



Agenda Item C.1
DISCUSSION/ACTION ITEM
Meeting Date: February 17, 2026

TO: Mayor and Councilmembers

SUBMITTED BY: Peter T. Imhof, Director of Planning and Environmental Review

PREPARED BY: Lucy Graham, Senior Housing Analyst

SUBJECT: Consider Adoption of Interim Urgency Ordinance: Senior Mobile Home Park Overlay and Moratorium on Conversion to All-Ages Park

RECOMMENDATION:

Adopt on a four-fifths vote Urgency Ordinance No. 26-__U, entitled “An Urgency Ordinance of the City Council of the City of Goleta, California Adding Chapter 17.22 to the Goleta Municipal Code to Establish a Senior Mobile Home Park Overlay District and Moratorium Prohibiting the Conversion of Senior Mobile Home Parks to All-Ages Parks, Finding the Ordinance Categorically Exempt from the California Environmental Quality Act, and Declaring the Urgency Thereof.”

BACKGROUND:

Historically, mobile home parks have been an important source of affordable housing. University Mobilehome Park (Park) is one of five mobile home parks in the City and is the only park with residency restricted to seniors (ages 55 and older, or “55+”). This past October, the Park was sold and, soon thereafter, Park mobile home owners received a mailed notice that the Park is now owned by the University Park Manufactured Housing Community, LLC, that it will be overseen by the management company Harmony Communities, Inc. (Harmony), and that the existing onsite manager will remain. The mailed notice contained a proposed new set of Park Rules and Regulations, including a proposed change from a seniors aged 55+ mobile home park to become a mobile home park for all ages.

Since then, City staff have had numerous interactions with Park residents and attended several meetings onsite, including an informational meeting on November 14 and a meet-and-confer session on November 18, both organized by Park management. The City Council also heard general public comment at its regular meetings on November 18, December 16, 2025 and January 20, 2026, from Park tenants, expressing a desire to remain a seniors-only park.

To address situations similar to what is occurring in Goleta, several jurisdictions throughout the State have considered or undertaken actions to minimize adverse impacts on residents of mobile home parks, particularly senior residents, who may have limited fixed incomes and few housing alternatives available.

On December 16, 2025, the City Council received an update on the Park and directed staff to prepare an interim urgency ordinance to either implement a moratorium or otherwise bring forward recommended legislative action regarding the proposed conversion of senior mobile home parks to all-ages mobile home parks, and to return to Council for possible adoption of an interim urgency ordinance. The Council also directed staff to prepare a Senior Mobile Home Park Overlay. The proposed interim urgency ordinance is necessary to prohibit changes in use that may conflict with any proposed changes to the General Plan, Specific Plans, or zoning regulations currently being studied for regular adoption at a future date.

DISCUSSION:

Seniors over the age of 55 make up 27% of the City's population. The City's General Plan and Housing Element identifies seniors as a vulnerable population and prioritizes the protection of affordable senior housing. The Park is a unique source of unsubsidized affordable housing dedicated to seniors in the City. Since assuming management of the Park, Harmony has moved swiftly to enact several changes, including a proposal altering the Park from seniors-only to an all-ages community. As noted above, notices with a proposed conversion to an all-ages park were sent by Harmony to homeowners on October 30, 2025. Under the Mobilehome Park Residency Law, following a required meeting and consultation with homeowners, which the City understands occurred on November 14, 2025, amendments to the Park's rules and regulations may be implemented immediately only for consenting homeowners, but not less than six months following issued notice for nonconsenting homeowners. (Civil Code § 798.25(b).) The City is aware of Park residents who have not consented to the change. Therefore, the City believes the proposed conversion of the Park would take effect no earlier than May 13, 2026.

The loss of a senior mobile home park presents a current and immediate threat to public health, safety and welfare by reducing the available affordable housing options in the City for residents aged 55 years and older. In consultation with the City Attorney's Office, City staff have conducted research and drafted an interim urgency ordinance (Attachment 1) prohibiting the conversion of Senior Mobile Home Parks to All-ages Mobile Home Parks, and creating a Senior Mobile Home Park Overlay, for City Council's consideration. The proposed regulations define a Senior Mobile Home Park as a park where at least 80 percent of the occupied mobile home spaces are occupied by at least one person who is 55 years of age or older, or would qualify as seniors-only housing under applicable state and federal law. The ordinance would further require that park signage and documents identify the park as a Senior Mobile Home Park. The ordinance contains a required certification process through the City that will begin 30 days after adoption of the ordinance. Additionally, the ordinance would enact a temporary moratorium prohibiting the conversion of a Senior Mobile Home Park to an All-ages Mobile Home Park while City staff and the City Attorney's Office study further regulatory changes. In addition to City

enforcement, violations of the senior occupancy requirements by the owner or operator of the Senior Mobile Home Park may be enforced by the occupants, and vice-versa.

