

ORDINANCE NO. 952

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING THE ADDITION OF A SENIOR MOBILEHOME PARK OVERLAY ZONE (MHP-S) ON THE LANCASTER ZONING MAP AT THREE EXISTING MOBILEHOME PARK LOCATIONS

WHEREAS, the Lancaster City Council adopted Ordinance No. 900 on June 10, 2008, amending provisions of Title 17 of the Lancaster Municipal Code relating to the conversion of senior mobilehome parks to “all ages” mobilehome parks; and

WHEREAS, Ordinance No. 900 requires the designation of a Senior Mobilehome Park Overlay Zone (MHP-S) on the Lancaster Zoning Map (Exhibit “A”), to those properties with operating senior mobilehome parks, as defined and regulated in Section 17.08.305 of the Lancaster Municipal Code; and

WHEREAS, pursuant to Section 17.24.040 of the Lancaster Municipal Code, the City Council has initiated the designation of a Senior Mobilehome Park Overlay Zone (MHP-S) on three subject properties; and

WHEREAS, three existing mobilehome parks that qualify for inclusion within the Senior Mobilehome Park Overlay (MHP-S), based on documentation on file with the City of Lancaster, include “Clear Skies,” located at 1304 E. Avenue I, “The Californian,” located at 2550 E. Avenue I, and “Sherwood,” located at 3753 E. Avenue I; and

WHEREAS, notice of intention to consider the addition of the Senior Mobilehome Park Overlay (MHP-S) to three existing senior mobilehome park properties has been given in accordance with Section 65090 of the Government Code of the State of California, as well as direct delivery to each of the affected mobilehome parks; and

WHEREAS, a public hearing was held before the Lancaster Planning Commission on August 16, 2010, and the City Council on September 14, 2010, regarding the addition of the Senior Mobilehome Park Overlay Zone (MHP-S), and has received and considered all public testimony both oral and written; and

WHEREAS, the addition of the Senior Mobilehome Park Overlay Zone (MHP-S) will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the City Council, based upon evidence in the record, hereby makes the following findings in support of the addition of the Senior Mobilehome Park Overlay (MHP-S) to the three properties as shown in Exhibit “A”:

1. The addition of the Senior Mobilehome Park Overlay Zone (MHP-S) on the Lancaster Zoning Map is consistent with the Lancaster 2030 General Plan Map, because the zoning classification of MHP-S is consistent with the Mobilehome Park (MHP) land use designation of the General Plan.
2. Modified conditions, including the adoption of Ordinance No. 900, which addresses the intended conversion of senior mobilehome parks to “all-ages” mobilehome parks, warrant a revision in the zoning plan as it pertains to the areas under consideration.
3. A need for the proposed zone classification of MHP-S on the subject properties exists to implement the required action stated in Ordinance No. 900 of applying a Senior Mobilehome Park Overlay Zone (MHP-S) on those properties operating as defined senior mobilehome parks.
4. The particular properties under consideration are proper locations for said zone classifications, because they qualify for inclusion within the MHP-S zone based on the definition for senior mobilehome parks in Title 17 of the Lancaster Municipal Code, and documentation available regarding these parks.
5. Placement of the proposed zones at such locations will be in the interest of public health, safety, and general welfare and in conformity with good zoning practices, because adequate services, facilities, and infrastructure exist to serve the sites.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. The City Council finds that this Ordinance is consistent with the City’s adopted General Plan.

Section 2. The City Council hereby approves the zoning classification of MHP-S (Senior Mobilehome Park) for the subject properties.

