

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 28<sup>th</sup> day of September, 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)

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