



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Rosalynn Hughey

**SUBJECT:** SEE BELOW

**DATE:** March 10, 2020

Approved

Date

3/10/2020

**COUNCIL DISTRICT:** 4, 7

## SUPPLEMENTAL

**SUBJECT: GPT19-003/GP19-005/GP19-006: GENERAL PLAN TEXT AMENDMENT, GENERAL PLAN AMENDMENT FOR REAL PROPERTY LOCATED AT 625 HILLSDALE AVENUE, AND GENERAL PLAN AMENDMENT FOR REAL PROPERTY LOCATED AT 500 NICHOLSON LANE (COUNCIL POLICY PRIORITY #2 – MOBILEHOME PARKS)**

## REASON FOR SUPPLEMENTAL

Provide Council with additional information as it considers the above General Plan amendments related to Council Priority #2 – Mobilehome Parks, including potential additional work related to mobilehomes park protection.

## ANALYSIS

In 2015, the City Council added protection of mobilehome parks as a Council Priority in response to the proposed Winchester Ranch mobilehome park closure and redevelopment. Staff was directed to update or create new ordinances and policies to protect current mobilehome park residents and preserve existing mobilehome parks. Because of this Council Priority, the City has undertaken several actions to preserve mobilehome parks, including adoption of Zoning Code amendments, General Plan text amendments, and adoption of City Council Policy 6-33.

At the March 10, 2020 Council Hearing, Council will consider creating a new Mobilehome Park land use designation in the General Plan and applying it to two mobilehome parks determined to be at high risk of conversion because they are designated as Urban Residential. With Council

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approval of these General Plan amendments and this agenda item, staff will have completed the policy work on Council Priority #2, and it will be removed from the 2020-2012 Council Priority list.

As staff previously shared, privately-initiated General Plan Amendments would be required for all the remaining mobilehome parks that wanted to convert for higher density, because either they have an existing land use designation that does not allow residential uses, or a Residential Neighborhood land use designation which only allows eight dwelling units per acre and does not meet current development trends toward denser multi-family housing.

The Housing and Community Development Commission, Planning Commission, and Councilmembers Jimenez, Peralez, Esparza and Foley in the memorandum dated March 6, 2020, recommend applying the Mobilehome Park land use designation to the remaining 56 mobilehome parks in the City. Processing General Plan land use designation amendments on the remaining 56 mobilehome parks would be a significant body of work that falls outside of the scope of the Mobilehome Park Council Policy Priority #2. Furthermore, and as outlined in the February 26, 2020 Planning Commission to City Council memorandum, changing the General Plan land use designation on all 56 parks will add marginal added protections. Protections for mobilehome park residents are currently addressed in City Council Policy 6-33 and changing the General Plan designation on a mobilehome park does not preclude the property owner from applying for a conversion. However, if Council desires to direct staff to process General Plan amendments on all remaining 56 parks, staff estimates the resources needed to complete this work will include a new 1.0 FTE Planner and a 0.5 FTE Development Officer in the Housing Department. In addition, it is estimated that approximately \$125,000 will be needed for public noticing and outreach, as well as for environmental clearance. The anticipated timeframe to complete this work is 12 to 18 months—at a total corresponding cost ranging from \$375,000 to \$500,000—with the timeframe depending on the amount of outreach needed, and the environmental review clearance required.

Staff does not recommend processing General Plan amendments to apply the Mobilehome Park land use designation to the remaining 56 mobilehome parks, as there is marginal to no benefit in providing additional protections. However, if Council moves forward with this work item, the resources needed should be included in the budget process. Staff would then conduct a more thorough evaluation of the scope and costs based on Council direction and could then issue a Manager's Budget Addendum for the Mayor and City Council to consider as part of the adoption of the 2020-2021 Proposed Operating Budget.

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It should be noted that current priority work items for the Citywide Planning Division include: 1) Housing Crisis work plan, 2) General Plan Four-Year Review process, 3) Diridon Station Area Plan amendments, 4) aligning zoning with the General Plan, 5) multiple Urban Village Planning processes, 6) Monterey Corridor Working Group, 7) Council Policy Priority #3 Electronic Billboards, and 8) Citywide Parking/Climate Smart strategy. Without additional resources needed to complete additional work related to mobilehome parks, the schedule and completion of some of these other priority work items would be delayed.

/s/

Rosalynn Hughey, Director

Planning, Building and Code Enforcement

For questions, please contact Michael Brilliot, Deputy Director, at (408) 535-7831.