

BACKGROUND INFORMATION: On May 22, 1985 the Code Enforcement Division noted that a mobile home on concrete block supports was placed on the subject site behind the existing single family residence. A notice of zoning violation was sent to the property owners in June of 1985 directing the owners to remove the mobile home from the site. The mobile home was not removed and the case was referred to the City Attorney's office by Code Enforcement in July of 1985. The applicant/owner is now requesting a special permit to allow the mobile home to remain on the site under the provisions of the second dwelling unit ordinance.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use and Zoning: The subject site is a 9,637± square foot interior lot located in the single family (R-1) zone. A 1,161± square foot single family residence is constructed on the site. Surrounding land uses include single family residences to the south, east and west. The rear of the lot is adjacent to Meadowview Road with a church and vacant land on the north side of the street. The General Plan and Community Plan both designate the site for residential use.

The applicant/owners, Mr. and Mrs. Hunt, have located a 31±foot x 13.5± foot mobile home on the rear portion of the subject site. The purpose of the mobile home is to provide a home for the owners mother, Mrs. Jones. Mrs. Jones has several medical problems (Exhibit C) and Mr. and Mrs. Hunt moved the mobile home on the subject site so they could tend to the needs of Mrs. Jones. The owners state that they intend to remove the mobile home from the site when Mrs. Jones no longer desires to live there. As noted above, the applicant has been cited by the City Code Enforcement Division for the illegal use of a mobile home as a second dwelling in a Single Family Residential zone. The applicant, therefore, is requesting a special permit to allow the mobile home to remain on the site under the provisions of the second residential unit ordinance.

- B. Site Plan and Building Design: The existing residence on the site is a 1,161± square foot one story single family ranch style home with a two car garage. The residence is approximately 25-30 years old. Exterior building materials are wood siding with a composition shingle roof. The house is painted white with blue-grey trim. Adjacent residences in the surrounding single family neighborhood are also constructed in the same architectural style with similar building materials.

The 407± square foot mobile home proposed to remain on the subject site has white aluminum siding with an aluminum roof with two pitches. A covered wood deck has been added to the south side of the structure. The mobile home is not compatible in materials and design of the main residential structure as required under the provisions of the second residential unit ordinance. Furthermore, the mobile home does not meet the development standards for mobile homes in single family zone in that it is on concrete block supports and not on a permanent foundation.

The submitted site plan does comply with the other requirements of the second residential unit ordinance in that the mobile home conforms with the setbacks of the single family residential zone and that a parking space is provided for the second unit in the existing two car garage.

The site plan was reviewed by the City Water and sewer and Traffic Engineering Divisions. Water and Sewer indicated that only one water and sewer hook-up is allowed per parcels and existing services will need to be extended to the second

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unit if the mobile home is allowed to remain. The Traffic Engineering Division indicated that the RV parking pad is not to be used as driveway access for the second unit onto Meadowview Road.

C. CONCLUSION:

The proposed second residential unit is not architecturally compatible with the existing residence on the subject site nor with surrounding single family residences in the adjacent neighborhood. There is adequate room on the subject site to construct a second residence that is architecturally compatible with the main residential unit. Staff, therefore, recommends denial of the special permit request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 (a)).

STAFF RECOMMENDATION: Staff recommend denial of the special permit request based upon findings of fact which follow:

FINDINGS OF FACT:

- A. The proposed project if approved would not be based upon sound principles of land use in that:
1. The mobile home is not architecturally compatible in design and materials with the main residential structure;
 2. There is adequate area on the subject site to construct a second residential unit that is compatible with the main structure.
- B. The project, if approved, would be detrimental to the public health, safety and welfare in that the design and materials of the mobile home is not architecturally compatible with that of the adjacent neighborhood which consists of single family ranch style homes.

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