

Planning Commission Interpretation

§04.280 Placement of manufactured homes in conventional SFR areas
specifically for Mountain View Fire reconstruction

June 17, 2021

Planning Commission Interpretation

- General Plan LUE §01.040 Interpretation: *Unless otherwise provided, any ambiguity concerning the content or application of the Land Development Regulations shall be resolved by the Planning Commission (see Section 04.030, Interpretation of "Similar Uses") or, on appeal therefrom, by the Board of Supervisors.*
- Section 04.030, Interpretation of “Similar Uses,” contains four findings that must be made for a Commission Interpretation.

§04.280.E.2.

E. In addition, the following standards shall apply except in the RMH land use designation:

2. Be attached to a permanent perimeter foundation constructed of concrete or masonry. This foundation shall meet the same requirements as foundations of all other single-family residential structures in the County. If the home is installed on an engineered foundation system, perimeter concrete or masonry walls shall be required.

Purpose of §04.280

1. Meet California Building Code.
2. Ensure a manufactured home can be converted to “real property.”
3. Maintain appearance of a stick-built single-family neighborhood consistent with local character.

Antelope Valley Character:

The AV Regional Planning Advisory Committee (RPAC) made a determination that all single-wide manufactured homes are consistent with community character, per §04.280.E.1.

Proposed Interpretation

- §04.280.E.2. is met through the following requirements:
 1. A permanent and complete non-structural perimeter of siding, skirting, or similar paneling on a non-load bearing frame that connects the unit to the ground with no gaps.
 2. An appearance similar to a standard concrete or masonry foundation. Examples of acceptable exterior siding materials include, but are not limited to, the following:
 - a. Masonry siding, such as Hardi Plank
 - b. Adhered masonry veneer (i.e., cultured stone)
 - c. Anchored masonry veneer (i.e., river rock or ledger stone)
 - d. Wood siding assemblies that meet Office of State Fire Marshal (OFSM) standards for Wildland Urban Interface (WUI) compliance

Proposed Interpretation (cont.)

1. California Residential Code (CRC) standards including, but not limited to, the following:
 - a. If the non-load bearing frame is constructed of wood, the wood must be pressure treated as it will be in close proximity or in contact with the earth.
 - b. Underlayment and attachment must be per the manufacturer's specifications for the product.
 - c. Anchored masonry veneer must have a concrete support base and be attached per CRC R703.8.
 - d. A minimum 6" separation between dirt and wood siding must be maintained, which can be attained by locating gravel, stone, or concrete at the bottom of the siding assembly such that there is at least 6" clearance from dirt to the wood siding in any direction.
2. Sheet or corrugated metal, reflective materials, or other materials not resembling a concrete or masonry foundation in appearance are not acceptable.

Interpretation Applicability

- Applies to Mountain View Fire rebuilds only due to urgency to assist property owners suffering losses.
- If interest in applying Countywide, should analyze consistency with each community's character and vet with RPAC's.

Findings

1. *That the proposed use is consistent with this General Plan and any applicable area plans or specific plans:*
 - General Plan LUE §04.280 states “These building and architectural standards are intended to ensure visual compatibility with traditional single-family home construction (stick built).” The proposed criteria for complete perimeter siding honors the intent of this policy, ensuring the siding or skirting resembles a stick-built foundation while reducing design and construction costs and time for MVF survivors to recover and rebuild.

Findings

1. *That the proposed use is compatible with the intent of the land use designation and is applicable throughout the county in that designation;*
 - ~~Per §04.280, t~~ **The** interpretation would only apply to residential land use designations where residential dwellings, such as manufactured homes, are a compatible use and aesthetics are **not** a concern. The proposed criteria ensure visual compatibility with neighborhood character and conventional, stick-built residential units. At this time, the interpretation is recommended to be limited to MVF rebuilds on residential land use designations (excluding Rural Mobile Home), unless otherwise directed by the Commission, to specifically facilitate recovery from this disaster **and because the Antelope Valley RPAC has determined single-wide manufactured homes to be generally consistent with community design, indicating aesthetics are not a concern.** The Commission may request further investigation into expanding the policy countywide to promote housing stock construction in general.

Findings

1. *That the use is capable of meeting the standards and requirements of that designation; and*
 - This interpretation does not affect or modify any other standards or requirements within the applicable land use designations.

Findings

1. *That the use will be similar to and not be more obnoxious to the general welfare (i.e., health, safety) than the uses listed within the designation.*
 - The interpretation requires compliance with the California Residential Code and meets the intent of visual compatibility of the original LUE language, and therefore is not more obnoxious to the general welfare than other uses in the applicable designations.

Recommendation

Make the findings as recommended in the staff report for Planning Commission Interpretation 20-01 of a manufactured home “permanent perimeter foundation constructed of concrete or masonry” per General Plan Land Use Element §04.280 for Mountain View Fire rebuilds, and direct staff to approve foundations meeting the interpretation requirements.