



CITY OF CARSON

Legislation Text

File #: 2021-686, Version: 1

Report to Mayor and City Council

Tuesday, January 18, 2022

Consent

SUBJECT:

UPDATE ON MOBILEHOME ZONING ORDINANCE AMENDMENT (CITY COUNCIL)

I. SUMMARY

This item was requested by Councilmember Jim Dear. 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 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 few months.

II. RECOMMENDATION

RECEIVE and FILE.

III. ALTERNATIVES

TAKE another action the Council deems appropriate.

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, with Rancho Dominguez and Imperial Avalon having been previously issued Resident Impact Report

(RIR) approvals for closure (although Rancho Dominguez is now in litigation) and Park Granada being closed by the bankruptcy court due to bankruptcy of the park owner.

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. 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. The General Plan is almost at completion and is expected to be presented to the Planning Commission in March/April and the City Council thereafter. 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 few months. Currently, staff is considering proposing an overlay Mobilehome Park Zone.

V. FISCAL IMPACT

None.**VI. EXHIBITS**

None.

Prepared by: Saied Naaseh, Director of Community Development