



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 3, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: P18-0020 ZONING CODE MAP AMENDMENT, P18-0022 CONDITIONAL USE PERMIT, P18-0023 DESIGN REVIEW BY JOEL FARKAS OF KINGS CO., LLC FOR THE ESTABLISHMENT OF A 99-UNIT MOBILE HOME PARK SITUATED AT 3444 CENTER STREET, ON THE SOUTH SIDE OF CENTER STREET, BETWEEN ORANGE AND CLAIRE STREETS

ISSUE:

Approve a proposal by Joel Farkas of Kings Co., LLC, to permit the following entitlements for the establishment of a 99-unit Mobile Home Park: 1) Zoning Code Amendment to apply the R-1-7000-MH – Single Family Residential and Mobile Home Park Overlay Zone to the project site; 2) Conditional Use Permit to permit ground leases for 99 mobile home spaces; and 3) Design Review of project plans.

RECOMMENDATIONS:

That the City Council:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record; and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Approve Planning Cases P18-0020 Zoning Code Map Amendment, P18-0022 Conditional Use Permit, and P18-0023 Design Review, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On October 3, 2019, the City Planning Commission recommended approval of Planning Cases P18-0020, P18-0022, and P18-0023, by a vote of 6 ayes, 0 noes and 0 abstentions, with recommended modifications to the conditions (Attachments 2, 3, and 4).

BACKGROUND

The 12.88-acre site is comprised of a single vacant parcel. The property contains a riparian drainage feature located along the south property line and has an average natural slope of 9.5 percent. The terrain slopes downward approximately 40 feet from the northeast to the southwest corners of the site.

Surrounding land uses include single-family residences to the north, south, and east; and automobile repair facilities and single-family residences to the west. The existing single-family residential development to the northeast, southeast, and southwest is in unincorporated Riverside County area, developed under County standards.

As a matter of information, this property was annexed into the City on November 16, 1999 (Annexation #86) and has been granted multiple entitlements, which have since expired:

- On September 4, 1990, City Council approved a Conditional Use Permit to establish a 77-unit mobile home park (CU-003-901). The applicant did not proceed with the project, and the Conditional Use Permit expired.
- On November 18, 1999, City Council approved Tentative Tract Map No. 28453 to subdivide the subject parcel into 47 single-family residential lots. The applicant did not proceed with the project and the map expired in May 2002.
- On June 5, 2001, City Council approved a Conditional Use Permit for a mobile home park consisting of 77-units (CU-053-001). The applicant did not proceed with the project, and the Conditional Use Permit expired.

DISCUSSION:

Project Description

The applicant is requesting approval of the following entitlements to establish a 99-unit Mobile Home Park: 1) Zoning Code Amendment to rezone the 12.88-acre project site from R-1-7000 – Single-Family Residential Zone to R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones; 2) Conditional Use Permit to permit ground leases for 99 mobile home spaces; and 3) Design Review of project plans.

The proposed leasable mobile home spaces range in size from 2,418 to 3,500 square feet. Each mobile home space will offer parking for two cars and a total of 20 guest parking spaces will serve the site. Common open space, totaling 27,997 square feet, is proposed and includes a tot lot, a dog run, picnic/lounge areas, and a 13,590 square foot recreation area consisting of a pool and spa, barbecue area, and restrooms at the southeast corner of the site.

Access will be provided via a single two-way driveway on Center Street. Two drive aisles, and a series of private driveways within the complex will provide access to the individual units. The conceptual landscape design features a variety of trees and water efficient ground cover throughout the site and a bio-retention basin towards the east of the site.

The proposed mobile home park is an appropriate use for the neighborhood and will serve as a transition between the surrounding single-family residential neighborhoods, and the light industrial uses. The project will not be detrimental to the health, safety, or general welfare of the public or surrounding area. The project is consistent with the MDR – Medium Density Residential

designation and the Draft Northside Specific Plan.

For additional background, please refer to the October 3, 2019, City Planning Commission staff report (Attachment 4).

FISCAL IMPACT:

There is no fiscal impact associated with this action, since all project costs are borne by the applicant.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Zoning Code Amendment Ordinance
2. City Planning Commission Revised Conditions of Approval
3. City Planning Commission Minutes – October 3, 2019
4. City Planning Commission Report – October 3, 2019
5. Presentation