Under Government Code Section 65858, this interim urgency ordinance will expire forty-five (45) days after adoption, unless further extended by the Council. The proposed ordinance is necessary to protect a unique source of unsubsidized affordable housing and for the immediate preservation of the public health, safety and welfare. Adoption would require a four-fifths affirmative vote of the Council. Upon a four-fifths vote, the urgency ordinance would be effective immediately.

GOLETA STRATEGIC PLAN:

City-Wide Initiative: 4 Support Economic Vitality

Strategic Goal: 4.7 Support organizations, programs, and policies that facilitate affordable housing for the Goleta workforce

FISCAL IMPACTS:

Adoption and implementation of the interim urgency ordinance and research and development of a permanent ordinance will require staff time and support from the City Attorney's Office, which can be accommodated within existing workloads initially, but may require reprioritization or supplemental appropriations if the Council directs substantial ordinance amendments or program development.

Furthermore, additional fiscal impacts may occur if the urgency ordinance were subjected to legal challenge, similar to a lawsuit filed against the County of Santa Barbara for the senior mobile home park overlay adopted in the County. Any such costs would be assessed and presented to the Council, if and when they become foreseeable.

ALTERNATIVES:

Council could choose not to adopt the draft ordinance or could direct staff to amend the draft ordinance for consideration at a later date.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Urgency Ordinance No. 26-__ U, entitled "An Urgency Ordinance of the City Council of the City of Goleta, California Adding Chapter 17.22 to the Goleta Municipal Code to Establish a Senior Mobile Home Park Overlay District and Moratorium Prohibiting the Conversion of Senior Mobile Home Parks to All-Ages

Parks, Finding the Ordinance Categorically Exempt from the California Environmental Quality Act, and Declaring the Urgency Thereof”

2. CEQA Notice of Exemption
3. Staff Presentation

ATTACHMENT 1

Urgency Ordinance No. 26-__U, entitled “An Urgency Ordinance of the City Council of the City of Goleta, California, Adding Chapter 17.22 to the Goleta Municipal Code to Establish a Senior Mobile Home Park Overlay District and Moratorium Prohibiting the Conversion of Senior Mobile Home Parks to All-Ages Parks, Finding the Ordinance Categorically Exempt from the California Environmental Quality Act, and Declaring the Urgency Thereof”

ORDINANCE NO. 26-__

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADDING CHAPTER 17.22 TO THE GOLETA MUNICIPAL CODE TO ESTABLISH A SENIOR MOBILE HOME PARK OVERLAY DISTRICT AND MORATORIUM PROHIBITING THE CONVERSION OF SENIOR MOBILE HOME PARKS TO ALL-AGES PARKS, FINDING THE ORDINANCE CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND DECLARING THE URGENCY THEREOF

WHEREAS California’s Housing Element Law, codified at Government Code § 65580 *et seq.*, requires the City to adopt a Housing Element and make plans for providing affordable housing within the City; and

WHEREAS the City adopted its most recent Housing Element on December 5, 2023, prioritizing the protection of affordable senior housing, as shown by Programs HE 1.3 (Monitor and Preserve Assisted Affordable Housing Units); HE 1.4 (Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities); HE 3.1 (Affirmatively Further Fair Housing Opportunities); and HE 3.2 (Facilitate the Provision of Housing for Persons with Special Needs); and

WHEREAS the City’s Housing Element recognizes that seniors over the age of 55 represent 27 percent of the City’s population; and

WHEREAS the Santa Barbara County Association of Governments’ Connected 2050 projects the number of people aged 65 and older is expected to increase by 100% by 2050;¹ and

WHEREAS seniors are a vulnerable population, and the City is required by state law to address housing for seniors; and

WHEREAS mobile home parks represent one of a few unsubsidized affordable housing options left to senior citizens that permit exclusive residence in a detached dwelling by those individuals over the age of 55 years. Furthermore, senior mobile home parks often develop a close-knit and supportive community of residents who share similar interests and lifestyles, and removing age restrictions could negatively affect the social atmosphere, sense of community, and camaraderie among existing senior residents; and

