



Public Outreach Meeting
South County
February 25, 2020
6:30 PM

RECREATIONAL VEHICLE PARK (RV PARK) GENERAL PLAN AND ZONING AMENDMENTS

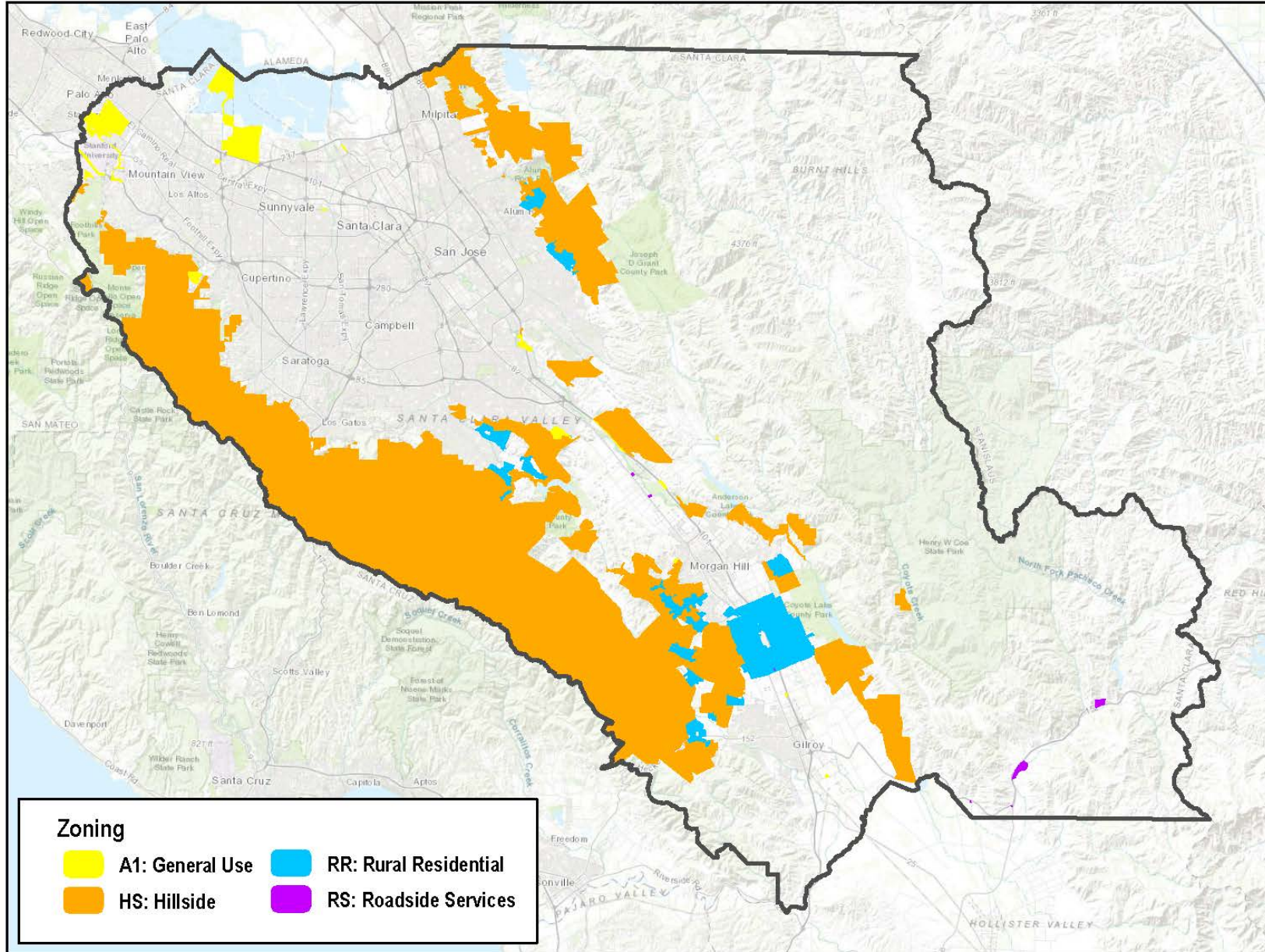
PLANNER: KAVITHA KUMAR

PURPOSE OF OUTREACH MEETING

- Informational:
 - Background
 - Existing Regulations
 - Project Impetus
- Issue Identification:
 - RV Park Study
 - Key Findings
- Proposed Approach
 - Public Input



EXISTING REGULATIONS FOR RV PARKS



RV Parks currently allowed in HS, A1, RR, RS Zoning Districts

EXISTING COUNTY REGULATIONS

RV Parks Allowed in the County:

- Recreational Only, Not for Residential Purposes
- With Short Term Stay Requirements
 - a. 65% spaces for fewer than 30 days;
 - b. 25% spaces for up to 180 days;
 - c. 10% spaces for up to 360 days.

