

# Mobile Home Park Land Use Designation Status Report

*Council Committee on Community and Economic Development*

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September 26<sup>th</sup>, 2022 – Item (d)3

*Presenter:*

*Michael Brilliot, Deputy Director, Citywide Planning*



*Planning, Building and Code Enforcement*

# Background

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- 2015 - Adoption of mobile home park policy and ordinance preservation framework
  - Zoning Code amendments
  - General Plan text amendments
  - Council Policy 6-33
- 2017 - Council direction to analyze potential General Plan land use amendments to further promote preservation.
- 2018 - Council provided with analysis of potential General Plan Amendments.
- 2019 - Staff initiated work to create new Mobile home Park General Plan land use designation and apply it to two parks at most risk

# Background

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## 2020

- Council applied new Mobile Home Park designation to the Mountain Springs and Westwinds mobile home parks
- Staff directed to initiate General Plan amendments for all remaining mobile home parks
- County issued a Shelter in Place order in response to Covid-19, placing this work on pause

## 2022 - FY22-23 Budget Process

- \$30,000 allocated to change the land use designation on at **least five** mobile home parks at greatest risk of redevelopment
- Staff directed to return to the CED in September 2022 with an analysis of which five to prioritize

# Analysis Overview

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## Analysis of mobile home parks

1. Analyzed 42 parks with Residential Neighborhood land use designation
2. Identified parks in a Tier 1 and 2 market subareas per Strategic Economics Opportunity Housing feasibility report
3. Analyzed the surrounding prevailing residential densities

## Goal

Determine which five parks should be prioritized for changing their land use designation to Mobile Home Park.

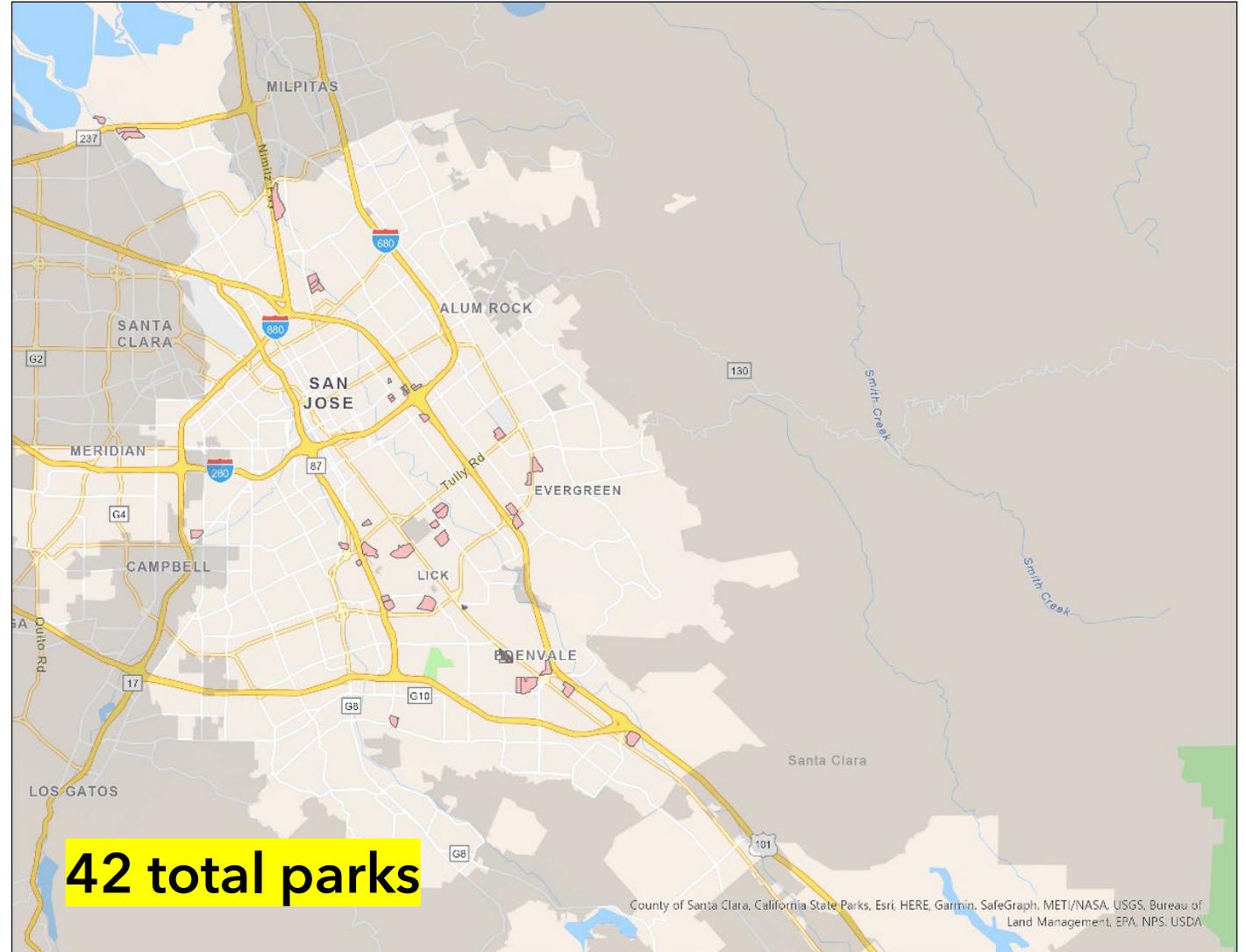
# Analysis 1: Mobile home parks designated Residential Neighborhood (RN)

