

REPORT TO CITY COUNCIL

DATE: MARCH 9, 2011

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: ADOPTION OF ORDINANCE NO. 11-383; AMENDING THE ZONING ORDINANCE (ARTICLE IX OF THE AGOURA HILLS MUNICIPAL CODE) AND ADOPTING NEW STANDARDS AND DEFINITIONS FOR MOBILE HOMES / MANUFACTURED HOMES, COMMUNITY CARE FACILITIES, SINGLE-ROOM OCCUPANCY HOTELS, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING, EMERGENCY SHELTERS, AND INCLUSIONARY HOUSING REQUIREMENTS FOR CONDOMINIUM CONVERSIONS (CASE NO. 10-ZOA-002)

At the February 23, 2011 City Council meeting, the Council introduced, read by title only, and waived further reading of Ordinance No. 11-383.

The Ordinance will amend the Zoning Ordinance by adopting new standards and definitions for mobile homes/manufactured homes, community care facilities, single-room occupancy hotels, transitional housing, emergency shelters, and inclusionary housing requirements for condominium conversions, in compliance with the City General Plan Housing Element.

Attached for your reference is a copy of the proposed ordinance.

RECOMMENDATION

Staff recommends the City Council adopt Ordinance No. 11-383, regarding amendments to the Zoning Ordinance, for compliance with the City General Plan Housing Element.

Attachment: Ordinance No. 11-383

ORDINANCE NO. 11-383

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE ZONING ORDINANCE (ARTICLE IX OF THE AGOURA HILLS MUNICIPAL CODE) AND ADOPTING NEW STANDARDS AND DEFINITIONS FOR MOBILE HOMES / MANUFACTURED HOMES, COMMUNITY CARE FACILITIES, SINGLE-ROOM OCCUPANCY HOTELS, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING, EMERGENCY SHELTERS, AND INCLUSIONARY HOUSING REQUIREMENTS FOR CONDOMINIUM CONVERSIONS (CASE NO. 10-ZOA-002)

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 9120.3.C.(Q and R) of Part 3 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

9120.3. C.

“Q.1. *Community care facility, small.* “Community care facility, small” means the same meaning as set forth in California Health and Safety Code Section 1502, where six (6) or fewer persons live together.

Q.2. *Community care facility, large.* “Community care facility, large” has the same meaning as set forth in California Health and Safety Code Section 1502, where seven (7) or more persons live together.”

Section 2. Section 9120.8.H.(M) of Part 3 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

9120.8. H.

“M. *Hotel, single room occupancy.* “Hotel, single room occupancy” means a commercial facility where individual secure rooms are rented to a one or two-person household. Single room occupancy hotel units are provided on a daily, weekly, or monthly basis, and are typically 80-250 square feet in size, with a sink and closet, but which require the occupant to share a communal bathroom, shower, and kitchen.”

Ordinance No. 11-383

Section 3. Section 9120.18.S.(EE.1) of Part 3 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

9120.18. S.

“EE.1. Supportive housing. “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population as identified in state law, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Section 4. Section 9120.5.E.(I) of Part 3 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9120.5. E.

“I. Emergency shelter. “Emergency shelter” means a facility which provides immediate short term housing for homeless individuals housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay.”

Section 5. Section 9120.19.T.(H) of Part 3 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9120.19. T.

“H. Transitional housing. “Transitional housing” means a facility that provides shelter for homeless individuals and generally involves integration with other social services and counseling programs to assist in the transition of self sufficiency through acquisition of permanent income and housing. buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

Section 6. Section 9222.1 of Part 3 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9222.1. Permitted uses.

Subject to the provisions of Chapter 6, the following are permitted uses and structures in the RV district:

Ordinance No. 11-383

- A. One (1) single-family dwelling unit per lot or a mobile home used as a caretakers unit;
- B. Crops – field, tree, bush, berry and row, including nursery stock;
- C. Day care for children, small family day care home;
- D. Home for aged persons, foster family;
- E. Light agricultural uses subject to the limitations of section 9224.1;
- ~~F.~~ One manufactured home (mobile home) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- G. Community care facilities, small.”

