



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 9, 2008

TO: Mayor and Councilmembers

FROM: Administration Division, Community Development Department

SUBJECT: Introduction Of Ordinance To Allow For Temporary Occupancy Of Trailers While Rebuilding Homes Damaged or Destroyed In The Tea Fire

RECOMMENDATION:

That Council introduce and adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Temporarily Amending Section 28.87.180 of Title 28 of the Santa Barbara Municipal Code in Order to Allow the Use of Trailer Coaches, Recreational Vehicles, and Mobile Homes as Temporary Dwelling for Those Homes Damaged in the November 2008 Tea Fire.

DISCUSSION:

The recent Tea Fire destroyed approximately 150 residences within the City of Santa Barbara. In an effort to facilitate the rebuilding process and ensure that those affected have necessary shelter, the following Ordinance has been prepared to allow those who have lost a home or their place of residence due to the fire to live temporarily in trailers on their properties while their home is being rebuilt.

The following conditions would be required to be met before temporary occupancy of a trailer:

- 1) A building permit is required for the trailer.
- 2) A trailer permit can be issued only after a demolition and debris removal permit has been issued and the work completed and approved by the City's Building and Safety Division.
- 3) The permit would be good for two years, or when occupancy of the rebuilt residence is approved by the Building and Safety Division, whichever comes first. A one-time six-month extension can be granted upon approval by the Community Development Director based upon satisfactory evidence that reconstruction is proceeding in due course.

- 4) The permit for temporary occupancy of a trailer must be issued within one year of the effective date of this ordinance
- 5) The permit is to be issued to assist in the immediate and temporary housing needs of those displaced by the Tea Fire. As such, the permit will be issued only to the property owner or tenants of the property at the time of the Tea Fire and be limited to one trailer per property. Temporary housing in trailers is not intended to be used for rental purposes to new tenants.
- 6) The trailer is to be installed on the same property as the home that is being rebuilt and may not be located in the public right-of-way adjacent to the property. The trailer must be clearly addressed and accessible by Fire personnel.
- 7) A permit for temporary occupancy of a trailer will not be issued to properties included in Slide Mass C of the Conejo Road Landslide area, as defined in Municipal Code Section 22.90, due to unstable soil conditions.
- 8) Additional administrative procedures will be developed as necessary at the discretion of the Chief Building Official or designee.

Proposed Administrative Procedures

While not included in the Ordinance proposed for introduction, the following implementing details will be included in the Administrative Procedures by the Chief Building Official or designee at the time of permit issuance:

- A general site plan showing the location of the temporary trailer;
- Designation of an on-site parking area;
- The trailer shall provide an approved connection to the City sanitary sewer system, a self contained sanitation system, or a contract with a company to provide sanitation service;
- Safe, temporary power will be provided to the trailer for fire and life safety purposes;
- The definition of a trailer includes a mobile-home-type trailer, a recreation vehicle, or a travel-type trailer. The important distinction is that they provide for safe electrical hookups, and be operable and appropriately permitted.
- Appropriate tie-down installation standards consistent with the type of trailer to be used;
- No requirements for a Conditional Use Permit, variance, modification or other zoning clearance (i.e., there will be no required setbacks for the proposed trailer location).

PREPARED BY: Paul Casey, Community Development Director

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office