



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 13, 2004

VIII.1(c)
ITEM NUMBER:

SUBJECT: PA-02-37 MOBILEHOME PARK CONVERSION FOR SNUG HARBOR VILLAGE
AND EL NIDO TRAILER PARKS
LOCATED AT 1626/1640 NEWPORT BOULEVARD

DATE: AUGUST 30, 2004

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, SENIOR PLANNER
(714) 754-5604

DESCRIPTION

A mobilehome park conversion has been requested for the Snug Harbor Village and El Nido Trailers Parks located at 1626/1640 Newport Boulevard.

APPLICANT

Ms. Cora Newman, Government Solutions, is the authorized agent for Joseph Brown, property owner.

RECOMMENDATION

Adopt attached resolution, approving the mobilehome park conversion.

KIMBERLY BRANDT
Senior Planner

R. MICHAEL ROBINSON
Planning & Redevelopment Mgr.

PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

In July 2002, the applicant requested approval of a mobilehome park conversion for the Snug Harbor Village and El Nido Trailer Parks (parks) located at 1626/1640 Newport Boulevard. (See Figure 1.) Both parks are legal nonconforming uses that have been in existence since the 1940's. When both parks are combined, they contain a total of 117 mobilehome lots and six apartment units on 4.4 acres.

Concurrently with this application, the applicant submitted additional requests including a general plan amendment, rezone, and final master plan to allow the construction of a 76,500 square-foot, 4-story medical office building. Staff determined that an Environmental Impact Report (EIR) was required for all of these requests and then proceeded with contracting with an environmental consulting firm for preparation of the necessary environmental documentation. These additional requests are addressed in separate staff reports.

In May 2003, the applicant provided the mobilehome owners and tenants a one-year written notice of his intent to close both parks by June 1, 2004. Although, the City has an established procedure for mobilehome park conversions, the City does not have any regulations that require the park owner to obtain City approval to close the parks.

State law requires a park owner to prepare a relocation impact report prior to closing or converting the mobilehome park to another land use. The report determines the reasonable costs of relocating the mobilehome park's homeowners to another appropriate location. State law further stipulates the City shall review the relocation report and make a finding as to its adequacy of providing for the reasonable costs of relocation.

In March 2004, City Council approved the relocation impact report for the Snug Harbor Village and El Nido Trailer Parks. Both parks are now officially closed, and all homeowners and tenants have been relocated.

Although both parks are closed, the application for the mobilehome conversion is still appropriate. This is due to the City's nonconforming use provisions that allow nonconforming mobilehome parks to continue or re-open until no one resides onsite for a continuous period of six months (CMMC Table 13-204). Therefore, until January 2005, both parks could be re-opened.

ANALYSIS

As noted above, State law requirements for a mobilehome park closure have been met in respect to the preparation and approval of a relocation impact report, and both parks are now closed. Therefore, there is no need for any further analysis of the relocation benefits for the homeowners.

Although staff is not recommending approval of the requested general plan amendment, rezone, and final master plan, staff is recommending that Commission approve the mobilehome park conversion request. Staff recognizes the applicant's desire to convert the parks to another use and notes approval of this request can occur prior to any approval of a development plan. Therefore, staff recommends approval of the conversion permit be given in anticipation that the applicant will redevelop the site in conformance with the General Plan, with or without the requested amendment.

Although the Zoning Code indicates the Commission as the approval authority for a mobilehome park conversion, Final EIR No. 1051 needs to be certified by Council prior to final action of this request. Therefore, Commission's recommendation will be forwarded to Council for final action.

ALTERNATIVES

Commission may recommend to Council denial of the mobilehome park conversion. If the parks continue to remain vacant for 6 continuous months, then the City's Zoning Code provisions will prohibit the parks from re-opening, at which time, a mobilehome park conversion permit would be unnecessary.

ENVIRONMENTAL DETERMINATION

Final EIR No. 1051 has been prepared for this project, and it has considered all the environmental effects of the proposed project and a reasonable range of alternatives. Certification of the Final EIR by the City Council is required prior to any final action on this request.

CONCLUSION

The applicant has closed both parks with the intent of redeveloping the site. If the parks continue to remain vacant for 6 continuous months, then the City's Zoning Code provisions will prohibit the parks from re-opening, at which time a mobilehome park conversion permit would be unnecessary. At this time, approval of the mobilehome park conversion request will eliminate the possibility of the parks reopening prior to January 1, 2005.