## Why this criterion?

- Residential redevelopment could occur Parks without a General Plan Amendment.
- All other parks would need a General Plan amendment to redevelop into residential
- Parks not anticipated to redevelop into commercial or industrial uses

## Findings

- Forty-two parks with the Residential Neighborhood land use designation



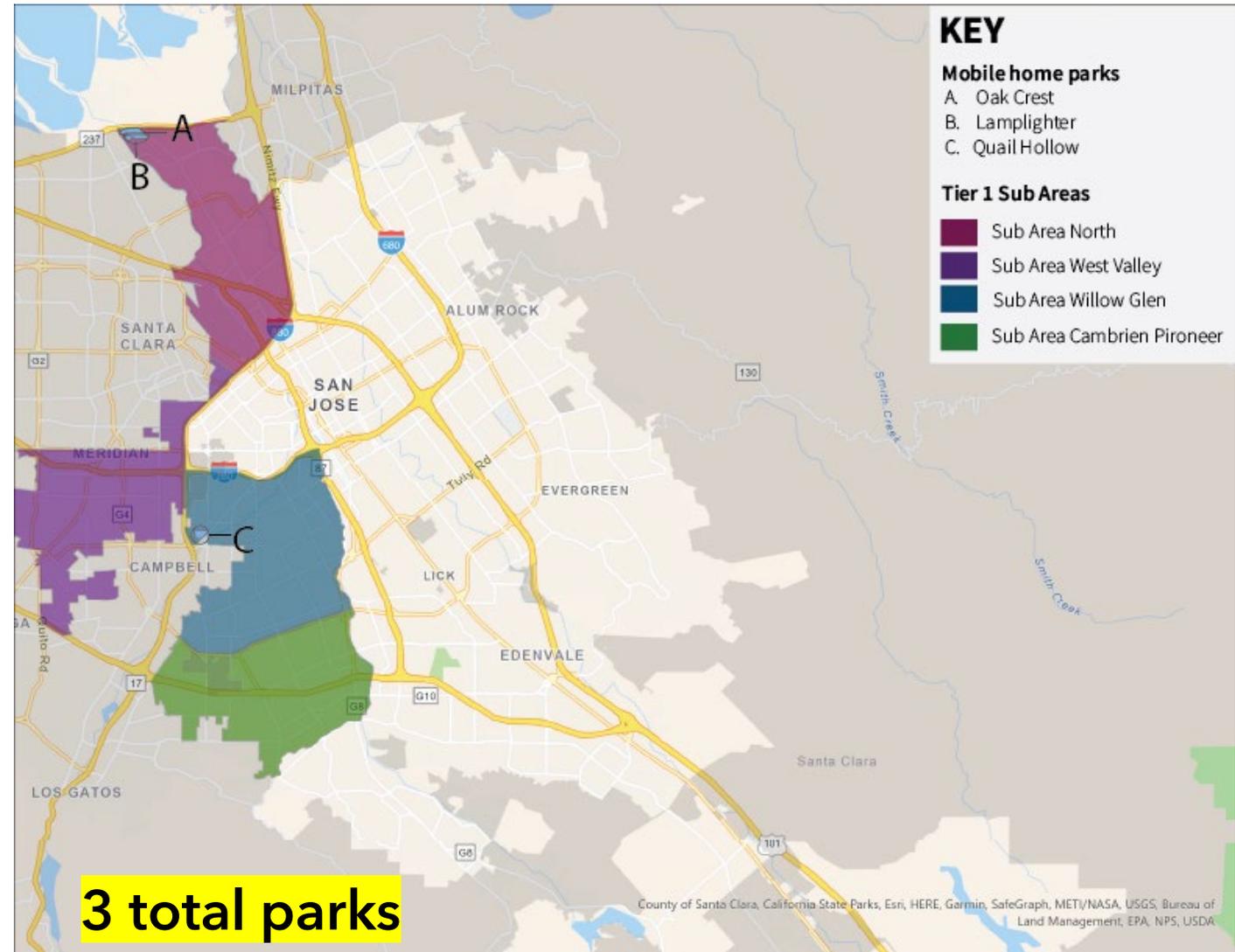
# Analysis 2: Tier 1 & 2 Subareas

## Why this criterion?

- Strategic Economics' analysis on Opportunity Housing used as a proxy to assess economic feasibility of redevelopment
- Helps assess risk of redevelopment based on economic conditions.
- Townhomes and small lot single family identified as feasible in some submarket areas.

## Findings

- Three parks identified in Tier 1:
  - A. Oak Crest,
  - B. Lamplighter
  - C. Quail Hollow
- No parks identified in Tier 2



