



Legislation Details (With Text)

File #:	2020-750	Version:	1	Name:	
Type:	Discussion	Status:		Agenda Ready	
File created:	10/22/2020	In control:		City Council	
On agenda:	10/28/2020	Final action:			
Title:	HOLD A WORKSHOP TO ALLOW THE RESIDENTS OF IMPERIAL AVALON MOBILE ESTATES MOBILEHOME PARK TO EXPRESS THEIR CONCERNS ABOUT THE PARK CLOSURE PROCESS (CITY COUNCIL)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
10/28/2020	1	City Council		

Report to Mayor and City Council

Wednesday, October 28, 2020

Workshop

SUBJECT:

HOLD A WORKSHOP TO ALLOW THE RESIDENTS OF IMPERIAL AVALON MOBILE ESTATES MOBILEHOME PARK TO EXPRESS THEIR CONCERNS ABOUT THE PARK CLOSURE PROCESS (CITY COUNCIL)

I. SUMMARY

On October 20, 2020, City Council directed staff to schedule a workshop for October 28, 2020 at 11:00 AM. This Workshop will be held in the Dignity Health Sports Park Complex. Notices will be sent to the Imperial Avalon Mobile Estates Mobilehome Park residents with notifications to all other parks. The notice will include information on the exact location of the Workshop and transportation options available to the residents. The Workshop will provide information on the following topics:

- Actions of the Planning Commission and City Council regarding the closure of the Park;
- Relocation impact mitigation measures approved by the Planning Commission and City Council for the residents of the Park;

- Discussion of Carson Municipal Code Section 912821, regarding park owner's responsibility to take reasonable measures to mitigate the adverse impact of the closure on the ability of the Park residents to find alternative housing;
- Discussion of City's limited role under California State law, specifically Government Code Section 65863.7(e) providing that the relocation impact mitigation measures required to be taken may not collectively exceed the "reasonable costs of relocation.";
- Discussion regarding newly passed AB 2782; and
- Legal options available to the City Council at this point in the closure process.

The Workshop will provide a forum for the residents to ask questions and express their concerns about the closure process and how it can be improved.

II. RECOMMENDATION

1. PROVIDE direction to staff.

III. ALTERNATIVES

1. TAKE another action the City Council deems appropriate, subject to the requirements of applicable law.

IV. BACKGROUND

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. On October 6, 2020, 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.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None.

Prepared by: City Attorney's Office