

## REPORT TO THE PLANNING COMMISSION

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**DATE:** June 9, 2020

**TITLE:** An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Section 17.08.120 "Manufactured Homes" Of Chapter 17.08 "Residential Districts" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code Regarding Regulations for the Installation of Manufactured Homes

**Prepared by:** Rebecca Deming, Community Development Director

**Reviewed by:** Jennifer Mizrahi, City Attorney

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### RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from the Planning Commission
- 3) Open Public Hearing;
- 4) Take public testimony;
- 5) Close the Public Hearing;
- 6) Planning Commission discussion and questions to Staff; and
- 7) Planning Commission recommend to City Council approval of "An Ordinance of the City Council of the City of Desert Hot Springs, California Amending Section 17.08.120 "Manufactured Homes" Of Chapter 17.08 "Residential Districts" of Title 17 "Zoning" of the Desert Hot Springs Municipal Code Regarding Regulations for the Installation of Manufactured Homes."

### DISCUSSION

The regulation of Manufactured homes is largely governed by state law and gives little discretion to local entities except in specific circumstances. Currently Section 17.08.120 of the Desert Hot Springs Municipal Code permits the installation of manufactured homes, as defined, within certain residential districts. California Government Code Section 65852.3 states in part, that every city, including charter cities, in their discretion, "[m]ay preclude installation of a manufactured home in zones specified in this section if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone." The City recognizes that manufactured homes are an important aspect in securing adequate housing within the City.

This ordinance would limit the age of manufactured homes which may be installed in a residential district to promote the aesthetic quality of neighborhoods, minimize the devaluation of communities due to repair costs and upkeep, and to maintain safe building standards for manufactured homes. In addition, this ordinance would ensure that manufactured homes comply with architectural standards that are the same as single family homes, thereby creating a nice aesthetic within the community.

### FISCAL IMPACT

None.

### EXHIBIT(S)

- 1) Proposed Ordinance