the applicant along with a statement of the reasons therefor, giving notice that the applicant may meet with the Director to discuss the matter.

C. Appeal

If the Director does not approve the application, or requires conditions which the applicant believes are not necessary to achieve compatibility with the neighborhood, he may appeal to the City Council within 15 days following the mailing of the final decision by the Director by filing a letter with the City Clerk stating the reasons why he believes the action to be improper. The Clerk shall cause the appeal to be set for hearing at a regular meeting of the Council held not less than 13 nor more than 30 days after receiving the appeal and shall mail or deliver written notice of the hearing to the Director and to the applicant or permitted at least 10 days before the hearing. At the conclusion of the hearing or any continuance thereof, the City Council shall finally decide the matter.

7B.05 MOBILEHOMES NOT ON FOUNDATIONS

The provisions in the various zone classifications that allow mobilehome, subject to conditions and requirements contained therein, shall remain in effect unless amended or repealed. All specific mobilehome provisions in the various zone classifications in Ordinance No. 340 refer to mobilehome not on a foundation system and shall continue in effect irrespective of the fact that certain zones may then provide for mobilehome both on and not on a foundation system. For purposes of permit issuance, the mobilehome on a foundation is allowed whenever a conventional single-family dwelling is allowed, subject to the requirements of this Article; the mobilehome not on a foundation is allowed whenever it is specifically so provided in the various zone classifications in Land Use Ordinance No. 340, subject to any requirements set forth therein.

7B.06 R-T ZONE

The sections in the R-T Zone which provide that such zone shall be used exclusively for mobilehome shall remain in effect; however, a person shall be permitted to install a mobilehome in said zone either on or not on a foundation system. A mobilehome installed on a foundation in the R-T Zone shall not be required to meet the requirements of Sections 8A.03 and 8A.04, except the

mobilehome shall comply with the National Mobilehome Construction and Safety Standards Act of 1974 and the foundation requirements of the applicable portions of the Health and Safety Code.

This ordinance shall take effect 30 days after its adoption.

ORDINANCE NO. 709, ADOPTED 07-21-81

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