Section 7. Section 9222.4 of Part 3 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9222.4. Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Arboretum and horticultural gardens;
- B. Campgrounds, picnic areas, trails with overnight camping;
- C. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- D. Convents and monasteries;
- E. Reserved;
- F. Day nursery, children;
- G. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- H. Grange halls;
- I. Guest ranches;
- J. Health retreats;
- K. Homes for aged person, small group care;
- L. Homes for children, special boarding;
- M. Institutions for aged persons, private;
- N. Institutions for children, private;
- O. Lighted tennis courts;
- ~~P~~ Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten 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;
- ~~Q.~~ ~~Transitional housing.~~
- ~~Q.~~ Community care facilities, large.”

Section 8. Section 9232.1 of Part 4 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

Ordinance No. 11-383

9232.1. Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RL land use district:

- A. One (1) single-family dwelling unit per lot or a mobile home uses as a caretakers unit;
- B. Day care for children, small family day care home;
- C. Home for aged persons, foster family;
- D. Homes for children, foster family;
- “E. One manufactured home (mobile home) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- F. Community care facilities, small.”

Section 9. Section 9232.4 of Part 4 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9232.4. Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- B. Convents and monasteries;
- C. Reserved;
- D. Day nursery, children;
- E. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- F. Homes for aged person, small group care;
- G. Homes for children, special boarding;
- H. Neighborhood recreation facilities, where operated by a nonprofit corporation for the use of the surrounding residents;
- I. Schools, private, accredited through grade 12, including appurtenant facilities;
- J. Lighted tennis courts;
- “K. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provision of section 9675, if more than ten 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;
- ~~L. Transitional housing;~~
- L. Community care facilities, large.”

Section 10. Section 9242.1 of Part 5 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

Ordinance No. 11-383

9242.1. Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RS district:

- A. One (1) single-family dwelling unit per lot or a mobile home uses as a caretakers unit;
- B. Day care for children, small family day care home;
- C. Home for aged persons, foster family;
- D. Homes for children, foster family;
- E. One manufactured home (mobile home) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- F. Community care facilities, small.

Section 11. Section 9242.4 of Part 5 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9242.4. Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- B. Convents and monasteries;
- C. Reserved;
- D. Day nursery, children;
- E. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- F. Golf courses, including the customary clubhouse and appurtenant facilities;
- G. Homes for aged person, small group care;
- H. Homes for children, special boarding;
- I. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten 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;
- J. Neighborhood recreation facilities, where operated by a nonprofit corporation for the use of the surrounding residents;
- K. Schools, private, accredited through grade 12, including appurtenant facilities;
- L. Lighted tennis courts;
- ~~M. Transitional housing.~~
- M. Community care facilities, large.

Ordinance No. 11-383

Section 12. Section 9252.1 of Part 6 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9252.1. Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RM district:

- A. Single-family dwelling per lot;
- B. Two-family dwelling per lot;
- C. Congregate housing;
- D. Day care for children, small family day care home;
- E. Home for aged persons, foster family;
- F. Homes for children, foster family;
- G. One manufactured home (mobile home) per lot, on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- H. Community care facilities, small;
- I. Transitional housing, when such use is in a single or two-family dwelling.
- J. Supportive housing, when such use is in a single or two-family dwelling.”

Section 13. Section 9252.4 of Part 6 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9252.4. Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Apartment houses provided that the density shall not exceed the designation shown on the zoning map;
- B. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- C. Convents and monasteries;
- D. Reserved;
- E. Day nursery, children;
- F. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- G. Golf courses, including the customary clubhouse and appurtenant facilities;
- H. Homes for aged person, small group care;
- I. Homes for children, special boarding;
- “J. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten 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;

Ordinance No. 11-383

- K. Neighborhood recreation facilities, where operated by a nonprofit corporation for the use of the surrounding residents;
- L. Schools, private, accredited through grade 12, including appurtenant facilities;
- M. Lighted tennis courts;
- N. Transitional housing, when such use is in an apartment building;
- O. Supportive housing, when such use is in an apartment building;
- P. Community care facilities, large.”

