

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, SEPTEMBER 14, 2022**

MINUTE ORDER NO. 3

SUBJECT: EXPLORING OPTIONS TO REDUCE REGULATORY BURDENS FOR PERMANENTLY DISABLED INDIVIDUALS AND THEIR FAMILIES UTILIZING HEALTH CARE TRAILERS (DISTRICTS: ALL)

OVERVIEW

Trailer coaches are used throughout the unincorporated areas of the county for a variety of allowable, temporary uses. Typically, these uses are divided into two categories: 1) for business purposes such as serving as a construction site or real estate office; and 2) for residential purposes such as serving to accommodate visiting family members for up to 30 days and for temporary health care services. The focus of today's item is the latter category, residential purposes, and more specifically the temporary health care use.

In the unincorporated areas, a trailer coach is currently allowed to be used as a temporary dwelling unit for health care purposes on a property where there is an existing, permanent single-family home. These "temporary health care trailers" may be occupied by either health care professionals who are required to care for a resident of the existing home, or by relatives of the existing resident who require physical care. Before a healthcare trailer is allowed on a property, there are several regulatory requirements in the County's Zoning Ordinance that must be met. These include, but are not limited to, adhering to size and setback limits, and ensuring connection to existing onsite utilities. Among the requirements - and being the primary focus of today's item - is for a Certificate of Need, signed by a California-licensed physician to be submitted to Planning & Development Services (PDS) each year attesting to the individual's need for physical care. The main reason for this ongoing, annual requirement is to ensure that temporary health care trailers continue to be used for legitimate health care purposes and do not become permanent dwellings for individuals without health care needs.

However, I have heard from members in the community who currently care for permanently disabled family members, particularly those with disabilities that are life-long such as with autism, who are concerned with the burden of having to submit a Certificate of Need on an annual basis. Furthermore, there is an impression that the County is insensitive toward individuals with certain life-long physical care needs and their families by not currently providing flexibility on the annual renewal portion of the Certificate of Need requirement. At the heart of today's action is the desire to identify ways the County can help reduce burdens for these individuals and their families. Exploring options to ease the regulatory framework for the use of temporary healthcare trailers appears to be a sensible step in the right direction.

Today's action will direct the Chief Administrative Officer to prepare revisions to the Zoning Ordinance aimed at reducing regulatory burdens for those utilizing temporary health care trailers by extending the annual Certificate of Need renewal requirement to a longer period of time for individuals with certain permanent disabilities, such as autism (e.g., every 5 years rather than annually).

RECOMMENDATION(S)
SUPERVISOR JIM DESMOND

1. Find in accordance with Section 15262 of the California Environmental Quality Act Guidelines that this action is exempt because it directs the Chief Administrative Officer to explore options for future actions that the Board of Supervisors have not approved, adopted, or funded.
2. Direct the Chief Administrative Officer to prepare revisions to the Zoning Ordinance to allow for an extension of the annual Certificate of Needs renewal requirement to a longer period of time for individuals with certain permanent disabilities, such as autism (e.g., every 5 years rather than annually).

EQUITY IMPACT STATEMENT

Reducing the regulatory burden for those already faced with the challenges of physically caring for a permanently disabled family member would benefit every demographic in San Diego County. Everyone can be impacted one way or another by the societal duty we bear to care for the most vulnerable around us, including those with life-long disabilities. Extending the annual Certificate of Need renewal requirement for individuals with certain life-long disabilities will have a positive impact on every community in the region.

FISCAL IMPACT

There is no fiscal impact associated with the recommendation to prepare revisions to the Zoning Ordinance aimed at reducing regulatory burdens for those utilizing temporary health care trailers to provide for individuals with certain life-long disabilities that require physical care. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Vargas, seconded by Supervisor Fletcher, the Board of Supervisors took action as recommended, on Consent.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter

