



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Principal Planner

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Date: May 1, 2018

Subject: **Manufactured Housing** – Design guidelines for the installation of manufactured homes within the City.

Recommendation

Approve the policy outlining design guidelines for the installation of manufactured homes within the City.

Planning Commission - April 17, 2018

At the April 17, 2018 meeting, the Planning Commission reviewed the proposed design guidelines and provided staff direction on additions that were necessary. Staff has incorporated the additions and the updated policy outlining the design guidelines have been attached to the staff report.

Background

The State of California, Department Housing and Community Development (HCD) oversees the construction or installation of manufactured homes. The Manufactured Housing Act of 1980 finds that manufactured housing, both in mobilehome parks or manufactured housing communities, and outside of those parks or communities, is intended to provide a safe and affordable housing option for many Californians.

Section 17.44.020 (Manufactured Housing) of the Lake Elsinore Municipal Code (LEMC) allows the installation of manufactured housing in areas where single-family dwellings are permitted by the underlying zone. The installation of a manufactured home requires a design review approval pursuant to Chapter 17.184 LEMC.

In addition to all the development standards of the applicable zoning district in which it is proposed to be located, each manufactured home should also comply with the additional development standards of Section 17.44.020.D of the LEMC. While these additional development standards provide some guidelines, the lack of clarity of design guidelines has made it difficult to accurately implement the requirements. This policy is intended to provide additional guidelines for the design and placement of manufactured homes.

Discussion

Manufactured Housing Defined:

Although manufactured housing is a distinct type of factory built housing, it is often mislabeled, confused with or lumped together with several other forms of factory constructed housing. Often the terms trailer, mobile home, modular home and prefab are used interchangeably with the term manufactured home. Much of this stems from a lack of experience and corresponding unfamiliarity with the manufactured and factory built housing industry and the state and federal policies regulating construction and engineering of different forms of this type of housing.

Factory Built Housing: Per California Health and Safety Code Section 19971, factory-built housing refers to a specific type of factory-constructed housing that complies with state building codes. Under these codes, factory construction can entail the production of a fully completed housing unit, sections of a unit or components in the form of modules, panels or materials. Once completed at the factory, the housing unit is then shipped to a prepared site where it will then be installed or assembled upon its foundation. Typically, at least some components of the house, such as a garage, porch, or roof will be added or built at the site. Unless factory built housing is granted either federal or state preemptions from local building codes, such housing is subject to local standards, inspections and approvals.

Mobilehomes: Mobilehome is a somewhat generic term that refers to factory built residential housing units completed prior to the establishment of federal standards effective in 1976. Although mobilehomes were designed for long-term residential use, they typically were not recognized as real property by state and local governments and instead treated as trailers or vehicles. Because of its low cost and perceived – although not always warranted – lack of quality, mobilehomes gained a reputation as inferior and undesirable housing. Often the term “mobilehome” conjures up images of very large travel trailers or long, rectangular, flat-roofed structures with aluminum siding and little visual appeal.

Manufactured Homes: Per California Health and Safety Code Section 18000, manufactured homes are residential units built in a factory to standards established by the Manufactured Housing Construction and Safety Standards Act of 1974. Commonly known as the “HUD Code”, this law authorized the U.S. Department of Housing and Urban Development (HUD) to establish and enforce a federal building code for factory built residential units that previously had been known as mobilehomes. Under this law, the term “mobilehome” became synonymous with “manufactured housing.” Now manufactured housing had to meet strict engineering, energy efficiency, structural, and safety standards established by HUD. The HUD Code does not establish standards for architectural appeal and nonstructural quality such as interior closet doors, plumbing fixtures, floor coverings and the like. Most of the HUD Code standards are performance standards and are not prescriptive or specific as building codes are.

Per California Government Code Section 65852.3, cities and counties are required to allow manufactured homes in the same zoning districts as single-family homes, as long as they are set on a permanent foundation and meet local design standards. The following are sections of the LEMC that are applicable to the installation of manufactured housing:

Per Section 17.44.020.B of the LEMC, Manufactured housing is a permitted use in those areas of the City which meet the following requirements:

- a. Single-family dwellings are permitted by the underlying zone.

- b. Contain vacant lots compatible with manufactured housing use by reason of size and existing residential development.

Per Section 17.44.020.D of the LEMC, each manufactured home shall comply with all of the development standards of the applicable zoning district in which it is proposed to be located and meet the following additional minimum standards:

- a. Each manufactured home shall be certified under the National Mobile Home Construction and Safety Standards Act of 1974.
- b. Each manufactured home shall be placed on a permanent foundation system approved by the Director of Community Development or Chief Building Official.
- c. The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
- d. The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than 12 inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.
- e. An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home.

Per Section 17.44.020.C of the LEMC, each manufactured home installed on a lot in a designated area requires design review approval by the Planning Commission pursuant to Section 17.184.110 of LEMC. Per Section 17.184.060, the following design concepts shall be paramount in the consideration of any design review approval:

- a. The scale and spatial relationship of all structures should be appropriate to the site and to surrounding developments. Structures should be located on their lots so as to create interest and varying vistas as a person moves along the street.
- b. The design concept should complement the quality of existing development and create a visually pleasing, nondetractive relationship between the proposed and existing projects. Garish colors at substantial deviance to the rest of the neighborhood.
- c. The design of accessory structures, fences, and walls should be harmonious with the design of the principal structures and should employ compatible building materials.
- d. Projects should demonstrate a respect for a neighboring property's privacy, quiet, function, or views, and elements of the design including, but not limited to, openings, docks, and equipment placement should not be located in such a way as to create a nuisance for an adjoining property.
- e. The project should be designed in such a way that its circulation patterns and parking areas are efficient, and do not impact traffic on adjoining rights-of-way.
- f. Landscaping should be evenly divided over the site and be visually attractive regardless of the season.

Additional Design Guidelines

The following additional recommended design guidelines for the installation of manufactured housing:

1. Minimize the appearance of building scale differences between proposed dwelling unit(s) and existing neighborhood residential units. Reflect the architectural character of neighboring residences (within 1,000' on the same street) through use of related building features.
2. Use building materials with texture and pattern and a high level of quality and detailing. Reserve brightly saturated colors for accent or trim features.
3. Ensure that the exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings.
4. Ensure that the manufactured home is placed on an excavated and back-filled foundation which is enclosed at the perimeter such that the manufactured home is not more than 12 inches above grade.
5. Any skirting proposed shall be designed to match the architecture of the manufactured home. Materials such as brick or stone veneer shall be used. Lattice or metal skirting shall not be used.
6. Provide a clearly defined building or courtyard entry from the primary street.
7. Use building and roof modulation and articulation to reduce the appearance of large building masses.
8. Provide a pitched roof with a slope of at least 3 feet in height for each 12 feet in width.
9. Provide relief, detail, and visual rhythm on the facade with well-proportioned windows.
10. Garages should match the exterior materials of the residential unit.
11. Garages should be designed so that they do not dominate the dwelling's street facade.

Exhibit

A – Policy M-1