

**STAFF REPORT**  
**City of Lancaster**

CPH 1
9/28/2010
MVB

Date: September 28, 2010

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Addition of Senior Mobilehome Park Overlay Zone**

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**Recommendation:**

Introduce **Ordinance No. 952**, approving Zone Change No. 10-01, applying a Senior Mobilehome Park Overlay Zone to three existing mobilehome park properties in the City (Exhibit "A").

**Background:**

On August 16, 2010, the Planning Commission voted (5-0-0-2) to adopt Resolution No. 10-35, recommending to the City Council approval of Zone Change No. 10-01.

**Analysis:**

Ordinance No. 900, adopted by the City Council on June 10, 2008, requires the designation of a Senior Mobilehome Park Overlay Zone (MHP-S) on those properties operating as a defined senior mobilehome park. This would include three (3) existing mobilehome parks: "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 City Council approve 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. 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").

CCN:BSL/jr

**Attachments:**

Ordinance No. 952  
Staff Report for the August 16, 2010, Planning Commission Meeting  
Exhibit "A" – Location map for addition of Senior Mobilehome Park Overlay Zones