Section 14. Section 9272.1 of Part 8 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9272.1. Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RH district:

- A. Combinations of attached or detached dwellings, including duplexes, apartments, dwelling groups, congregate housing and town-houses;
- B. Multifamily dwellings-;
- “C. One manufactured home (mobile home) per lot, on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- D. Community care facilities, small;
- E. Transitional housing;
- F. Supportive housing.”

Section 15. Section 9272.4 of Part 8 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

9272.4. Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- B. Convents and monasteries;
- C. Reserved;
- D. Reserved;
- E. Day nursery, children;
- F. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- G. Golf courses, including the customary clubhouse and appurtenant facilities;
- H. Homes for aged persons, foster family;
- I. Homes for aged person, small group care;

Ordinance No. 11-383

- J. Homes for children, special boarding;
- K. Microwave stations;
- L. Neighborhood recreation facilities, when operated by a nonprofit corporation for the use of the surrounding residents;
- M. Schools, private, accredited through grade 12, including appurtenant facilities;
- N. Lighted tennis courts;
- “O. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provision of section 9675, if more than ten 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;
- ~~P. Transitional Housing.~~
- P. Community care facilities, large.”

Section 16. Section 9281.2(J) of Part 9 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

“J. The conversion project shall be subject to the inclusionary housing requirements stipulated in Section 9133 et. seq., and shall be required to submit, as part of the application, any materials identified in the aforementioned section.”

Section 17. Section 9312.2.E.(3.5) of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

Section 9312.2.E.(3.5) (Commercial Use Table)

USE, SERVICE OR FACILITY	COMMERCIAL					BUSINESS PARK	
	CS	CRS	CR	BP-OR	BP-M		
“E.3.5. Emergency shelters	K	EE					

Section 18. Section 9312.2.H.(7) and 9312.2.H.(8) of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

Ordinance No. 11-383

Section 9312.2.H.(7) and 9312.2.H.(8) (Commercial Use Table)

USE, SERVICE OR FACILITY	COMMERCIAL			BUSINESS PARK	
	CS	CRS	CR	BP-OR	BP-M
“H.7. <u>Hotel, single room occupancy</u>				<u>K, U</u>	
H.78. Household moving and storage service					X”

Section 19. Section 9312.3.(EE) of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

Section 9312.3 (Commercial Use Table Special Conditions)

“EE. Permitted if the following standards are met:

1. The maximum number of occupants to be served shall not exceed twenty (20);
2. A minimum distance of three hundred (300) feet shall be maintained from any other emergency shelter;
3. The maximum stay at the facility shall not exceed ninety (90) days in a 365-day period;
4. Clients shall only be on-site and admitted to the facility between five p.m. (5:00 p.m.) and eight a.m. (8:00 a.m.);
5. An interior waiting and intake area shall be provided which contains a minimum of two hundred (200) square feet. If not feasible to locate internally, an exterior waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility; shall be in a location not adjacent to the public right-of-way; and shall be visibly separated from public view by a minimum six (6)-foot tall visual screening;
6. A minimum of one (1) employee per 15 beds, in addition to any security personnel, shall be on duty and remain on-site during operational hours;
7. Security personnel shall be provided during operational hours and when people are waiting outside;
8. Exterior lighting shall be provided for the entire outdoor area of the site, consistent with the provisions of this article and the City Lighting Standards and Guidelines;
9. Parking shall be provided at a ratio of one space per 250 square feet of building area, consistent with parking requirements for retail commercial uses in the CRS zone;

10. The operator of the facility shall provide, at the City’s request, an annual report of the use of the facility and demonstration of compliance with the City’s development standards for the use.

Section 20. Section 9675 through 9675.3. of Division 5 of Part 3 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9675. ~~Mobilehome~~ Mobile home permit; purpose.

