



What are Movable Tiny Houses?

La Jolla Community Planning Association
Agenda Item 11.12
May 7, 2020

Allowed



Not Allowed



Built like a Traditional House but with Wheels





Interiors Made for Daily Living



Quixote Village - Olympia, Washington

Compassion Village, Sacramento



Emerald Village
Eugene



Austin's Community First Village

Shelter and Transitional Housing



One Solution to Housing
the Homeless

Conditions to mitigate cumulative physical impacts to SFR Zone:

- a. Use Pilot Program in selected communities, with wider product roll-out once program implications are understood and addressed.
- b. Allow Mobile Tiny Homes only on lots where:
 - their addition will not exceed maximum site FAR;
 - their delivery will not result in additional driveway cuts;
 - pad location meets fire safety standards; and
 - pad can be reached by required utilities.
- c. Require Program review at six months, one year, three years and five years to enable Code revisions as needed.
- d. Require CIP fees for cumulative impacts to increased infrastructure load
- e. Design & character of Mobile Tiny Home shall comply with Community Character provisions and Residential Land Use Element of adopted Community Plan
- f. Require CDP and Process 2 permitting in the Coastal Zone.

Conditions to direct increased housing supply to targeted affordable housing populations:

- a. Determine & allow uses that meet affordable housing program intent
- b. Require Conditional Use Permits that are renewed annually based upon long term affordable occupancy and residential use
- c. Prioritize locations where social/medical services and mass transit support low income housing population
- d. Enact Citywide 2-year moratorium on affordable housing demolition
- e. Prohibit Mobile Tiny Homes in Coastal Zone until current inventory of 1500 available STVRs converts to long term uses.
- f. Sunset program when affordable housing targets are reached

Conditions to address life/safety hazards:

- a. Tighten/add Ordinance Standards to address increased fire risk in SFR & MFR Zones from reduced fire rated construction materials, unit design & potential risk of propane delivery & use
 - Require minimum of 4 ft. setback from side & rear property line; minimum of 8 ft. distance from existing dwelling to reduce fire spread risk
 - Require Mobile Tiny Homes located closer to property line to meet 2019 California Residential Building Code fire resistant construction requirements
 - Locate ASME Propane Storage tanks using National Fire Protection Association NFPA Standard 58, Liquid Petroleum Gas Code
- b. Provide public information bulletin that clarifies what physical conditions comprise safety hazards and what standards are required for safe pad location & utility installation
- c. Allow Mobile Tiny Homes in SFR Zone where physical life/safety requirements are met
- d. Regulate Mobile Tiny Homes under Manufactured Housing/Mobile Homes Code provisions; allow only in Multi-Family Zones
- e. Increase Code Compliance budget and staff; Provide/enforce penalties, including fines, abatement and removal for non-compliance