

REPORT TO THE CITY COUNCIL



DATE: July 7, 2020

TITLE: 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

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from the City Council;
- 3) Open Public Hearing;
- 4) Take public testimony;
- 5) Close the Public Hearing;
- 6) City Council discussion and questions to Staff; and
- 7) Introduce for First Reading and read by title only “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, “may 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, to 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.

At the Planning Commission meeting June 9, 2020, the Planning Commission held a Public Hearing and recommended approval of staff recommendation with an additional recommendation for staff to look into adding additional earthquake strapping requirements and if permitted by law to include additional requirements in the Ordinance. Staff has reviewed the requirements with the Building Official and no additional requirements are needed, as the Permanent Foundation or Foundation Systems are plan checked to ensure that they meet Building Code, including as it relates to seismic criteria. Any additional requirements would be

required to go through the building code amendment process and would not be able to be added to this ordinance.

FISCAL IMPACT

None.

EXHIBIT(S)

- 1) Proposed Ordinance