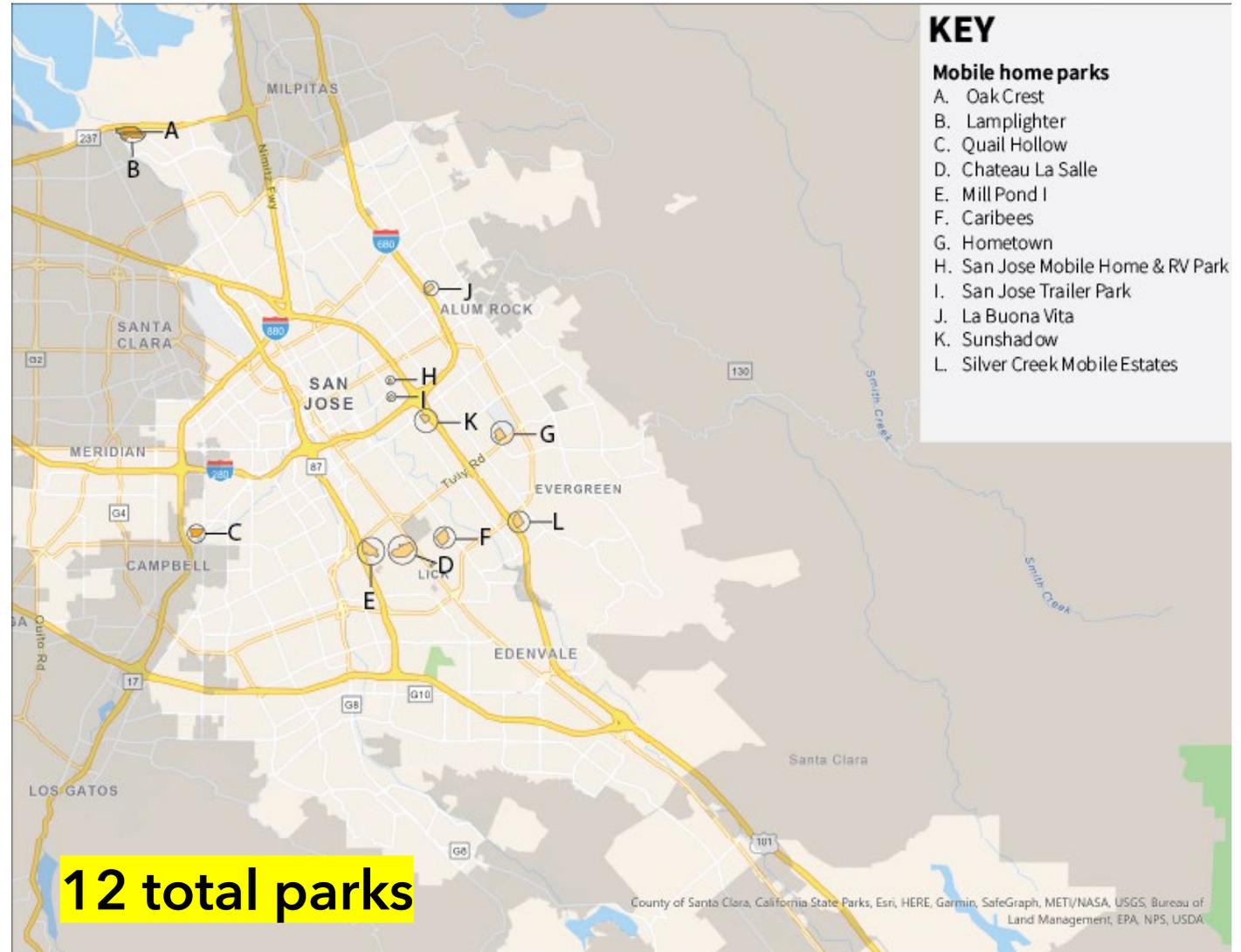
# Analysis 3: Surrounding Prevailing Density 16 Dwelling Units to the Acre or greater

## Why this criterion?

- Residential Neighborhood land use designation supports redevelopment at prevailing neighborhood density, up to 16 dwelling units to the acre (du/ac)
- 16 du/ac is the low end of town home densities
- Townhomes could be developed on the 42 parks designated Residential Neighborhood without a General Plan amendment
- Strong market support for townhomes

## Findings

- Twelve parks designated Residential Neighborhood have a prevailing density of 16 du/ac or greater