EXISTING COUNTY REGULATIONS

Other Applicable County Requirements

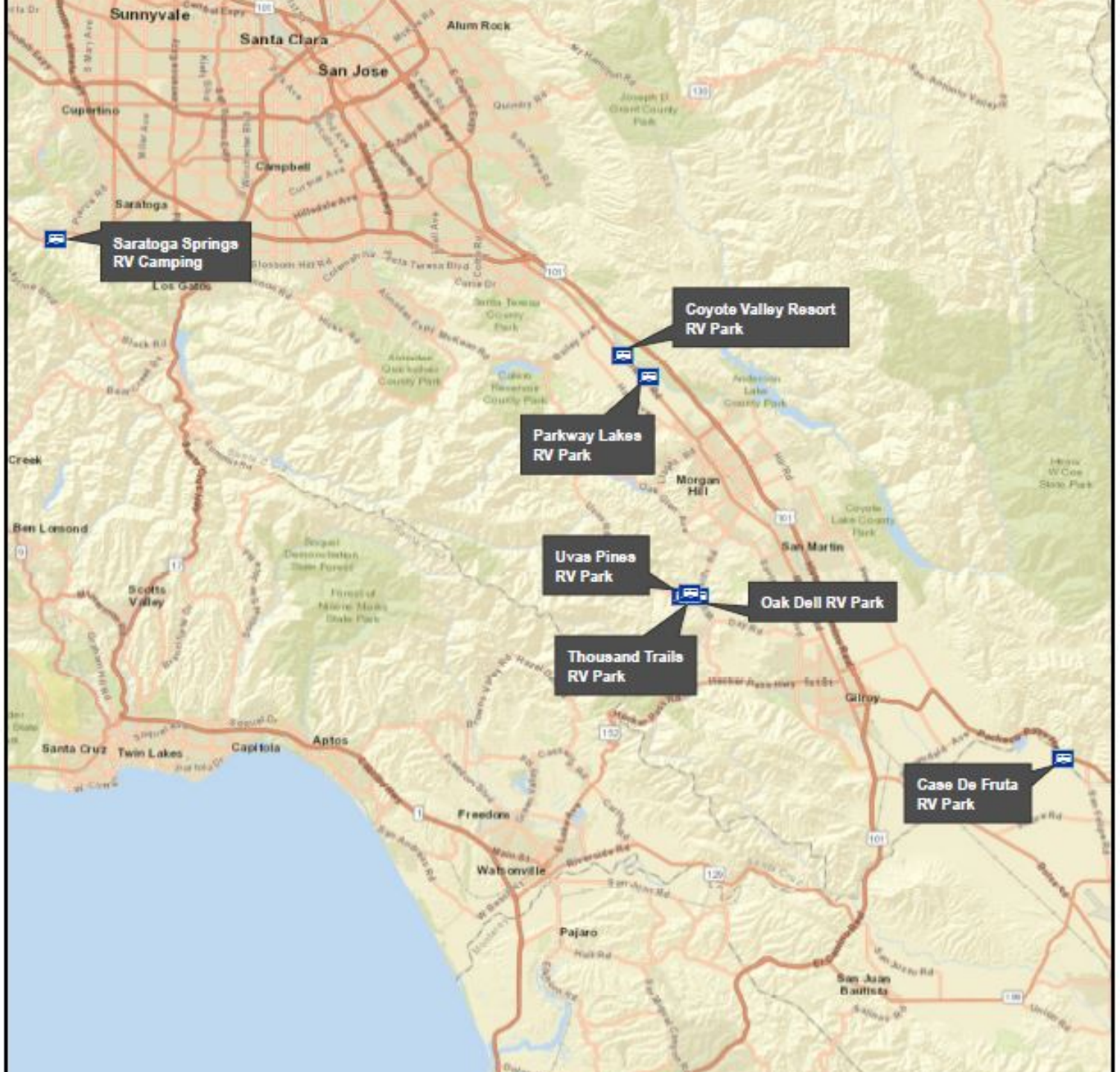
- Supplemental Use Standards
 - Time Limits
 - School District Review
 - Access and Parking
 - Screening
 - RV Storage
 - Fire Safety
 - Amenities
- Development Guidelines
 - Site Design
 - Landscaping
 - Parking
 - Signage
 - Noise

