

Article 8: Housing

Division 2: Mobilehome Parks and Special Occupancy Parks
*(“Mobilehome Parks and Special Occupancy Parks”
added 9–30–1985 by O–16511 N.S.)*

§98.0201 Mobilehome Parks and Special Occupancy Parks— Approval of Housing Director Required

- (a) Prior to the issuance of a building permit the Housing Director shall determine that submitted plans, diagrams and specifications comply with the provisions of this Code and with the Health and Safety Code and Administrative Code of the State of California. Noncompliance with these provisions shall be grounds for denying the approval of such plans, diagrams and specifications, or if previously approved, grounds for revocation of approval.
- (b) No person shall occupy or allow to be occupied a mobilehome park or special occupancy park until a certificate of occupancy therefor has been issued by the Housing Director.

(Renumbered from Sec. 98.10, retitled to “Mobilehome Parks and Special Occupancy Parks— Approval of Housing Director Required” and amended 9–30–1985 by O-16511 N.S.)

§98.0202 Mobilehomes, Recreational Vehicles and Commercial Coaches Located Outside Licensed Mobilehome and Special Occupancy Parks— Special Permit— Fee

- (a) No person shall use or occupy any mobilehome, commercial coach or recreational vehicle on private property not licensed as a mobilehome park or special occupancy park except as follows:
 - (1) For temporary construction offices or watchmen’s quarters on any site for which application for a building permit or land development permit has been submitted to the City, or on any site incidental to construction authorized by subdivision work order, special permit, public improvement permit, City contract, or City franchise, for the period of construction.
 - (2) For a temporary business establishment on or adjacent to any site for which application for a building permit has been submitted to the City, and provided such use is permitted by the zoning regulations applicable to the site on which the commercial coach is to be located, for two years or the period of construction, whichever is shorter.

- (3) For a business establishment, provided (1) the use is permitted by the zoning regulations applicable to the site on which the commercial coach is to be located; (2) the commercial coach bears a California Insignia of Approval (issued pursuant to Section 18025 et seq., California Health and Safety Code) for the type of use involved; (3) the commercial coach is located from site property lines the distances specified in the California Building Code, as adopted by the City, for buildings based upon type of use, fire resistance of exterior walls, and openings in exterior walls.
 - (4) For a temporary residence not to exceed 12 months on a residential lot while a house is being built or while the existing structure thereon is undergoing renovation, repair or improvements and after a building permit for said construction, renovation, repair or improvements has been secured and provided the applicant shall comply with all other regulations provided by law regarding mobilehomes or recreational vehicles. Mobilehomes or recreational vehicles used for the limited purposes set forth herein need not comply with setback requirements as provided either by ordinance or by subdivision map.
 - (5) For strictly temporary and transient, nonresidential use limited to not more than 16 hours at any one location and not in violation of any other regulation provided by law regarding recreational vehicles, mobilehomes and commercial coaches.
 - (6) For residential uses authorized by Neighborhood Development Permit and Site Development Permit regulations pursuant to Sections 126.0402(e) and 126.0502(b).
- (b) An installation permit shall be obtained from the Housing Director for each mobilehome, recreational vehicle and commercial coach to be installed pursuant to paragraphs a2, a3, a4, and a5 of this Section. The application for such a permit shall include a plot plan which indicates the size and location of the mobilehome, recreational vehicle or commercial coach, the specifications or description of the utility services and connections, the California Insignia of Approval numbers, and such other information as may be required to show compliance with the conditions in paragraph a3 of this Section. Fees for this permit shall be as required by Section 98.0204.
 - (c) Interconnected mobilehomes and commercial coaches shall be provided with exit and sanitary facilities as required by the Housing Director.

- (d) Those departments responsible for the administration of this Section shall publish standards and criteria to be used in making staff determinations under this ordinance.

(Amended 7-19-1999 by O-18656 N.S.)

(Amended 1-8-2020 by O-21164 N.S.; effective 2-9-2020.)

(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)

[Editors Note: Amendments as adopted by O-21288 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21288-SO.pdf]

§98.0203 Mobilehome Parks and Special Occupancy Parks— Proximity to Fire Hydrants

Every mobilehome and recreational vehicle in the mobilehome or special occupancy park shall be located not more than 500 feet from a fire hydrant. When necessary, fire hydrants approved by the Fire Department may be installed within the mobilehome park or special occupancy park.

(Renumbered from Sec. 98.15, retitled to “Mobilehome Parks and Special Occupancy Parks— Proximity to Fire Hydrants” and amended 9–30–1985 by O–16511 N.S.)

§98.0204 Mobilehome Installation Permit Fees

The fees prescribed in this Section must be paid to the City of San Diego for each mobilehome installation for which a permit is required by Section 1026 et seq. of Title 25, Part I, Chapter 2, Subchapter 1, Article 1, of the California Administrative Code, and must be paid before any such permit is issued. The fees for a mobilehome installation permit shall be determined in accordance with the fee schedule established by resolution of the City Council and filed in the office of the City Clerk.

(Renumbered from Sec. 98.16 and amended 9–30–1985 by O–16511 N.S.)

§98.0205 Mobilehome Lot Lines Defined

- (a) Mobilehome lot lines shall be defined by corner markers consisting of a minimum 3/4-inch galvanized iron pipe, embedded 18 inches in the ground with the top easily visible and capped to keep out moisture. Front markers may be surveyor's discs ramset in a concrete curb, in line with the side lot lines.
- (b) Irregularly shaped lots shall have markers provided at each turn or change of direction. A marker shall be located at the tangent point of a straight lot line with a curved perimeter.
- (c) The Housing Director may approve an alternate method of lot marking utilizing the inside surface of any permanent fence or windbreak erected parallel to and delineating the lot boundaries, or of any perimeter wall or enclosure of the park erected inside the property line.

("Mobilehome Lot Lines Defined" added 9-30-1985 by O-16511 N.S.)

§98.0206 Mechanical Protection of Gas and Electric Equipment

Where subject to physical damage from vehicular traffic or other causes, all gas or electric risers, regulators, meters, valves or other equipment shall be protected by concrete-filled three-inch galvanized steel pipe(s) encased in concrete to a minimum 30-inch depth below grade and extending to a minimum height of 42 inches above grade or three-inches above the highest equipment component, whichever is lower. The distance between the pipe(s) and closest component shall be not less than three inches. Posts shall be spaced to adequately protect the equipment; spacing shall not exceed 24 inches.

("Mechanical Protection of Gas and Electric Equipment" added 9-30-1985 by O-16511 N.S.)