Section 3. The City Clerk shall certify to the passage of this Ordinance, and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the ____ day of _____, 2010, and placed upon its second reading and adoption at a regular meeting of the City Council on the ____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF ORDINANCE
CITY COUNCIL

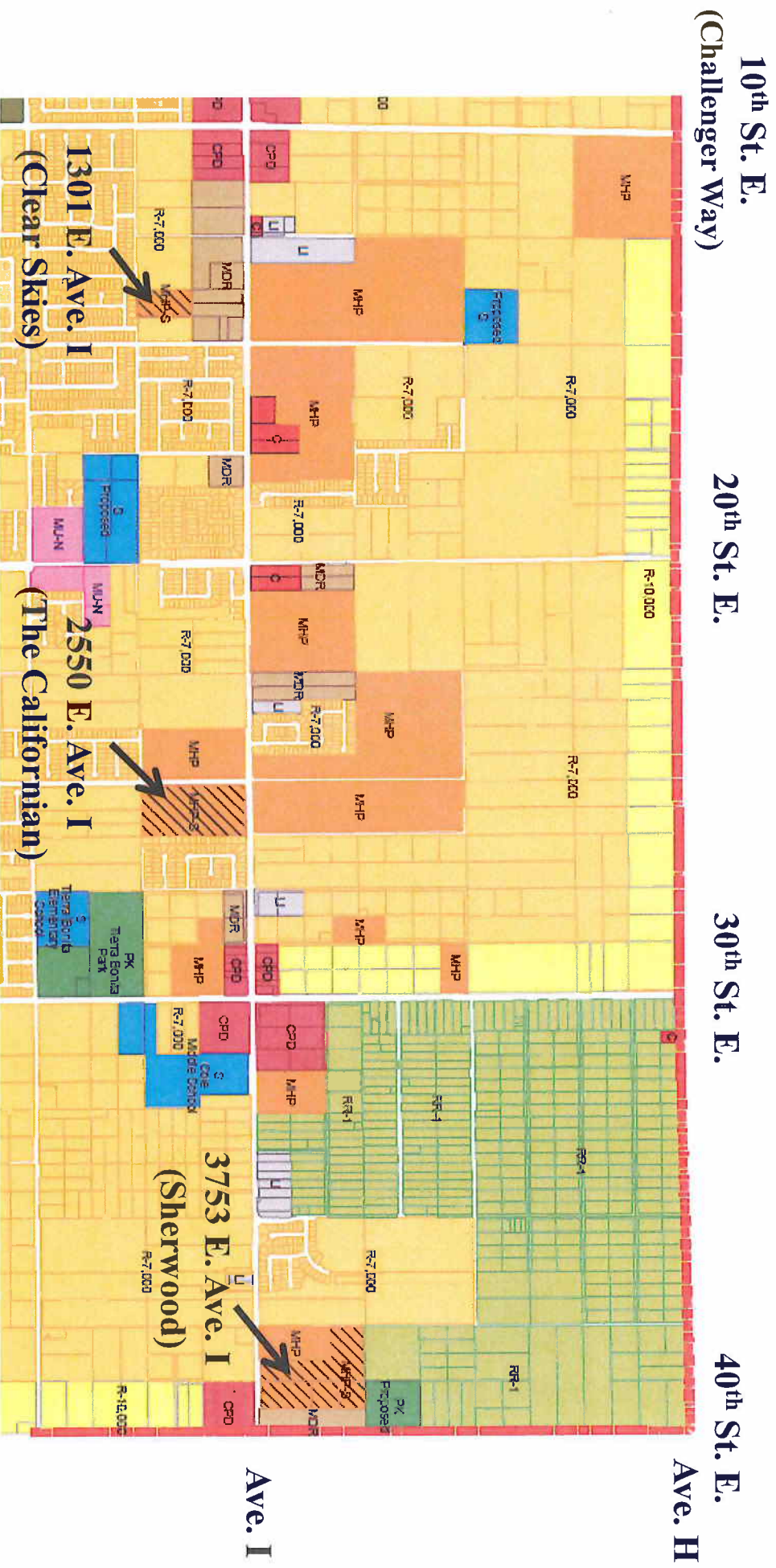
I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 952, for which the original is on file in my office.