WHEREAS households in all-ages mobile home parks are more likely to have two or more income earners contributing to household finances, whereas senior residents are

¹ SBCAG, *Connected 2050* (Aug. 2025) Figure 1-9 (https://www.sbcag.org/wp-content/uploads/2025/08/Connected2050_August2025.pdf).

more likely to be on fixed incomes or have fewer income earners, creating the risk that an all-ages park will lead to increased rents; and

WHEREAS the federal Fair Housing Act (“FHA”) California’s Fair Employment and Housing Act (“FEHA”), and other laws prohibiting housing discrimination explicitly exempt the operation of housing with a preference for seniors 55 years or older (42 U.S.C. § 3604; Gov. Code § 12955); and

WHEREAS California’s Unruh Civil Rights Act (Civil Code § 51 et seq.) authorizes private parties to establish housing for senior citizens; and

WHEREAS California’s Mobilehome Residency Law allows mobile home parks to limit residency based on age requirements for older persons, in compliance with the FHA (Civil Code § 798.76); and

WHEREAS California’s Mobilehome Parks Act authorizes cities and counties to adopt zoning regulations establishing senior mobile home parks (Health & Safety Code § 18300); and

WHEREAS there are existing mobile home parks in the City that are designated for seniors 55 years or older; and

WHEREAS the City is aware of at least one mobile home park owner who has taken steps to convert the park from a senior mobile home park to an all-ages park; and

WHEREAS the conversion of senior mobile home parks to all-ages presents a current and immediate threat to the public health, safety and welfare by reducing the available affordable housing options in the City for citizens aged 55 years and older; and

WHEREAS the City finds it necessary to protect existing affordable housing options for senior citizens; and

WHEREAS the conversion from a “senior” to an “all-age” mobile home park would hinder the goals of the City’s Housing Element, and will unduly burden and irreparably harm senior residents due to the loss of existing unsubsidized housing that is affordable; and

WHEREAS, when “senior” mobile home parks are converted to “all-age” parks, the cost of housing has the potential to increase substantially due to the increased competition for available spaces, which drive up rent prices and sale prices, and thereby diminish the affordable housing stock for seniors; and

WHEREAS mobile home parks serve lower- to upper moderate-income levels, and there is a significant need for lower-income housing for seniors in the City and surrounding communities, as evidenced by a wait list for low-income seniors numbering 2,103 with the

Housing Authority of the County of Santa Barbara, and 4,893 with the City of Santa Barbara's Housing Authority, as of January, 2026; and

WHEREAS, currently, the City's Municipal Code does not provide a process governing the conversion of existing mobile home parks from a "senior" to an "all-ages" mobile home park; and

WHEREAS the City is studying ways to protect existing senior mobile home parks and needs time to investigate, research, and develop new zoning regulations to implement an Overlay District to promote and preserve senior mobile home parks; and

WHEREAS several California counties and cities have enacted interim urgency ordinances to study the adverse effects of conversions of existing senior mobile home parks to all-ages parks, including the increase in housing costs and decrease of affordable housing options for a particularly vulnerable population of our community; and

WHEREAS, to address the potential adverse effects of conversion of senior mobile home parks to all-ages parks, the City Council directed staff to study and begin work to develop zoning regulations to consider establishing a Zoning District for senior mobile home parks; and

WHEREAS, prior to the adoption of this Urgency Ordinance, the City undertook an evaluation of senior mobile home parks in the proposed Overlay District and, based on available information, concluded that at least eighty percent (80%) of occupied spaces are occupied by at least one person who is fifty-five (55) years of age or older, and that no change to a senior mobile home park's rules had gone into effect that purport to convert the senior mobile home park from a senior mobile home park to an all-ages mobile home park under California Civil Code section 798.25; and

WHEREAS this Urgency Ordinance is necessary to prohibit changes in uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City is studying or intends to study within a reasonable time, and to prohibit the introduction of potentially legal nonconforming land uses that could defeat a later-adopted zoning ordinance; and

WHEREAS this Urgency Ordinance is consistent with existing General Plan land use designation and development standards, and furthers the goals of the City's Housing Element; and

WHEREAS, based on the foregoing, the City Council finds that there is a current and immediate threat to public health, safety, and welfare and prohibits the conversion of senior mobile home parks to all-ages parks; and

WHEREAS all legal prerequisites to the adoption of this ordinance have occurred;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds that the foregoing recitals are true and correct, incorporated herein by this reference, and the recitals are adopted as findings supporting the City Council’s actions taken hereafter.

