



CITY OF CARSON

Legislation Text

File #: 2021-408, Version: 1

Report to Mayor and City Council

Thursday, June 03, 2021

Workshop

SUBJECT:

HOLD WORKSHOP #2 TO INFORM THE RESIDENTS OF IMPERIAL AVALON MOBILE ESTATES MOBILEHOME PARK REGARDING THE NEXT STEPS IN THE PARK CLOSURE PROCESS (CITY COUNCIL)

I. SUMMARY

On July 7, 2020, the City Council upheld Planning Commission's May 13, 2020 decision, with modifications, to conditionally 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 ("Park"), Exhibit 1.

On October 28, 2020, the City Council held a Workshop at Dignity Health Sports Park Complex regarding the closure of the Park. Invitation notices were sent to the Park residents along with all other mobilehome parks in the City. During and after the October 28, 2020 Workshop, a potential second Workshop was discussed as a follow up. This item is the follow up Workshop.

Invitation notices for this Workshop were delivered to the Park residents. During this Workshop, the City Attorney's Office and staff will provide information on the following topics:

- A proposal by the Park owner to expand Option A to provide greater flexibility for the residents if they choose this option. The proposed terms, which have not yet been formalized or made binding, will be outlined and discussed;
- Explanation of the approved Option C benefit package available to the residents, to ensure the details of this option are clear to the residents;
- Means of contacting the relocation specialist and selecting or obtaining benefits;
- Closure date and status of the Park;

- Status of the pending development project applications.

II. RECOMMENDATION

1. RECEIVE and FILE; DISCUSS Workshop Presentations and Questions.

III. ALTERNATIVES

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

IV. BACKGROUND

During the October 28, 2020 Workshop, the following topics were discussed:

- 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 9128.21, 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 that point in the closure process.

The October 28, 2020 Workshop also provided a forum for the residents to ask questions and express their concerns about the closure process and how it can be improved.

After the first Workshop, written correspondence was exchanged between the City Manager and the Imperial Avalon Homeowners' Association Board, discussing the potential for a follow up workshop and the issues and questions that could be addressed during same. This follow up Workshop will provide information to the residents regarding topics of concern related to the Park closure as discussed in such correspondence and detailed in the Summary section of this report (above).

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Resolution No. 2020-113 (pgs. 4-31)

1.

Prepared by: City Attorney's Office