

City Council Hearing

March 10, 2020



*Planning, Building and
Code Enforcement*

Item 10.2

GPT19-003, GP19-005 & GP19-006: General Plan Text Amendment, General Plan Amendment for Real Property located at 625 Hillside Avenue and General Plan Amendment for Real Property located at 500 Nicholson Lane.

Presenter: Rosalynn Hughey, Director, PBCE

Background

Actions taken since 2015 to protect mobilehome park residents and preserve existing mobilehome parks:

- Temporary moratorium on mobilehome park conversions and closures
- Zoning Code Changes
- City Council Policy 6-33 “Conversion of Mobilehome Parks to Other Uses”
- General Plan text amendments

Background

- May 2017 – Council directed staff to analyze General Plan land use amendments for mobilehome parks as a preservation tool
- March 2018 – Staff presented analysis to Council; Council directed staff to create a new Mobilehome Park land use designation and apply it to the Westwinds and Mountain Springs mobilehome parks, and initiate the work by Spring 2019

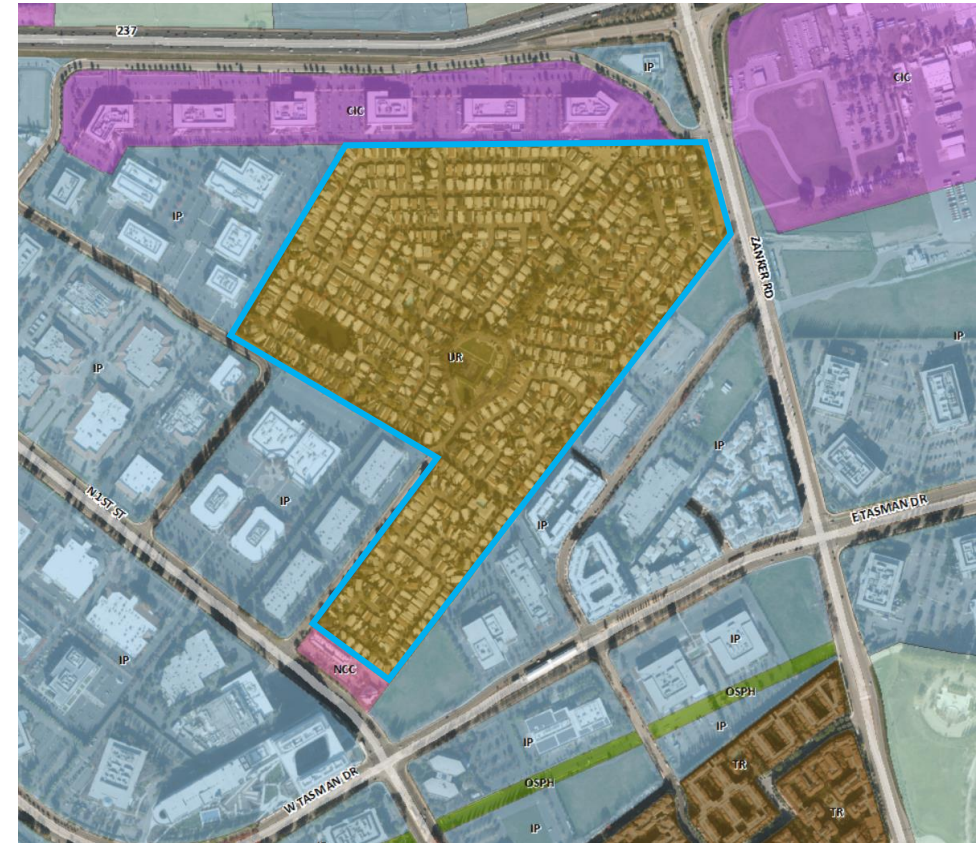
Background

- April 2019 – Staff developed work plan and community meetings were conducted in August and September 2019
- January 2020 – Council directed staff to accelerate Mobilehome Park land use designation work
 - January 23, 2020 Housing & Community Development Commission presentation
 - February 12, 2020 Planning Commission hearing

Proposed Land Use Amendments



**Mountain Springs Mobilehome Park:
Residential Neighborhood & Urban Residential
to Mobilehome Park**



**Westwinds Mobilehome Park:
Urban Residential to Mobilehome Park**

Staff Recommendation

- Approve General Plan amendments for Mobilehome Park land use designation for Westwinds and Mountain Springs mobilehome parks
- Remove Council Policy Priority #2 – Mobilehome Parks from 2020-2021 Council Policy Priority List
- Do not process General Plan amendments to apply Mobilehome Park land use designation to remaining 56 parks:
 - Designation does not prohibit mobilehome park closures
 - Remaining 56 parks would need privately-initiated General Plan amendments to convert
 - Protections for mobilehome park residents are addressed in City Council Policy 6-33

End