SECTION 2. Urgency Ordinance Purpose and Authority. The City Council enacts this interim Urgency Ordinance to promote the maintenance and viability of existing mobile home parks through appropriate zoning and to protect the City’s affordable senior housing stock by imposing limitations on conversions of senior mobile home parks to all-ages mobile home parks. Pursuant to its authority granted by Article XI, Section 7, of the California Constitution, as well as section 65858 of the California Government Code, the City finds this interim Urgency Ordinance is necessary for the immediate preservation of the public peace, health, safety, and general welfare. The interim Urgency Ordinance is necessary to give staff time to establish zoning restrictions, create additional measures to protect the residents, and provide for additional enforcement capability.

SECTION 3. General Plan. The City Council hereby finds that the adoption of the Urgency Ordinance and amendments to the Goleta Municipal Code to establish a Senior Mobile Home Park (“SMHP”) Overlay District is consistent with the General Plan and will further the goals, policies, and implementation programs of the General Plan, including the 2023-2031 Housing Element.

SECTION 4. CEQA. The City of Goleta has determined that the adoption of the proposed Urgency Ordinance, which includes establishing a Senior Mobile Home Park Overlay District, is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code § 21000 et seq.), pursuant to State CEQA Guidelines (14 Cal. Code Regs.) Section 15301, which categorically exempts activities involving negligible or no expansion of use of existing facilities, and Section 15061(b)(3), which applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This Urgency Ordinance merely amends the Goleta Municipal Code as it relates to the seniors-only status for mobile home parks within the City. This Urgency Ordinance does not directly or indirectly authorize or approve any actual changes to the physical environment. Accordingly, this Urgency Ordinance is exempt from CEQA.

SECTION 5. Code Amendment. The Goleta Municipal Code is hereby amended to add a new Chapter 17.22, as follows:

Chapter 17.22 SMHP – Senior Mobile Home Park Overlay District

§ 17.22.010 Purpose.

The SMHP Overlay District is intended to promote and preserve a variety and balance of housing types within the City, and it provides assurances that existing senior mobile home parks and senior mobile home parks developed and permitted

after the adoption of the SMHP Overlay will remain senior mobile home parks. The SMHP Overlay District is intended to promote the maintenance and viability of Senior Mobile Home Parks through appropriate zoning, which are seen as a form of affordable housing. The SMHP Overlay District is consistent with and implements all residential land use designations of the general plan.

§ 17.22.020 Applicability.

The provisions of this Chapter apply to proposed land uses and development within the SMHP Overlay District in addition to all other applicable Code requirements. The Senior Mobile Home Park Overlay District shall be designated by the symbol “SMHP” on the Zoning Overlay Map. The SMHP Overlay Zone and its associated rules apply to all Senior Mobile Home Parks that existed in the City, or otherwise met the definition of Senior Mobile Home Park, prior to or as of the effective date of the ordinance codified in this section, as well as any Senior Mobile Home Parks proposed and permitted following that date.

§ 17.22.030 Definitions.

- A. “Senior” means an individual or person(s) aged fifty-five (55) years or older.
- B. “Mobile Home Park” means any area of land where two or more mobile home spaces are rented, or held out for rent, to accommodate “mobile homes” or “manufactured homes,” as those terms are defined by Health & Safety Code § 18000, et seq. A Mobile Home Park does not include residences provided by employers for farmworkers or other employees, nor does it include campgrounds or other sites for temporary lodging.
- C. “Senior Mobile Home Park” means a Mobile Home Park, as of the date of this Urgency Ordinance’s enactment: (i) in which at least eighty percent (80%) of occupied spaces are occupied by at least one person who is fifty-five (55) years of age or older; or (ii) a Mobile Home Park that would qualify for the senior exemption under 42 U.S.C. § 3607(b).
- D. “All-ages Mobile Home Park” means a Mobile Home Park where the spaces or lots are rented or leased to the general public with no requirement on the ages of the residents or occupants.

§ 17.22.040 Land Use Regulations.

- A. At least eighty (80) percent of occupied spaces in a Senior Mobile Home Park in the Senior Mobile Home Park Overlay District shall be occupied by at least one person fifty-five (55) years of age or older. This senior occupancy requirement does not apply to or affect ownership of a mobile home unit. As long as at least one resident of a mobile home in a Senior Mobile Home Park is fifty-five (55) years of age or older, the senior occupancy requirement is satisfied as to that mobile home, whether or not the owner of the mobile home

is fifty-five years of age or older.

- B. Any Senior Mobile Home Park shall not undertake, implement, or otherwise allow to go into effect any change to the Senior Mobile Home Park's rules or regulations that would permit the park to operate as an All-ages Mobile Home Park or, convert to an All-ages Mobile Home Park after the creation of the SMHP Overlay District, including, without limitation, by allowing eighty (80) percent of the occupied spaces in the Senior Mobile Home Park to not have at least one (1) person aged fifty-five (55) years or older living in each such space.
- C. The signage, advertising, park rules, regulations, rental agreements and leases for spaces in a Senior Mobile Home Park in the SMHP Overlay District shall state that the park is a Senior Mobile Home Park.

§ 17.22.050 Certification & Determination of Eligibility

- A. The owner or operator of each Senior Mobile Home Park in the SMHP Overlay District shall, within thirty (30) days of adoption of the ordinance codified in this section, and upon January 1st of every year thereafter, conduct occupant age verification to ensure that the Senior Mobile Home Park is in compliance with the senior occupancy requirement of this Chapter, and file documentation and a certification of compliance with the City, as follows:
 - 1. Each Senior Mobile Home Park in the SMHP Overlay District shall conduct an annual occupant age verification to ensure that it qualifies as senior housing under applicable federal and state law, and this Section, including collection of documentation establishing that at least eighty percent (80%) of the occupied mobile homes or spaces in the Mobile Home Park are occupied by at least one resident who is fifty-five (55) years of age or older.
 - 2. The verification process shall include surveys, affidavits, or other means acceptable to the City of updating the initial information supplied by the occupants of the Mobile Home Park. A summary of this occupant age verification documentation is required to be filed with the City annually.
 - 3. If the operator or owner of a Senior Mobile Home Park in the SMHP Overlay District fails to comply with the obligations of this Section, the City is authorized to take all steps reasonably necessary to conduct occupant age verification in order to comply with 24 C.F.R. Section 100.307.

§ 17.22.060 Violations

- A. Any violation of the requirements of this Chapter shall be subject to enforcement through administrative enforcement or a civil action in addition to, or in lieu of, charging the violator with a misdemeanor or infraction, in

accordance with this Code.

- B. Occupants of a Senior Mobile Home Park in the SMHP Overlay District who believe that potential violations of this Chapter may be occurring shall report such potential violations to the owner or operator of the Senior Mobile Home Park and to the City. The owner or operator of a Senior Mobile Home Park shall immediately investigate any report of a potential violation and shall respond to any potential violation in a timely and proactive manner.
- C. Notwithstanding any other provision in this Code that may be to the contrary, if an occupant of a Senior Mobile Home Park believes that the owner or operator of a Senior Mobile Home Park has violated the provisions of this Chapter, the occupant shall have the right to file an action for injunctive relief and/or actual damages against such owner or operator of the Senior Mobile Home Park. Likewise, any owner or operator of a Senior Mobile Home Park who believes that an occupant of a Senior Mobile Home Park has violated the provisions of this Chapter, the owner or operator of the Senior Mobile Home Park shall have the right to file an action for injunctive relief and/or actual damages against such occupant. In any action brought under this Chapter, the court may award reasonable attorney's fees to any prevailing party. Nothing herein is intended to limit the damages recoverable by any party through a private action.

SECTION 6. Moratorium. The following prohibitions shall apply for the duration of this Urgency Ordinance:

- A. The conversion of a Senior Mobile Home Park to an All-ages Mobile Home Park in the Senior Mobile Home Park Overlay District is prohibited.
- B. No Senior Mobile Home Parks shall initiate, enforce, or otherwise impose any change to the Senior Mobile Home Park's rules or regulations that would permit the park to operate as an All-ages Mobile Home Park.
- C. The City shall not permit, allow, or process applications for land use entitlements for any activities associated with converting Senior Mobile Home Parks in the Senior Mobile Home Park Overlay District to All-ages Mobile Home Parks.

