



CITY OF HUNTINGTON BEACH  
PLANNING COMMISSION STUDY SESSION

DRAFT NEGATIVE DECLARATION NO. 13-001, ZONING TEXT  
AMENDMENT NO. 13-002, ZONING MAP AMENDMENT  
NOS. 13-001 AND 13-002  
(SENIOR RESIDENTIAL OVERLAY DISTRICT  
FOR MOBILEHOME PARKS)  
JANUARY 14, 2014

SUMMARY

- **Location:** Citywide
- **Background:** On July 8, 2013, City Council directed the Director of Planning and Building and the City Attorney's Office to draft a Senior Mobilehome Park Overlay District for consideration by the Planning Commission and City Council.
- **Proposed Project:** Draft Negative Declaration No. 13-001, Zoning Text Amendment No. 13-002 and Zoning Map Amendment Nos. 13-001 and No. 13-002 represent a request by the City to establish a citywide Senior Residential Overlay District for Mobilehome Parks, denoted by "SR." The purpose of the SR Overlay District is to establish criteria that will protect those mobilehome parks primarily occupied by seniors 55 years of age and older from conversion to family (non age-restricted) parks in an effort to preserve senior housing. The proposed SR Overlay may overlay any property that allows mobilehome park uses (Attachment No. 1).

SR Overlay District Provisions

The proposed regulations of the Senior Residential Overlay District require that at least 80 percent of the spaces in a SR Overlay designated mobilehome park be occupied by at least one person 55 years of age or older. The signage, advertising, park rules, regulations, rental agreements and leases for spaces in a senior mobilehome park with the SR Overlay designation are required to state that the mobilehome park is a senior mobilehome park. The proposed design and performance standards require each senior mobilehome park to have procedures in place for qualifying the parks as a senior mobilehome park pursuant to applicable federal and State laws. A senior mobilehome park must also maintain age verification documentation, which must be readily available for City inspection upon reasonable notice. The provisions of the SR Overlay District do not require any construction or reconfiguration of existing mobilehome parks. No operational changes to a senior mobilehome park would be required other than those described above. In addition, the proposed SR Overlay District would not change the allowable uses of the base zoning district.

The project also consists of Zoning Map Amendments to apply the Senior Residential Overlay designation (-SR) to 10 existing senior mobilehome parks in the City. The eight remaining family parks in the City will not be affected by the proposed SR Overlay District (Attachment No. 2).

- **CEQA:** On November 5, 2013, the Environmental Assessment Committee approved the processing of a negative declaration for the proposed project (Attachment No. 3). The 30-day public review and comment period started on November 14, 2013, and ended on Monday, December 16, 2013. A total of three comment letters were received.

- **The Planning Commission public hearing is scheduled for January 28, 2014.**  
A City Council public hearing is tentatively scheduled for March 3, 2014.
  
- **Attachment:**
  1. Draft Proposed Ordinance for Chapter 228 SR Senior Residential Overlay District
  2. Senior Mobilehome Park Vicinity Map
  3. Draft Negative Declaration No. 13-001 (Not attached but available at <http://www.huntingtonbeachca.gov/files/users/planning/NegDecNo13-001Final.pdf> )

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH ADOPTING ZONING TEXT AMENDMENT NO. 13-002 AND AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION CODE BY ADDING NEW CHAPTER 228 THERETO ENTITLED "SR SENIOR RESIDENTIAL OVERLAY DISTRICT"

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

The City of Huntington Beach Housing Element has identified that the senior segment of the City's population is an ever increasing group with seniors at 65+ years of age representing 14% of the population; and

By the Senior Residential Overlay District permitting the senior category to commence at age 55 addresses cost and affordability for a large segment of our senior population; and

The conversion of ten (10) existing senior mobilehome parks may unduly burden and irreparably harm senior citizens within the community; and

Pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 13-002, which establishes the Senior Residential Overlay District; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined that the aforesaid amendment is proper and consistent with the General Plan;

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That Zoning Text Amendment No. 13-002, establishing the Senior Residential Overlay District as more fully described herein, is hereby adopted and approved.

SECTION 2. That the Senior Residential Overlay District will promote, retain, and provide affordable housing, and is consistent with the Housing Element of the General Plan.

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SECTION 3. That the Huntington Beach Zoning and Subdivision Code is hereby amended by adding new Chapter 228 thereto, entitled "SR Senior Residential Overlay District" to read as follows:

**Chapter 228**

**SR SENIOR RESIDENTIAL OVERLAY DISTRICT**

**Sections:**

- 228.02 Senior Residential Overlay District Established**
- 228.04 Zoning Map Designator**
- 228.06 Definition**
- 228.08 Land Use Regulations**
- 228.10 Minimum Design and Performance Standards**
- 228.12 Removal of the Senior Residential Overlay District or Change of Use**

**228.02 Senior Residential Overlay District Established**

The Senior Residential Overlay District is intended to promote the maintenance and viability of existing mobilehome parks through appropriate zoning. It is an overlay district where mobilehome parks are established as the primary land use in order to limit conversion of existing affordable housing to other land uses. The Senior Residential Overlay District may overlay any property which provides for mobilehome park developments.

The Senior Residential Overlay District is established and shall be designated by the symbol (SR). The (SR) designation applies to all of the ten (10) senior residential mobilehome parks that existed in the City of Huntington Beach as of the approval on August 5, 2013 of the City's moratorium ordinance regarding senior mobilehome park conversions.

**228.04 Zoning Map Designator**

The Zoning Map shall show all property subject to the provisions of this chapter and overlay district by adding a "SR" designator to the underlying base zone.

