



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JANUARY 9, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 7**
DEPARTMENT

SUBJECT: PLANNING CASES P17-0513 AND P17-0512 BY GABRIEL YBARRA ON BEHALF OF RIVERSIDE MEADOWS, LTD, TO REZONE A 46.09 ACRE PARCEL TO APPLY THE MOBILE HOME PARK OVERLAY ZONE AND TO REVISE A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO ADD SIX MOBILE HOME SITES TO AN EXISTING MOBILE HOME PARK – LOCATED AT 4000 PIERCE STREET

ISSUE:

Approval of a proposal by Gabriel Ybarra of Action Surveys, Inc. on behalf of Dennis Wagoner of Riverside Meadows, LLC to rezone a 46.09-acre parcel developed with a mobile home park from R-1-7000 – Single Family Residential Zone to R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones, and to revise a previously approved Conditional Use Permit (CUP) to permit the addition of six mobile home ground lease spaces to the existing 354-unit mobile home park.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as this project will not have a significant effect on the environment;
2. Approve Planning Cases P17-0513 (Rezone) and P17-0512 (Revised CUP); and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On November 2, 2017, the City Planning Commission recommended approval of Planning Cases P17-0513 (Rezone) and P17-0512 (Revised CUP), by a vote of 8 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

BACKGROUND:

The 46.09-acre project site is developed with an existing 354-unit mobile home park (Riverside Meadows), approved in September 1971 under Conditional Use Permit C-29-701. The mobile home park includes a 2.9-acre central recreational park, clubhouse and two recreational vehicle storage areas at the perimeter of the site. Surrounding land uses include a neighborhood of detached condominiums to the north, a light industrial business park to the west, State Route 91 to the south, and commercial and office uses to the east.

With the 2007 adoption of the General Plan 2025 and Zoning Code Update, the MH – Mobile Home Park Overlay Zone was established as a new Overlay Zone. At this time, the General Plan Land Use Designation of the project site was also changed from MDR – Medium-Density Residential to B/OP – Business/Office Park. Mobile Home Parks are permitted in the R-1-7000 – Single-Family Residential Zone, subject to the application of the MH Overlay Zone and approval of a CUP. The MH Overlay Zone contains site location, development and operational standards for the development of mobile home parks. The California Department of Housing and Community Development (HCD) regulates site development standards for individual mobile home sites within such parks, including building setbacks, internal street design, private yards and open space, building height and lot sizes.

DISCUSSION:

The applicant has proposed to add six additional mobile home ground lease spaces to the existing mobile home park, increasing the overall number of units within the park from 354 to 360. The additional lease spaces would be added in two areas currently developed with underutilized recreational vehicle storage areas. No further modifications to the existing mobile home park are proposed.

The proposed MH Overlay Zone will create conformity with the underlying R-1-7000 Zone, where mobile home parks are no longer conditionally permitted, except with the application of the MH Overlay Zone. As designed, the expanded mobile home park will be consistent with all applicable standards of the proposed MH Overlay Zone.

The project site has a General Plan 2025 Land Use Designation of B/OP – Business/Office Park which is intended for light industrial uses. While consistency between the General Plan 2025 land use designation and zoning of a site is preferable, as a Charter City, consistency between the General Plan land use designation and the zoning of individual properties is not strictly required. Further, prior to the 2007 adoption of the General Plan 2025, the project site had a General Plan Land Use Designation of MDR – Medium Density Residential; thus, at the time the park was established, the underlying General Plan Land Use Designation was consistent with the existing zoning.

The proposed revision to Conditional Use Permit C-29-701 and rezoning can be supported, as the proposed project entails a negligible change to the existing conditions in the surrounding neighborhood. The proposed additional units will be minimally visible from adjoining properties and the public right-of-way and will be adequately screened by the existing perimeter walls and landscaping. As such, the modified project will be consistent and compatible with the surrounding neighborhood, and will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.

FISCAL IMPACT:

There is no impact to the General Fund since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – November 2, 2017
3. City Planning Commission Minutes – November 2, 2017
4. Aerial Photo
5. Rezoning Ordinance
6. Presentation