

**STAFF REPORT**  
**City of Lancaster, California**

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Date: May 27, 2008

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Ordinance No. 900 – Mobile Home Park Overlay Ordinance**

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**Recommendation:**

Introduce Ordinance No. 900, amending Chapter 17.08 of the Lancaster Municipal Code establishing requirements and standards related to the establishment and conversion of senior-occupied mobile home parks, and making related amendments to other portions Title 17 of the Lancaster Municipal Code related to the designation of senior mobile home parks

**Background:**

On August 14, 2007, the City Council adopted Ordinance No. 886, an urgency ordinance that established a moratorium on the conversion of mobilehome parks from senior occupancy to family (non-restricted) occupancy. On August 28, 2007, the Council extended this moratorium until August 14, 2008, to allow time for the City to assess the situation and adopt suitable regulations.

A draft ordinance, which would establish permanent restrictions on the conversion of senior-occupied mobilehome parks to general occupancy, was reviewed by the Planning Commission on April 21, 2008. The Commission, after review of the proposed ordinance and hearing testimony from the public, voted (by a 3-0 vote) to recommend to the City Council adoption of the ordinance.

**Discussion:**

The ordinance would establish that any mobilehome park in which at least 80% of the spaces are occupied by a resident 55 years of age or older are deemed senior mobilehome parks. These parks would be required to operate as senior mobilehome parks, with new occupancies/rentals restricted to those households in which at least one person is age 55 or older. Senior mobilehome parks would be designated by the placement of a zone overlay classification (MHP-S) on the property; this overlay could be accomplished either by the City initiating said change or the owner of the park requesting said change. Additional information regarding the ordinance is included in the attached staff report.