



CITY OF CARSON

Legislation Text

File #: 2021-889, Version: 2

Report to Mayor and City Council

Tuesday, November 16, 2021

Consent

SUBJECT:

MOBILEHOME ZONE CHANGE UPDATE (CITY COUNCIL)

I. SUMMARY

This item is on the agenda at the request of Mayor Lula Davis-Holmes. In 2018 in connection with the adoption of the City's Charter, the City Council commenced a process of considering a mobilehome park zone (see section 207(B)(10) of the Charter). With the backdrop of numerous anticipated possible closures of mobilehome parks within the City of Carson and the affordable housing crisis faced in the state, in or about early 2019, the City Council considered ways to preserve mobilehome parks within the City of Carson and directed staff to pursue avenues to adopt zone changes that will allow for effective preservation of the City's parks.

The City Council directed staff to work on this issue as part of the General Plan update. The General Plan is almost at completion and will imminently be presented to the Planning Commission and the City Council. Staff has commenced working on the necessary zone changes and expects to bring proposed ordinances to the Planning Commission for its consideration soon, likely within the next couple months.

II. RECOMMENDATION

TAKE the following actions:

1. RECEIVE and FILE

III. ALTERNATIVES

1. None.

IV. BACKGROUND

Mobilehome parks often provide affordable housing for both income-strapped and elderly residents. There are 21 mobilehome parks within the City of Carson (Exhibit 1) with Rancho Dominguez and Imperial Avalon already having been approved for closure and Park Granada being closed due to bankruptcy of the park owner.

In 2018, in connection with the adoption of the City's Charter, the City Council commenced a process of considering a mobilehome park zone (see section 207(B)(10) of the Charter "Establish procedures for preserving and protecting mobilehome parks through specific plans, special zoning or overlay districts, or other regulations, as an essential component of the City's affordable housing stock.")

With the backdrop of numerous anticipated possible closures of mobilehome parks within the City of Carson and the affordable housing crisis faced in the state, in or about early 2019, the City Council considered ways to preserve mobilehome parks within the City of Carson and directed staff to pursue avenues to adopt zone changes that will allow for effective preservation of the City's parks.

The City Council directed staff to work on this issue as part of the General Plan update. The General Plan is almost at completion and will imminently be presented to the Planning Commission and the City Council. Staff has commenced working on the necessary zone changes and expects to bring proposed ordinances to the Planning Commission for its consideration soon, likely within the next couple months.

Staff now desires to update the City Council that it has commenced working on the necessary zone changes pursuant to the Charter and previous Council direction and expects to bring the necessary ordinances to the Planning Commission for its consideration in the near future, likely within the next couple months. Currently, staff is proposing an overlay Mobilehome Park Zone.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Mobilehome Parks Map (pg. 1)

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