The ~~mobilehome~~ mobile home permit is established to provide for the individual placement of a ~~mobilehome~~ mobile home containing one (1) dwelling unit, in lieu of a single-family residence, on a lot or parcel of land where permitted in the district, subject to the area requirements of the land use district. It is the intent of this permit to recognize the modern ~~mobilehome~~ mobile home as an alternate source of affordable factory-built housing available from the manufacturer with an exterior similar to conventionally constructed housing. ~~Because many mobilehomes continue to be manufactured with an appearance more characteristic of a motor vehicle, however, t~~The mobilehome mobile home permit is intended to ensure that ~~mobilehomes~~ mobile homes so placed are compatible with surrounding uses, that the proposed site is suitable, and that the property values are protected through the imposition of appropriate regulations and conditions for placement and maintenance of such mobilehomes. These provisions do not apply to ~~mobilehome~~ mobile home parks.

9675.1. Application procedures.

All applications for a ~~mobilehome conditional-use~~ mobile home permit shall conform to the following procedures:

~~B. Application—Information and documents required. An application for a mobilehome permit shall include the following information and documents:~~

- ~~1. The name and address of the applicant and of all persons owning any or all of the property proposed to be used.~~
- ~~2. Evidence that the applicant:
 - a. Is the owner of the premises involved, or
 - b. Has written permission of the owner or owners to make such application.~~
- ~~3. Location of subject property (address or vicinity)~~
- ~~4. Legal description of property involved.~~
- ~~5. Colored renderings and photos of all four (4) sides of the building and the roof.~~
- ~~6. A site plan, drawn to scale satisfactory to an in the number of copies prescribed by the director, indicating:
 - a. The area and dimensions of the proposed site;
 - b. The proposed location of the mobilehome;~~

- ~~c. The location and dimensions of all existing and proposed structures, yards, walls, fences, parking, landscaping and other development features; topography shall also be shown where pertinent to the requested permit;~~
 - ~~d. The dimensions and state of improvements of the adjoining streets and highways providing access to the proposed site;~~
 - ~~e. The location and dimensions of all buildings and structures on adjacent lots or parcels of land to a distance specified by the director.~~
7. Description of the mobilehome to be placed including:
- ~~a. Year manufactured;~~
 - ~~b. Model;~~
 - ~~c. Make;~~
 - ~~d. Motor vehicle license number, if required by state law;~~
 - ~~e. The number of the insignia of approval issued by the California Department of Housing and Community Development, or of the housing seal from the department of housing and urban development;~~
 - ~~f. Length, width and square footage; if manufactured in more than one (1) section or unit, so indicated;~~
 - ~~g. Photographs of the mobilehome; if a new mobilehome is to be placed for the first time, manufacturer's literature may be substituted for such required photographs, if the director finds it adequate for this purpose;~~
 - ~~h. If the exterior appearance of the mobilehome must be altered to comply with the requirements of this permit, architectural and/or engineering data indicating the alterations proposed and the structural feasibility of such alterations.~~
8. With each application, the applicant shall also file:
- ~~a. Maps in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of seven hundred (700) feet from the exterior boundaries of the lot or parcel of land on which the mobilehome is proposed to be located;~~
 - ~~b. One (1) copy of said map shall indicate the uses established on every lot or parcel of land shown within said seven hundred foot radius.~~
9. Such other information as the director may require. The director may waive the filing of one (1) or more of the above items where unnecessary to process the application.