WITNESS MY HAND AND SEAL OF THE CITY OF LANCASTER, on this _____
Day of the _____.

(seal)

Exhibit "A"

Locations of existing senior mobilehome parks to apply Senior Mobilehome Park Overlay (MHP-S)
(Designated by cross-hatch lines)



PLANNING COMMISSION

ACTION APPROVED (5-0-0-2)
(ABSENT: Jacobs and Wheeler)

AGENDA ITEM: 3.


DATE: 08-16-10

STAFF REPORT

ZONE CHANGE NO. 10-01 ADDITION OF SENIOR MOBILEHOME PARK OVERLAY ZONE

DATE: August 16, 2010

TO: Lancaster Planning Commission

FROM: Planning Department 

LOCATIONS: 1304 E. Avenue I (Clear Skies)
2550 E. Avenue I (The Californian)
3753 E. Avenue I (Sherwood)

REQUEST: Application of a Senior Mobilehome Park Overlay Zone (MHP-S) to various existing senior mobilehome park properties in the City

RECOMMENDATION: Adopt Resolution No. 10-35, recommending to the City Council approval of Zone Change No. 10-01, applying the Senior Mobilehome Park Overlay Zone to three existing mobilehome park properties in the City (Exhibit "A").


BACKGROUND: On June 10, 2008, the City Council adopted Ordinance No. 900, amending provisions of the Lancaster Municipal Code relating to the conversion of any mobilehome park currently existing in the City from a park occupied primarily or exclusively by residents over the age of fifty-five (55) years (senior residents) to a mobilehome park allowing residents of all ages. The Council adopted the ordinance in response to tenant allegations that a park owner intended to convert a senior mobilehome park to an "all-ages" park.

DISCUSSION: Ordinance No. 900 requires the designation of a Senior Mobilehome Park Overlay Zone (MHP-S) on those properties operating as a defined senior mobilehome park, which means at least 80% of the spaces in the mobilehome park are occupied by at least one person 55 years or older (Section 17.04.240 of the Lancaster Municipal Code). Based on this definition, and documentation available regarding these parks, the MHP-S overlay is applicable on three (3) existing mobilehome parks, specifically "Clear Skies" at 1304 E. Avenue I, "The Californian" at 2550 E. Avenue I, and "Sherwood" at 3753 E. Avenue I.

Mobilehome parks within the MHP-S zoning classification are required to comply with the regulations as listed in Section 17.08.305 of the Lancaster Municipal Code. These regulations include limitations on rentals, which requires at least one occupant of each rental to be 55 years and older. The senior mobilehome park shall also state itself as a senior park, through signage, advertising, park rules and regulations, and in tenant lease documents.

Staff recommends that the Planning Commission recommend to the City Council approval of the application of a Senior Mobilehome Park Overlay Zone (MHP-S) on the three (3) senior mobilehome parks stated in this report, finding that this action will implement Ordinance No. 900 as adopted by the City Council. The MHP-S overlay would be indicated on the Lancaster Zoning Map as boxed cross-hatched lines over the existing orange color designation used for the Mobilehome Park zone (see Exhibit "A").

Respectfully submitted,



Chuen Ng, Associate Planner

RESOLUTION NO. 10-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE ADDITION OF A SENIOR MOBILEHOME PARK OVERLAY ZONE (MHP-S) ON THE LANCASTER ZONING MAP AT THREE EXISTING MOBILEHOME PARK LOCATIONS

WHEREAS, the lack of affordable housing options in and around the City of Lancaster (the "City") continues to create a serious problem for senior citizens living in the City; and

WHEREAS, one of the affordable housing options available to senior citizens lies in mobilehome parks that permit residence exclusively by those individuals over the age of fifty-five (55) years; and

WHEREAS, the Lancaster City Council adopted Ordinance No. 900 on June 10, 2008, amending provisions of Title 17 of the Lancaster Municipal Code relating to the conversion of senior mobilehome parks to "all ages" mobilehome parks; and

