

AN ORDINANCE REGULATING THE ESTABLISHMENT
AND MAINTENANCE OF MOBILEHOMES & MOBILEHOME
PARKS AND REPEAL OF ORDINANCE NO. 77 N.S. PASSED
AND ADOPTED THE 20TH DAY OF JANUARY, 1941.

THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES
ORDAIN AS FOLLOWS:

Chapter 7.24 of the Municipal Code of the City of El Paso
de Robles is amended to read as follows:

SECTION 7.24.010 GENERAL PROVISIONS:

This Ordinance shall be known and may be referred to as
the City of El Paso de Robles Mobilehomes and Mobilehome Parks
Ordinance.

SECTION 7.24.020 PURPOSE & SCOPE:

The purpose of this Ordinance is to supplement the pro-
visions of the Mobilehomes and Mobilehome Park Act of the State
of California, as found in the California Health & Safety Code,
Division 13, Part 2, and in the California Administrative Code,
Title 8, Chapter 9.

SECTION 7.24.030 DEFINITIONS:

- A. "Mobilehome Park" - The term "Mobilehome Park" as used in
this Ordinance shall mean Mobilehome Parks, Travel Trailer
Parks, Recreation Trailer Parks, Temporary Trailer Parks
and Tent Camps, as defined in Section 18000 et seq. of the
Health & Safety Code, Division 13, Part 2, Mobilehomes and
Mobilehome Parks Act of the State of California.
- B. "Mobilehome" - The term "Mobilehome" as used in this
Ordinance shall mean a vehicle other than a motor vehicle
designed for and generally used for permanent type occupancy
as distinguished from a recreational type trailer.

SECTION 7.24.040 MOBILEHOME PARKS APPROVAL BY THE PLANNING
COMMISSION:

It is the intent of this section to describe the require-
ments imposed by the Planning Commission when they approve the
use of property for purposes of a Mobilehome Park.

A. SUBMISSION OF DEVELOPMENT PLANS:

1. Number of Prints & Fee:

Five (5) prints of the Mobilehome Park Development Plan, accurately drawn to scale, showing the property to be developed, together with a filing fee of \$25.00 shall be submitted to the Secretary to the Planning Commission. The Secretary to the Planning Commission shall have the right to reject plans showing inaccurate or insufficient information. The Secretary shall submit the development plan to the Planning Commission.

2. Size & Scale of Prints:

The prints of the development plan shall be on paper 18"X27" in size unless a larger size sheet is needed, but in no case larger than 24"X36". A scale no smaller than 1"=100' shall be used to portray the development proposed.

3. Information to be Shown on Maps:

- (a) A key or location map on which shall be shown the general area including adjacent property, subdivisions and roads.
- (b) The mobilehome park name, date, North Point, scale and sufficient description to define the location and boundaries of the proposed mobilehome park.
- (c) Name and address of record owner or owners.
- (d) Name and business address of the person who prepared the map.
- (e) Acreage of the proposed mobilehome park.
- (f) Contour lines indicating topography of mobilehome park site.
- (g) Location of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all watercourses.

- (h) Proposed plan for drainage, showing direction of flow and improvements.
- (i) The names and widths of all public streets that touch the proposed mobilehome park site.
- (j) Indicate, number and dimension all mobilehome spaces and show an enlarged detail of each typical space.
- (k) The location, width and type of construction of all roadways within the proposed mobilehome park. (Include detail of a typical street cross-section).
- (l) Locations of all mobilehome park buildings and proposed use of each.
- (m) All areas to be landscaped.
- (n) Laundry facilities, drying yard areas, disposal areas and service yards.
- (o) Fences and other improvements, and an indication of materials to be used.
- (p) Indicate location, size and height of all on-site signs.
- (q) Indicate all points of ingress and egress to the mobilehome park to and from public roads and direction of traffic of all one-way streets.
- (r) Indicate location and size of fire hydrants.

4. Developers Statement:

A statement shall be presented by the developer in written form accompanying the map and shall contain the following information:

- (a) Existing use or uses of the property.
- (b) Proposed use of the property.
- (c) Number of acres in proposed development.
- (d) Number of sites proposed.
- (e) Provision for proposed sewage and sewage disposal.

(f) Provision for proposed water supply.

(g) If proposed, type of street lighting.

SECTION 7.24.050 MOBILEHOME PARK STANDARDS:

The following design and improvement requirements are in addition to the provisions of the Health and Safety Code, and the California Administrative Code, Title 8, applicable to mobilehome parks shall apply to travel trailer parks, recreational trailer parks, temporary trailer parks. Tent camps shall not be permitted within this City.

A. DESIGN AND IMPROVEMENT STANDARDS:

1. Any mobilehome park proposal shall first have an area within the property proposed to be used for this purpose of not less than three (3) acres.
2. There shall be not more than 15 mobilehome sites per gross acre within the mobilehome park property.
3. Mobilehome spaces shall have a minimum area of 1500 sq. ft. and be no less than 30' in width and 50' in depth.
4. Roadways located within a mobilehome park shall have a minimum width of 30' from the edge of the pavement to edge of pavement if they are proposed to carry two-way traffic. In case of one-way roadways, signs must be posted in prominent places designating the direction of traffic and the roadway shall have a minimum width of 25 ft.
5. All roadways shall be adequately paved with an asphaltic mix to prevent dust, mud and the accumulation of water and shall be maintained in good condition. If a drainage problem exists, asphaltic curbing may be required as per the City Engineer's recommendations.
6. One or more areas developed for both adult recreation and as childrens play area shall be located on the mobilehome park site. These areas shall be maintained

in a safe and useable condition at all times. A total of 200 sq. ft. per mobilehome space shall be set aside for both uses.