EXISTING STATE REGULATIONS

State Regulations

- Special Occupancy Parks Act (SOPA)
- HCD Construction and Operation permits
- Other State Permits:
Water and Septic Permits

EXISTING RV PARKS



PROJECT IMPETUS

1994 General Plan Required an RV Park Study for:

- a. Changing roles of RV parks in rural areas;
- b. maximum allowable density for RV parks;
- c. establishing minimum parcel size requirements and limits on the total number of units allowed in one RV park;
- d. impacts and implications of RV parks in rural areas serving as long term, low cost housing; and
- e. proposing mitigation measures

KEY FINDINGS OF RV PARK STUDY

- County has length-of-stay requirements for RV Parks
- This prevents RV parks from being used as Residential RV parks
- 2004 State Law limits County's ability to impose length-of-stay restrictions on RV parks

KEY FINDINGS OF RV PARK STUDY

RV Parks as a Residential Use

- Potential to function as mobile home parks
- Long-term high-density housing inconsistent with General Plan policies

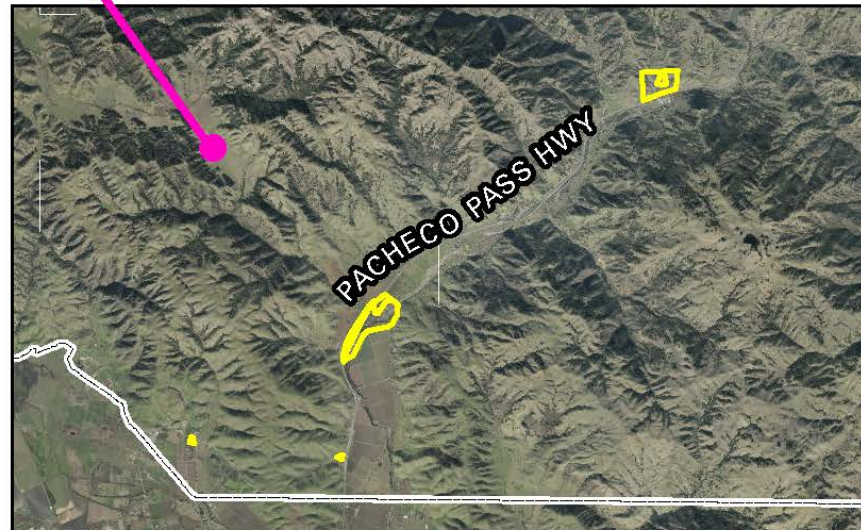
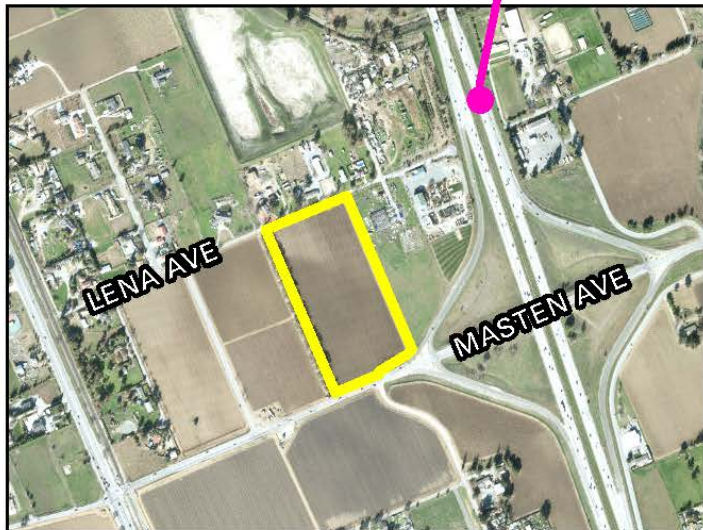
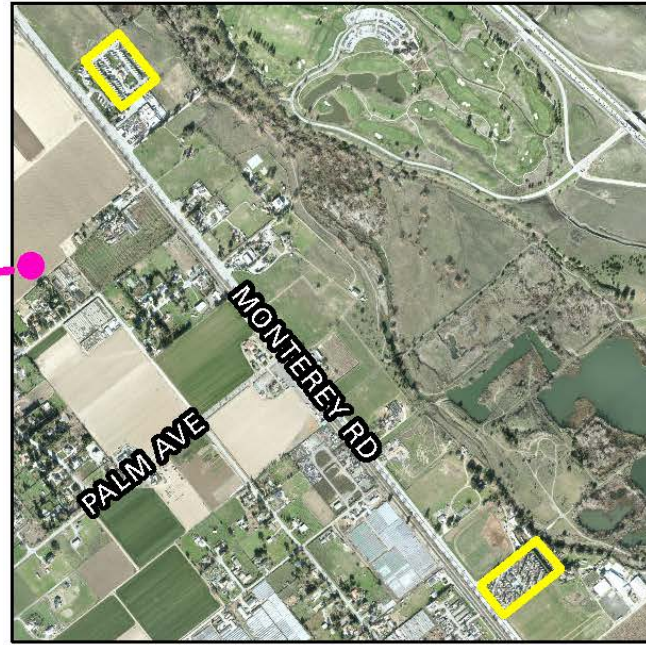
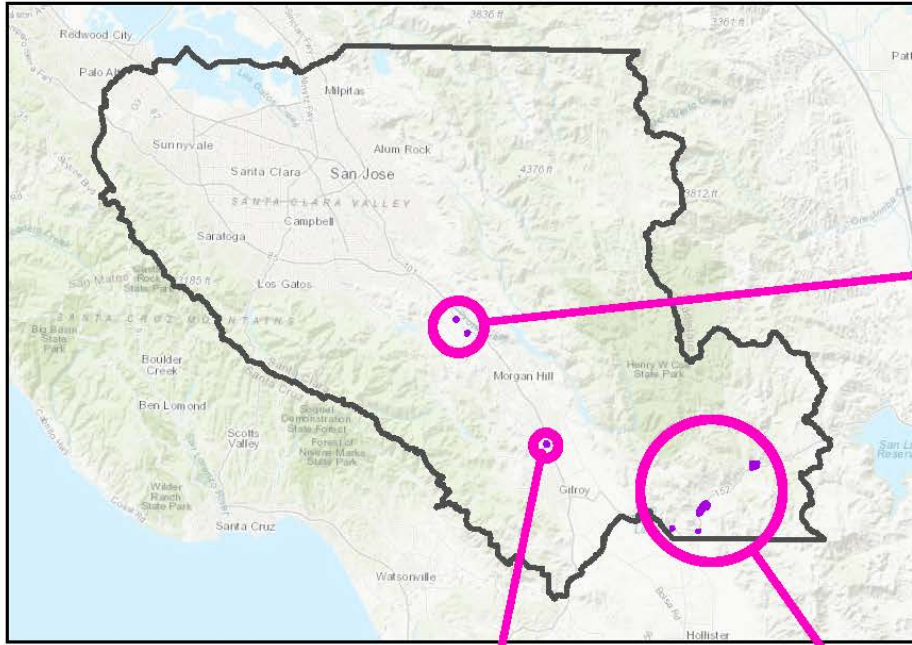
OPTIONS PRESENTED (2018)

