

STAFF REPORT
City of Lancaster, California

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Date: May 22, 2007
To: Mayor Hearn and City Council Members
From: Brian S. Ludicke, Planning Director
Subject: **Mobile Home Park Conversion Ordinance**

Recommendation:

Introduce Ordinance No. 879, amending the Lancaster Municipal Code by the addition of Chapter 11.12, Mobile Home Park Conversion, and adding references to Chapter 11.12 to Title 16, Subdivisions, and Title 17, Zoning.

Background:

The Planning Commission initiated preparation of a draft mobilehome park conversion ordinance on September 18, 2006. This action was taken in response to concerns raised by some tenants that mobilehome parks within the City could undergo conversion to other uses or from a rental to ownership status. On January 17, 2007, staff presented to the Commission a proposed conversion ordinance, which the Commission did not feel adequately addressed a number of issues. The Commission subsequently conducted a study session on February 12, 2007, to allow both mobilehome park tenants and owners an opportunity to comment on the proposed ordinance. The comments were taken into account by the City Attorney's office in the preparation of a revised ordinance, which the Commission on April 16, 2007, recommended (by a 4-0 vote) that the Council adopt.

The proposed ordinance would add Chapter 11.12 to the Lancaster Municipal Code, establishing application requirements and review procedures for proposed mobilehome park conversions. Amendments would also be made to both the City's Subdivision Ordinance (Title 16) and Zoning Ordinance (Title 17) to provide reference to Chapter 11.12. The attached Planning Commission staff report provides detailed information regarding the proposed ordinance as well as various issues raised by the Commission and members of the public during its review.