7. One parking space not less than 10'x20' in size shall be provided for each five (5) mobilehome spaces, appropriately located to the mobilehome sites for courtesy visitor parking.
8. A landscaping plan showing the proposed locations and types of landscaping, including hedges, fences and walls shall be submitted for approval to the City Planning Commission. All areas not used for access, parking, circulation, buildings and service areas shall be completely and permanently landscaped and the entire site maintained in good condition.
9. Setback requirements, building height, and lot coverage shall be as specified under the appropriate zone classification.
10. Service yards and trash disposal area shall be fenced and obscured from obvious view.
11. All streets, walkways, recreation areas shall be adequately lighted in addition to those required by the State of California.
12. Each boundary of a mobilehome park shall be a minimum of 100' from the boundary of any R-1 District and separated therefrom by a natural or artificial barrier such as landscaping or fencing.
13. Perimeter fencing shall be required to the height and location as approved by the Planning Commission.
14. Fire lines and hydrants, and fire protection systems shall be approved by the Fire Chief and by the Planning Commission.

SECTION 7.24.060 PARKING OF MOBILEHOMES:

The parking of any mobilehome on any lot in "R" district

is prohibited, unless it is located in a mobilehome park.

SECTION 7.24.070 PARKING ON CITY STREETS & PUBLIC PROPERTY

It is unlawful to park mobilehomes on any public right-of-way, street, alley, or other public property.

This provision shall not apply when:

- A. Parking is for the purpose of making emergency repairs with all reasonable speed.
- B. Loading and unloading for a period not to exceed 48 hours.

SECTION 7.24.75 PARKING OF EMERGENCY EQUIPMENT AND EDUCATIONAL TRAILERS:

Any trailer used by public utility or governmental agencies for temporary emergency equipment or supplies or for temporary exhibits or demonstration of equipment or facilities shall be exempt from the provisions of this Ordinance and such trailers may be used at any location necessary to serve public need or welfare.

Transient education trailers for demonstration purposes only may be parked on city streets in commercial or manufacturing zones for not to exceed 72 hours, providing a police permit is first applied for and granted. Such permits will be granted only where it is found that no traffic or police hazard will exist. No commercial solicitation or sales is permitted.

SECTION 7.24.080 BUSINESS LICENSE:

Immediately upon construction of a mobilehome park, and prior to operation, the owner or operator shall apply to the City License Collector's Office for a Business License in accordance with provisions of Section 5.04.320 of the Municipal Code of the City of El Paso de Robles.

An inspection of the mobilehome park will then be made by the designated representative of the City to determine if it is in conformance with the provisions of this ordinance or any other requirements specified as a condition of approval, or applicable laws and regulations.

If found in conformity with said requirements, the City Clerk shall issue a Business License to the owner or operator upon payment of fees so required. Said Business License shall be posted in a conspicuous place on premises at all times.

SECTION 7.24.085 BUSINESS LICENSE RENEWAL:

Each Business License to operate a mobilehome park shall expire June 30 of each year thereafter. An application for renewal shall be filed with the City Clerk and renewal shall be subject to an inspection by the City Building Inspector to determine if said mobilehome park still conforms to all applicable requirements.

SECTION 7.24.090 SUSPENSION & REVOCATION OF BUSINESS LICENSE:

Whenever it is found that a mobilehome park is not being conducted in conformance with the provisions of this Ordinance or applicable laws and regulations, the Business License shall be subject to revocation by the City Council. Continued operation after notice of suspension or revocation shall be considered a violation of this Ordinance.

SECTION 7.24.095 TRANSFER OF PERMIT OR LICENSE:

A license to operate a mobilehome park may be transferable upon written application of the new owner or operator to the City Clerk. Within thirty (30) days following receipt of the application for transfer the designated representative of City, shall inspect the park and determine if it is in compliance with this Ordinance.

SECTION 7.24.100 NON-CONFORMING MOBILEHOME PARKS:

Any mobilehome park legally existing at the time of adoption of this Ordinance or any Amendments thereto, and which park is not in full conformity with said regulations of this Ordinance, or the use district in which it is located shall be deemed non-conforming for the purposes of this Ordinance.

SECTION 7.24.105 PENALTIES FOR VIOLATIONS:

Any person, firm or corporation violating, or contributing in any way to the violation of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not exceeding three hundred dollars (\$300.00) or by imprisonment in the County Jail of the County of San Luis Obispo for a period not exceeding three (3) months, or by both such fine and imprisonment.

SECTION 7.24.110 CONTINUING VIOLATION:

Every violation of any of the provisions of this Chapter shall be construed as a separate offense for each day during which such violation continues and shall be punishable as herein provided.

SECTION 7.24.115 SEVERABILITY:

If any section, subsection, sentence, clause, or phrase of this Chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the Chapter. The City Council hereby declares that it would have passed this Chapter and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

The Ordinance No. 77 N.S. of this City, passed and adopted on the 20th day of January, 1941 is hereby repealed.

PASSED AND ADOPTED this 21ST day of October, 1968.

Barney Schwartz
MAYOR

ATTEST:

J. J. Leach
CITY CLERK

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO
CITY OF EL PASO DE ROBLES

} SS.

I, S. S. Tucker, City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing ORDINANCE No. 300, N.S. was duly and regularly adopted, passed, and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 21st day, of October 19 68, by the following vote:

AYES: Councilmen Barnhart, Blake, Galba, Oeck and Schwartz

NOES: Councilmen None

ABSENT: Councilmen None

Dated this 21st day of October, 1968


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City Clerk and Ex-Officio Clerk of the City Council,
City of El Paso De Robles, State of California.