1. Maintain current regulations
2. RV Parks as affordable housing in rural areas
3. Residential RV Parks at current base zoning densities
4. Allow RV Parks only in select zones designated for higher intensity uses like Roadside Services (RS) Zoning District

PROPOSED APPROACH

1. Eliminate length-of-stay restrictions (allowing residential and/or recreational RV Parks)
2. Amend General Plan and Zoning to allow RV Parks only in RS Zoning District
3. No Density Requirements in RS Zoning District

STAFF RECOMMENDATION



Amend General Plan and Zoning to allow RV Parks only in RS Zoning District

TENTATIVE TIMELINE

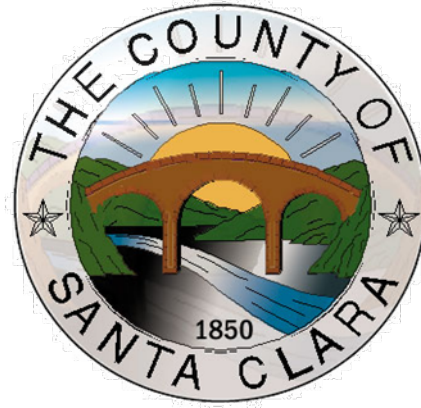
February/March 2020: Public outreach

Meeting Dates: February 25, 2020 in South County
March 4, 2020 in West County

March/April 2020: General plan and zoning ordinance amendments

April 2020: Planning Commission hearing

May/June 2020: Board of Supervisors action



QUESTIONS AND COMMENTS

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