# Analysis 3: Surrounding Prevailing Density 16 du/ac or greater

## How was list narrowed down to Five?

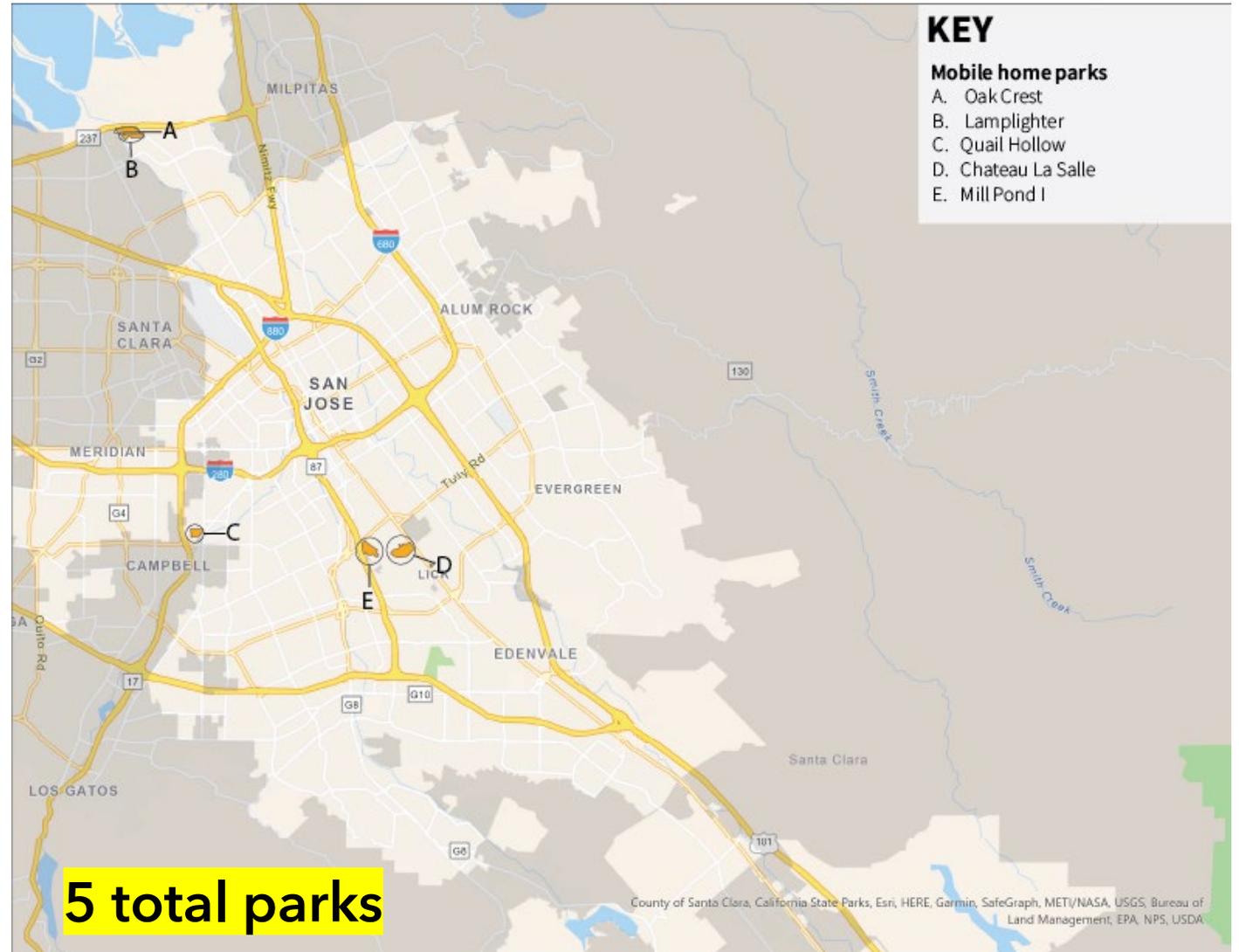
- Gross area was used
- Larger parks could be more attractive for redevelopment
- General Plan amendments to Mobile home Park on larger parks would provide additional protection to more residents.

Mobilehome Park Name	Gross Area
D. Chateau La Salle	D. 57.7 gross acres
E. Mill Pond I	E. 41 gross acres
F. Caribees	F. 35 gross acres
G. Hometown	G. 39.9 gross acres
H. San Jose Mobilehome and RV Park	H. 3.2 gross acres
I. San Jose Trailer Park	I. 4.5 gross acres
J. La Buona Vita	J. 14.1 gross acres
K. Sunshadow	K. 13.5 gross acres
L. Silver Creek Mobile Estates	L. 25.1 gross acres

# Analysis: Recommended 5 mobile home parks

Five parks recommended to be prioritized for General Plan Amendments:

- A. Oak Crest
- B. Lamplighter
- C. Quail Hollow
- D. Chateau La Salle
- E. Mill Pond I



# Next Steps

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- Item cross referenced to Council on October 18<sup>th</sup>
- Submit FY 23-24 budget request to complete General Plan Amendments on remaining mobile home parks
- Initiate General Plan Amendment process on five parks - Spring 2023
- Planning Commission and City Council Hearings – Fall 2023

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