SECTION 7. Effective Date. This Urgency Ordinance shall take effect and be in full force immediately upon adoption by at least a four-fifths vote of the City Council and shall be in effect for 45 days from the date of adoption unless extended by the City Council pursuant to Government Code section 65858.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any

court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 9. Certification. The City Clerk shall certify to the adoption of this Ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

INTRODUCED ON the ___ day of _____, 2026.

PASSED, APPROVED AND ADOPTED this ___th day of _____, 2026.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC ROSEN
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 26-__ was introduced on _____, 2026, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the ___th of _____, 2026, by the following roll-call vote, to wit:

AYES:

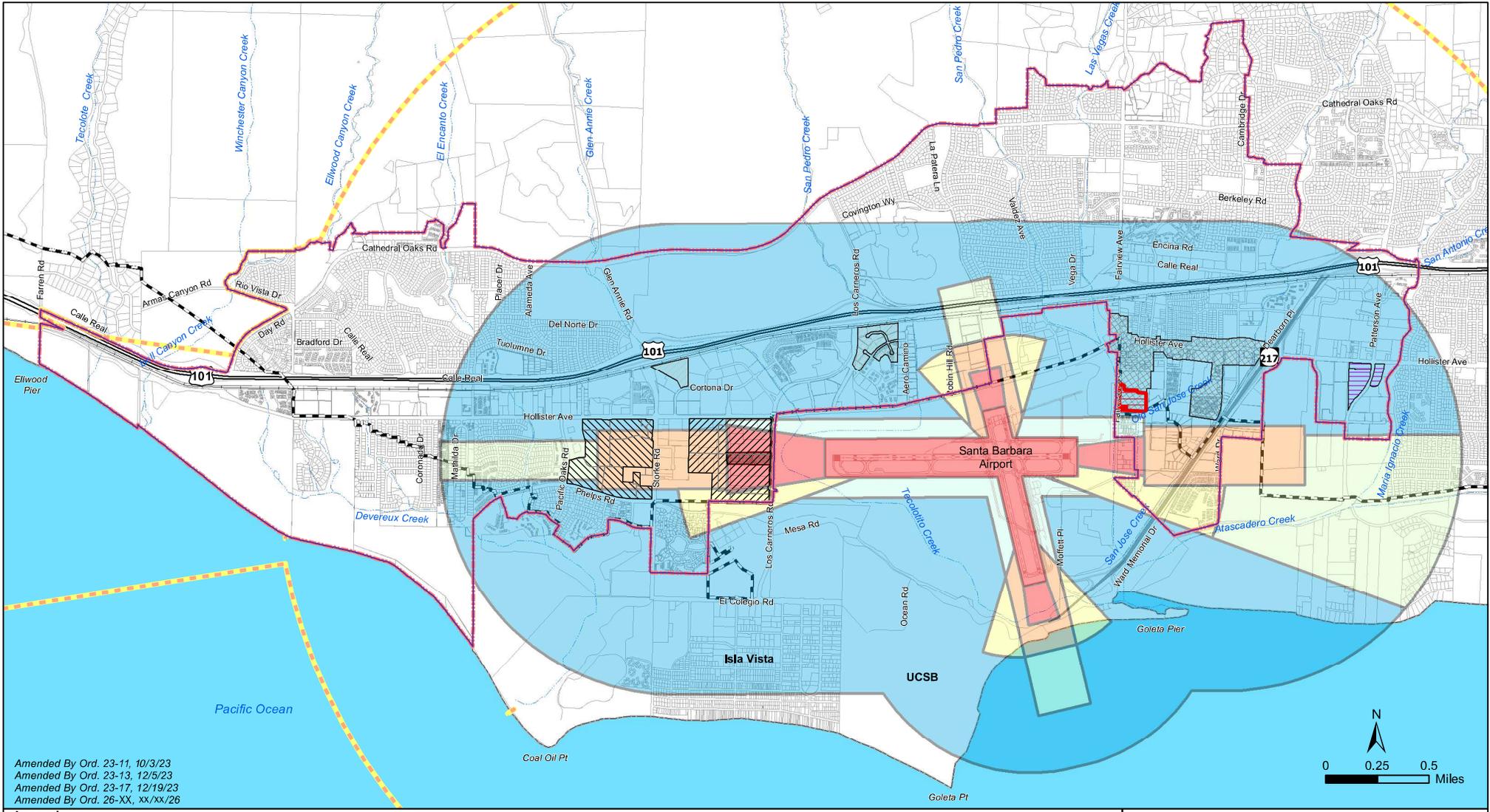
NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK



Amended By Ord. 23-11, 10/3/23
 Amended By Ord. 23-13, 12/5/23
 Amended By Ord. 23-17, 12/19/23
 Amended By Ord. 26-XX, XX/XX/26

Legend

- | | | | | |
|----------------------|------------------------------|--|--------------------------------------|-----------------------|
| -AE Airport Environs | 300' Airport Safety Corridor | -AH Affordable Housing | -RH High Density Residential Overlay | Goleta City Boundary |
| Safety Zone 2 | Airport Influence Area | -H Hospital | -SMHP Senior Mobile Home Park | Coastal Zone Boundary |
| Safety Zone 3 | | -OTH Old Town Heritage | | |
| Safety Zone 4 | | -CBPSP Cabrillo Business Park Specific Plan | | |
| Safety Zone 5 | | -CRMSP Camino Real Marketplace Specific Plan | | |
| Safety Zone 6 | | | | |

CITY OF GOLETA ZONING OVERLAY DISTRICTS

February 2026



ATTACHMENT 2

CEQA Notice of Exemption

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:
Adoption of Senior Mobile Home Park Overlay

Project Applicant:
City of Goleta Planning and Environmental Review Department

Project Location (Address and APN):
Citywide

Description of Nature, Purpose, and Beneficiaries of Project:
Adoption of an urgency ordinance entitled “An Urgency Ordinance of the City Council of the City of Goleta, California Adding Chapter 17.22 to the Goleta Municipal Code to Establish a Senior Mobile Home Park Overlay District and Moratorium Prohibiting the Conversion of Senior Mobile Home Parks to All-Ages Parks, and Finding the Ordinance Categorically Exempt from the California Environmental Quality Act, and Declaring the Urgency Thereof”

Name of Public Agency Approving the Project:
City Council of the City of Goleta

Name of Person or Agency Carrying Out the Project:
City of Goleta

- Exempt Status:** *(check one)*
- Ministerial (Sec. 15268)
 - Declared Emergency (Sec. 15269 (a))
 - Emergency Project (Sec. 15269 (b) (c))
 - Categorical Exemption: *(Insert Type(s) and Section Number(s))*
 - Other Statutory Exemption: Sec. 15301 (no expansion of use of existing facilities), 15061(b)(3) (general rule)

Reason(s) why the project is exempt:
Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed ordinance is exempt pursuant to Section 15301, which categorically exempts activities involving negligible or no expansion of use of existing facilities, and Section 15061(b)(3), which applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This Urgency Ordinance

ATTACHMENT 3

Staff Presentation

Interim Urgency Ordinance & Senior Mobile Home Park Overlay

City Council
February 17, 2026

Presentation by:
Peter Imhof, PER Director
Lucy Graham, Senior Housing Analyst



Background

- Mobile Home Parks (MHPs) - unsubsidized affordable housing
- Senior MHPs - 80% occupied spaces have one (1) or more occupant aged 55+
- Goleta - has five (5) MHPs
 - University MHP - staff's understanding that it operates as a Senior MHP (SMHP)



University Mobilehome Park

- Under new ownership - sent new Rules & Regulations
 - Attempts to change from SMHP to all-ages
- Mobilehome Park Residency Law* - rule changes go into effect six (6) mos. after notice to nonconsenting homeowners

* California Civil Code 798.25(b)



University Mobilehome Park (cont'd)

- Dec. 16 - status update to Council
- Council provided direction
 - Urgency Ordinance
 - SMHP Overlay



Interim Urgency Ordinance

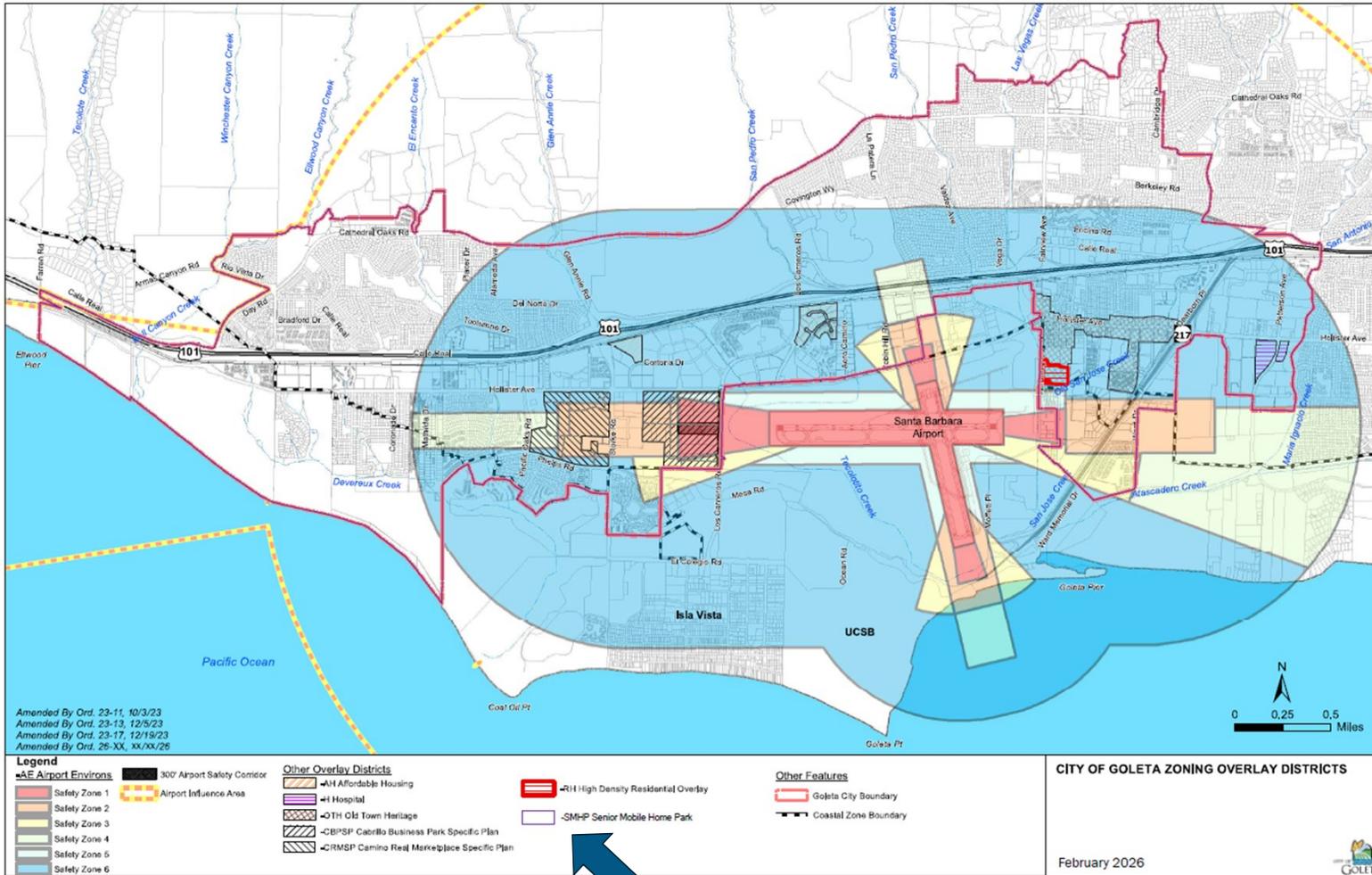
- Converting SMHPs presents current/immediate threat to public health/safety/welfare - fewer housing options for seniors
- Defines SMHPs as having 80% spaces occupied by at least one (1) person aged 55+
- Requires park signage/documents identify as SMHP
- Contains annual certification process w/the City for age of occupants
- Prohibits conversion to all-ages, provisions for violations by park owner/manager or residents



Interim Urgency Ordinance (cont'd)

- Requires a 4/5 vote
- Adds -SHMP Overlay to Zoning Districts Overlay Map
- New overlay applies citywide
- Effective immediately and until:
 - Ordinance expires or
 - Council adopts permanent ordinance





February 17, 2026 City Council



Recommendation

Adopt on a four-fifths vote Urgency Ordinance No. 26-__U, entitled “An Urgency Ordinance of the City Council of the City of Goleta, California, Adding Chapter 17.22 to the Goleta Municipal Code to Establish a Senior Mobile Home Park Overlay District and Moratorium Prohibiting the Conversion of Senior Mobile Home Parks to All-Ages Parks, Finding the Ordinance Categorically Exempt from the California Environmental Quality Act, and Declaring the Urgency Thereof.”



Questions

February 17, 2026 City Council

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