



CITY OF CARSON

Legislation Text

File #: 2021-619, Version: 1

Report to Mayor and City Council

Tuesday, August 03, 2021

Consent

SUBJECT:

CONSIDER DIRECTING STAFF TO INITIATE THE DRAFTING OF A MOBILE HOME ZONING ORDINANCE OR OTHER SIMILAR SOLUTIONS TO ADDRESS PRESERVING MOBILE HOME PARKS IN CITY OF CARSON (CITY COUNCIL)

I. SUMMARY

This item was placed on the agenda at the direction of Mayor Lula Davis-Holmes. At the request of the Mayor, staff met with the Mayor and the City Attorney to discuss the issue of mobile home park zoning. If enacted, Mobile Home zoning would provide an added discretionary approval for the City Council in considering mobile home closures proposed by park owners. This process has already started with the City's draft 2040 General Plan, which was presented to the City Council on January 21, 2021 with the following language:

“The density for all existing mobile home parks parcels shall be maintained at the current density of the mobile home park development.”

Nineteen (19) mobile home parks with approximately 2,000 units are located within City of Carson, not including two parks that have been approved for closure. All mobile home parks in Carson are subject to the City's rent control ordinance and provide an inventory of affordable housing for the community. The City would like to explore ways to preserve this stock of affordable housing. One way to accomplish this goal is to adopt a Mobile Home zoning ordinance or other similar solutions.

It should be noted that any new Mobile Home zoning code cannot be applied to mobile home parks that have already been approved for closures (Imperial Avalon and Rancho Dominguez) or those that have already filed for a closure application (Park Avalon).

II. RECOMMENDATION

DIRECT Staff to initiate the drafting of a Mobile Home Park zoning ordinance or other similar solutions to preserve mobile home parks in the City of Carson.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The State of California is suffering from shortage of affordable housing units and increase in homelessness. The approximately 2,000 mobile home units provide an inventory of affordable housing in City of Carson. The City would like to preserve these units as affordable housing and aid in preventing homelessness. The General Plan's Housing Element Goal 4 requires the City to protect the existing supply of affordable housing units in the City.

Upon approval of this action, Staff would initiate researching, investigating and drafting a mobile home park zoning ordinance or other similar solution to the issue.

V. FISCAL IMPACT

None

VI. EXHIBITS

None

1.

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