Legislation Details (With Text)

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Title:	CONSIDER PROVIDING A DATE AND TIME TO HOLD A WORKSHOP REGARDING THE IMPERIAL AVALON MOBILE ESTATES MOBILEHOME PARK (CITY COUNCIL)				
Sponsors:					
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Date	Ver.	Action By	Action	Result

Report to Mayor and City Council

Tuesday, October 20, 2020

Consent

SUBJECT:

CONSIDER PROVIDING A DATE AND TIME TO HOLD A WORKSHOP REGARDING THE IMPERIAL AVALON MOBILE ESTATES MOBILEHOME PARK (CITY COUNCIL)

I. SUMMARY

On July 7, 2020, the City Council upheld Planning Commission's May 13, 2020 decision, with modifications, to approve RIR No. 05-20 related to the determination of relocation impact mitigation measures required to be taken by the park owner, Imperial Avalon, LLC, in connection with closure of the Imperial Avalon Mobile Estates Mobilehome Park.

During the public comment portion of the October 6, 2020 City Council meeting, there was some general discussion about holding a workshop regarding the closure of the Imperial Avalon Mobile Estates Mobilehome Park to discuss options available to the City. However, since this subject was not on that meeting Agenda, Mayor Robles was asked and approved adding an item to the October 20, 2020 City Council Agenda to discuss and provide direction to staff on scheduling a workshop. Staff's recommendation requests the City Council to direct staff to schedule a workshop. If approved, we will work with City Council members to identify a daytime period separate from a City Council meeting for this workshop. After receiving direction from the City Council and identifying a date and time for the workshop, staff will inform the park residents of the same.

II. RECOMMENDATION

DIRECT staff to schedule a workshop to discuss Imperial Avalon Mobile Estates Mobilehome Park and options available to the City.

III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate, consistent with the requirements of the law.

IV. BACKGROUND

The Park is a 225-space mobilehome park located at 21207 S. Avalon Blvd, near the northwest corner of E. 213th St. and S. Avalon Blvd, just southwest of the 405 freeway, and it has been in operation as a mobilehome park since 1974.

In mid-2019, the property was purchased by Imperial Avalon, LLC. The Park Owner first notified residents of its intention to close the Park via a letter dated September 20, 2019, and conducted an initial outreach meeting on October 9, 2019. On November 4, 2019, the City Attorney and staff also hosted a meeting at the Community Center with the residents to discuss Park closure procedures, requirements, the City's Ordinance and to answer questions.

On or about April 4, 2020, the Park Owner sent a further letter to the Park residents providing an update on the status of the Park closure process. The Park Owner then completed its RIR application on April 8, 2020, and a notice of the public hearing before the Commission together with a copy of the RIR and relevant appraisal information was provided to the Park residents and mobilehome owners on April 10, 2020. The earliest closure date for the park is January 1, 2022.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None

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