

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Tuesday, November 5, 2013

1:30 P.M.

Third Floor Conference Room #1

Application: ENVIRONMENTAL ASSESSMENT NO. 13-010 (Senior Residential (-SR) Overlay District for Mobilehome Parks)

Applicant: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact: Rosemary Medel, Associate Planner
Phone/Email: (714) 374-1684/ rmedel@surfcity-hb.org

Request: To analyze the potential environmental impacts associated with a City-initiated proposal to amend the Huntington Beach Zoning and Subdivision Ordinance to establish a Senior Residential (-SR) Overlay zoning district for mobilehome parks (Zoning Text Amendment No. 13-002). 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 affordable housing for seniors. The proposed –SR Overlay may overlay any property that allows mobilehome park uses.

The project also consists of Zoning Map Amendments to apply the Senior Residential (-SR) Overlay designation to 10 existing (as of July 31, 2013) senior mobilehome parks in the City. The eight remaining family parks in the City will not be affected by the proposed –SR Overlay district.

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 occupant and age verification criteria and related operational standards. In addition, the proposed –SR Overlay district would not change the allowable uses of the base zoning district.

Location: The Senior Residential (-SR) Overlay District is a Citywide zoning overlay district that may overlay any property that allows for mobilehome park uses. The -SR Overlay designation is proposed to be added to 10 existing senior mobilehome parks. The locations of the 10 senior mobilehome parks are described in the table below.

PARK NAME	ADDRESS/ZIP CODE
Rancho Del Rey Mobilehome Park	16222 Monterey, 92647
Skandia Mobilehome Park	16444 Bolsa Chica, 92649
Huntington Harbor Mobilehome Park	16400 Saybrook, 92649
Sea Breeze Mobilehome Park	5200 Heil, 92649
Beachview Mobilehome Park	17261 Gothard, 92647
Los Amigos Mobilehome Park	18601 Newland, 92646
Brookfield Manor	9850 Garfield, 92646
Del Mar Mobilehomes	19251 Brookhurst, 92646
Mariners Pointe	19350 Ward, 92646
Rancho Huntington Mobilehome Park	19361 Brookhurst, 92646

City Contact: Rosemary Medel, Associate Planner

For information on the above items, please contact the specified City contact person in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.