WHEREAS, Ordinance No. 900 requires the designation of a Senior Mobilehome Park Overlay (MHP-S) on the Lancaster Zoning Map (Exhibit "A"), to those properties with operating senior mobilehome parks, as defined and regulated in Section 17.08.305 of the Lancaster Municipal Code; and

WHEREAS, three existing mobilehome parks that qualify for inclusion within the Senior Mobilehome Park Overlay (MHP-S), based on documentation on file with the City of Lancaster, include "Clear Skies," located at 1304 E. Avenue I, "The Californian," located at 2550 E. Avenue I, and "Sherwood," located at 3753 E. Avenue I; and

WHEREAS, the Senior Mobilehome Park Overlay Zone (MHP-S) will provide various development and preservation incentives for senior mobilehome parks with the assurance that the senior mobilehome parks within the overlay district remain available to seniors; and

WHEREAS, notice of intention to consider the addition of the Senior Mobilehome Park Overlay (MHP-S) to three existing senior mobilehome park properties has been given in accordance with Section 65090 of the Government Code of the State of California, as well as direct delivery to each of the affected mobilehome parks; and

WHEREAS, staff has prepared a written report recommending approval of the addition of a Senior Mobilehome Park Overlay Zone (MHP-S) to three existing mobilehome park properties; and

WHEREAS, the Planning Commission has held a public hearing for this matter, on August 16, 2010, and has received and considered all public testimony both oral and written; and

WHEREAS, the addition of the Senior Mobilehome Park Overlay Zone (MHP-S) will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the Planning Commission, based upon evidence in the record, hereby makes the following findings in support of the addition of the Senior Mobilehome Park Overlay (MHP-S) to the three properties as shown in Exhibit "A":

1. The addition of the Senior Mobilehome Park Overlay Zone (MHP-S) on the Lancaster Zoning Map is consistent with the Lancaster 2030 General Plan Map because the zoning classification of MHP-S is consistent with the Mobilehome Park (MHP) land use designation of the General Plan.
2. Modified conditions, including the adoption of Ordinance No. 900, which addresses the intended conversion of senior mobilehome parks to "all-ages" mobilehome parks, warrant a revision in the zoning plan as it pertains to the areas under consideration.
3. A need for the proposed zone classification of MHP-S on the subject properties exists to implement the required action stated in Ordinance No. 900 of applying a Senior Mobilehome Park Overlay Zone (MHP-S) on those properties operating as defined senior mobilehome parks.
4. The particular properties under consideration are proper locations for said zone classifications, because they qualify for inclusion within the MHP-S zone based on the definition for senior mobilehome parks in Title 17 of the Lancaster Municipal Code, and documentation available regarding these parks.
5. Placement of the proposed zones at such locations will be in the interest of public health, safety, and general welfare and in conformity with good zoning practices, because adequate services, facilities, and infrastructure exist to serve the sites.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby recommends that the City Council approve the Ordinance to adopt the addition of a Senior Mobilehome Park Overlay (MHP-S) to the Lancaster Zoning Map at three existing mobilehome park locations, as shown in Exhibit "A" as attached hereto.

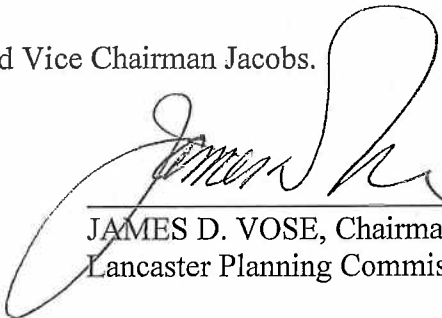
PASSED, APPROVED and ADOPTED this 16th day of August 2010, by the following vote:

AYES: Commissioners Hall, Harvey, Malhi, Terracciano, and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Wheeler and Vice Chairman Jacobs.



JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director
City of Lancaster