Ordinance No. 11-383

- ~~C.~~ A. *Application – Additional information.* ~~In addition to the information required in the application by section 9673.1, t~~The applicant of a ~~mobilehome~~ mobile home permit shall substantiate to the satisfaction of the commission the following facts:
1. That the requested mobilehome has, or is capable of and will be structurally altered to present, an exterior appearance similar to conventionally constructed housing;
 2. ~~hat the exterior appearance of such mobilehome, as manufactured or as structurally altered, will be compatible with surrounding uses at the location proposed for its placement, will not be materially detrimental to the public health, safety or general welfare, or the use, enjoyment or valuation of property of other persons located in the vicinity of the proposed site;~~
 3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences parking, landscaping and other developmental features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
 4. That the proposed site is adequately served by public and private service facilities as are required.
- ~~D.~~ B. *Application – Fee.* When a ~~mobilehome~~ mobile home permit application is filed, it shall be accompanied by the filing fee as established by city council resolution.
- ~~E.~~ C. *Application – Denial for lack of information.* The director may deny, without a public hearing, and application for a ~~mobilehome~~ mobile home permit is such application does not contain the information required by the section. The director may permit the applicant to amend such application.
- ~~F.~~ *Application – Public hearing required.* ~~In all cases where an application for a mobilehome permit is filed, the planning commission shall hold a public hearing pursuant to the procedure provided in section 9804 et seq.~~
- ~~G.~~ D. *Application – Conditions for approval.* The commission shall not approve an application for a ~~mobilehome~~ mobile home permit in lieu of a single-family residence unless they find that the information provided is correct.
- ~~H.~~ E. *Effective date of permit.* The decision of the commission shall become final and effective fifteen (15) calendar days after planning commission action, provided no appeal of the action has been filed.

9675.2. ~~Mobilehome~~ Mobile home placement conditions and specifications.

Ordinance No. 11-383

Every ~~mobilehome~~ mobile home permit shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every ~~mobilehome~~ mobile home permit granted, whether such conditions are set forth in the mobilehome permit or not. The commission, in granting the ~~mobilehome~~ mobile home permit, may impose additional conditions, but may not change or modify any of the following conditions:

- A. Each ~~mobilehome~~ mobile home shall have a sloping roof with eave projections of at least twelve (12) inches, constructed with fire-resistant roofing. Such roof must be non-reflective in nature and roll-formed type metal roofing shall not be used.
- B. Each ~~mobilehome~~ mobile home shall have an exterior siding of wood, metal or other equivalent material approved by the commission, siding materials used shall be non-reflective in nature.
- C. Each ~~mobilehome~~ mobile home shall have skirting, constructed of a material designated to correspond to or complement the ~~mobilehome's~~ mobile home's undercarriage from all directions.
- D. Each ~~mobilehome~~ mobile home shall have an enclosed garage.
- E. Landscaping necessary to achieve the same standards of development as are characteristic of the surrounding properties, as specified by the commission, shall be provided.
- F. Each ~~mobilehome~~ mobile home shall have front, side and rear yards of not less than those required for the land use district in which it is located.
- ~~G. Each mobilehome shall have a concrete patio of at least two hundred (200) square feet in area.~~
- ~~H. The exterior of such mobilehome and the lot or parcel of land on which said mobilehome is placed shall be maintained in a neat, orderly and presentable condition.~~
- ~~I. Each mobilehome shall bear the insignia of approval issued by the California Department of Housing and Community Development, or the housing seal number from the department of housing and urban development.~~
- ~~J. Each mobilehome shall maintain a current California vehicle license registration during the length of its placement in lieu of a single family residence where required by state law.~~

Ordinance No. 11-383

~~K. Each mobilehome shall be removed from the site prior to the end of five (5) years unless a different time period is specified by the commission. Where, as a condition of approval, a mobilehome must be removed from its site at the end of a specified time period, a building permit shall not be applied for, and a mobilehome shall not be placed on foundation system.~~

L. G. The granting of a ~~mobilehome~~ mobile home permit shall not relieve the applicant, his assigns, or his successors in interest from complying with all other applicable statutes, ordinances, rules, and regulations.

9675.3. Period of validity; extension authorized when; procedures.

A. Filing an application. An application requesting a time extension for a ~~mobilehome~~ mobile home permit where used may be filed with the director prior to the expiration of such permit, except that no application shall be filed if final action resulting in a denial of a request for such time extension has been taken within one (1) year prior thereto by the director. Said application shall conform to the provisions of section 9675.1.”

Section 21. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2011,
by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Harry Schwarz, Mayor

Ordinance No. 11-383

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM

Craig A. Steele, City Attorney