**228.06 Definition**

Except where the context clearly indicates otherwise, the definition given in this section shall govern the provisions of this chapter.

Senior Residential Park. A "senior residential park" means a mobilehome park in which at least eighty (80) percent of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five (55) years of age or older, or where one hundred (100) percent of the spaces are occupied or intended for occupancy by persons sixty-two (62) years of age or older.

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**228.08 Land Use Regulations**

At least eighty (80) percent of the spaces in mobilehome parks in the Senior Residential Overlay Districts shall be occupied by at least one person fifty-five (55) years of age or older. If an existing mobilehome park met this qualification on August 5, 2013, and fell below the eighty (80) percent requirement between that date and the effective date of this ordinance codified in this section, the Senior Residential Overlay District shall be applied to that mobilehome park and the park shall be required to operate as a senior residential park by renting spaces and mobilehomes only when at least one occupant of the mobilehome is fifty-five (55) years of age or older. The signage, advertising, park rules, regulations, rental agreements and leases for spaces in a senior residential park in the SR Overlay District shall state that the park is a senior residential park. Pursuant to Section 228.06 Definitions and as of the effective date of the ordinance codified in this section, the senior residential parks in the SR Zoning District are: Rancho Del Rey Mobilehome Park, Skandia Mobilehome Park, Huntington Harbor Mobilehome Park, Sea Breeze Mobilehome Park, Beachview Mobilehome Park, Los Amigos Mobilehome Park, Brookfield Manor, Del Mar Mobilehome Park, Mariners Pointe, Rancho Huntington Mobilehome Park.

Spaces and mobilehomes in senior residential parks shall be rented only to occupants who meet the age requirement set forth in Section 228.08 above; provided, however, that if the occupants of a space or mobilehome who do not meet this requirement rented the space or mobilehome before the effective date of the ordinance codified in this section, they shall be allowed to remain, and provided further that when such occupants cease to occupy a space or mobilehome, the mobilehome and space cannot thereafter be rented except to occupants who meet the age requirements set forth in this section.

**228.10 Minimum Design and Performance Standards**

The signage, advertising, leases, and park rules and regulations for spaces in senior residential parks shall state that the park is a senior residential park. Each senior residential park shall have procedures for verifying that it qualifies as a senior facility under applicable federal and/or state law, including documentation establishing that at least eighty (80) percent of the mobilehomes or spaces in the mobilehome park are occupied by at least one resident who is fifty-five (55) years of age or older. These procedures shall provide for regular updates, through surveys or other means of initial information supplied by the occupants of the mobilehome park. Such updates must take place at least once every two years. A summary of this occupancy verification documentation shall be available for inspection upon reasonable notice and request by City officials.

**228.12 Removal of the Senior Residential Overlay District or Change of Use**

A zoning map amendment to remove the SR overlay designation or approve a change of use shall be subject to the provisions of Chapter 234 and 247. Removal of the SR overlay designation or approval of a change of use within the coastal zone shall require an amendment to the Local Coastal Program approved and effectively certified by the Coastal Commission.

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SECTION 4. This ordinance shall take effect thirty days following its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach  
at a regular meeting held on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

*M. V. White*  
City Attorney *Per 1/6/2014*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Director of Planning and Building

# Mobile Home Parks

## City of Huntington Beach



Seniors Mobile Home Park  
 All Ages Mobile Home Park  
 Coastal Zone Boundary

Park	Name (Seniors)	Address	Spaces	Acres	Spaces per Acre
1	Rancho Del Rey Mobile Home Park	16222 Monterey	379	49.7	7.6
2	Skandia Mobile Home Park	16444 Bolsa Chica	167	17.4	9.6
3	Huntington Harbor Mobile Home Park	16400 Saybrook	130	15.0	8.7
4	Sea Breeze Mobile Home Park	5200 Heil	66	4.7	14.0
5	Beachview Mobile Home Park	17261 Gothard	83	5.6	14.9
6	Los Amigos Mobile Home Park	18601 Newland	145	19.1	7.6
7	Brookfield Manor	9850 Garfield	139	16.4	8.5
8	Del Mar Mobile Homes	19251 Brookhurst	142	15.7	9.0
9	Mariners Pointe	19350 Ward	98	10.8	9.0
10	Rancho Huntington Mobile Home Park	19361 Brookhurst	194	22.9	8.5
<b>Subtotal (Seniors)</b>			<b>1,543</b>	<b>177.4</b>	<b>8.7</b>
Park	Name (All Ages)	Address	Spaces	Acres	Spaces per Acre
11	Sea Aira Mobile Home Park	6241 - 6301 Warner	231	22.5	10.3
12	Villa Huntington Mobile Home Park	7850 Slater	125	13.7	9.1
13	Ocean View Estates	7051 Ellis	44	9.0	4.9
14	Huntington Mobile Estates	7652 Garfield	105	7.6	13.8
15	Huntington Shorecliffs	20701 Beach Blvd.	304	37.2	8.2
16	Pacific Mobile Home Park	80 Huntington	257	18.2	14.1
17	Cabrillo Mgt. Group	21752 Pacific Coast	33	5.0	6.6
18	Huntington By The Sea	21851 Newland	307	31.9	9.6
<b>Subtotal (All Ages)</b>			<b>1,406</b>	<b>145.1</b>	<b>9.7</b>
<b>TOTALS</b>			<b>2,949</b>	<b>322.5</b>	<b>9.1</b>

**CAUTION WHEN USING THIS MAP**

Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

Information Services Department

1101 GSB  
January 2014

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