Attachments: 1. Figure 1
 2. Draft Planning Commission Resolution for approval

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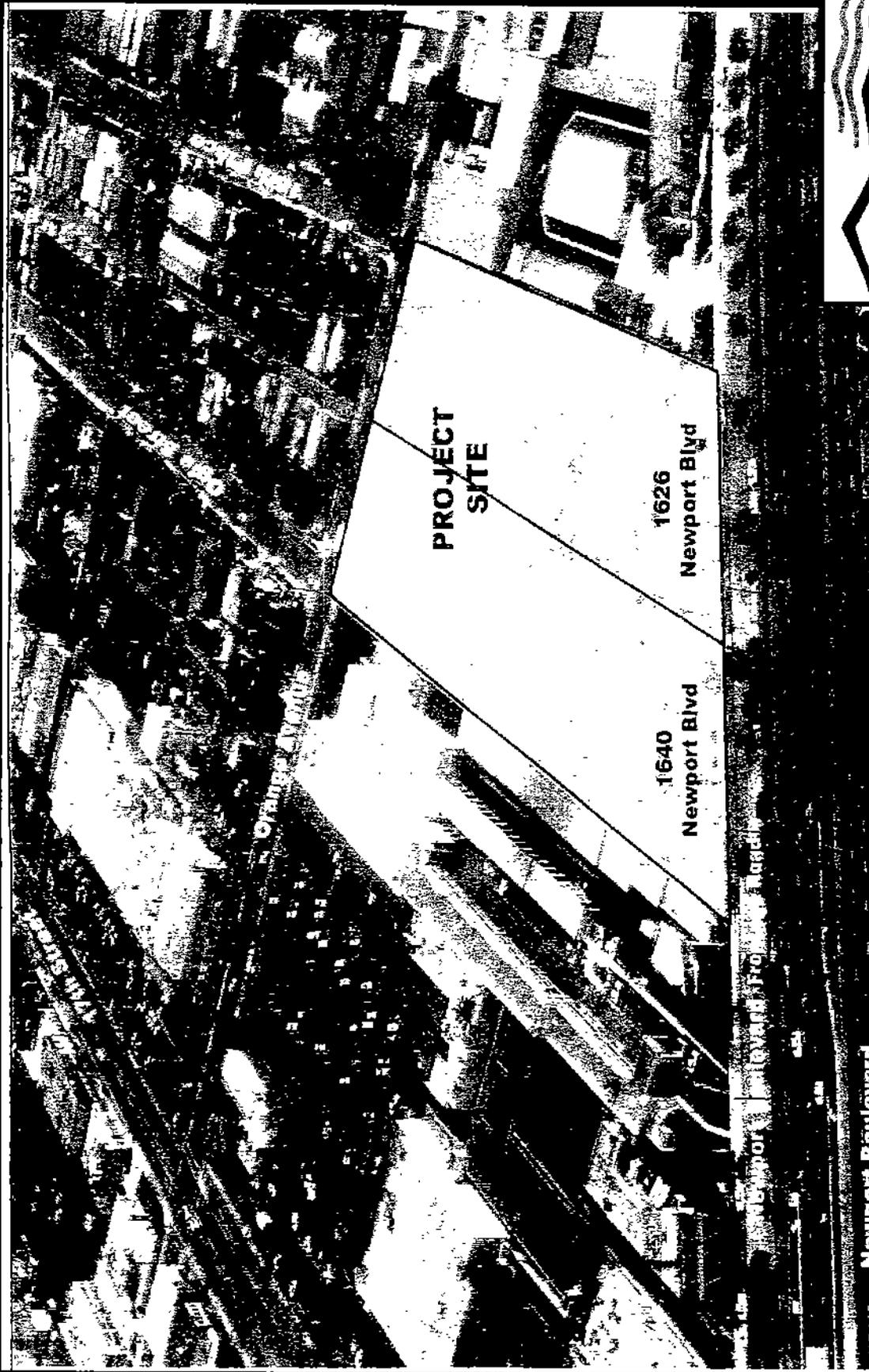
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File: 091304PA0237MHP	Date: 082304	Time: 315p.m.
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ATTACHMENT 1

FIGURE 1



Pacific Medical Plaza

Newport Boulevard

ATTACHMENT 2
DRAFT RESOLUTION

RESOLUTION NO. PC-04-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PA-02-37 MOBILEHOME PARK CONVERSION LOCATED AT 1626 AND 1640 NEWPORT BOULEVARD.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Coralee Newman, representing Joseph G. Brown, owner of real property located at 1626 and 1640 Newport Boulevard, requesting approval of a mobilehome park conversion for Snug Harbor Village and El Nido Trailer Parks; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission of September 13, 2004; and

WHEREAS, Final Environmental Impact Report (EIR) No. 1051 (State Clearinghouse Number 2003071089) has been prepared for the Pacific Medical Plaza project, including the requested mobilehome park conversion; and

WHEREAS, the Planning Commission recommended certification of Final EIR No. 1051 on September 13, 2004, by separate resolution.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby recommends to City Council **APPROVAL** of Planning Application PA-02-37 with respect to the property described above.

BE IT FURTHER RESOLVED that the reestablishment of a mobilehome park(s) on these properties is hereby prohibited.

BE IT FURTHER RESOLVED that the Planning Commission has also considered and finds that the benefits of the project outweigh the unavoidable

adverse impacts that remain after mitigation and does hereby recommend to City Council adoption of the Statement of Facts and Findings (Exhibit "B") and Statement of Overriding Considerations (Exhibit "C"), as attached to this resolution.

PASSED AND ADOPTED this 13th day of September 2004.

Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(7) in that impacts of relocating the El Nido and Snug Harbor Village Trailer Parks residents have been duly considered previously in conjunction with the closures of these parks consistent with State law. Although, the City of Costa Mesa did not have discretionary authority to review the closure of these parks, on March 1, 2004, the City did review and approve the relocation impact report by adoption of City Council Resolution 04-21. Both Snug Harbor Village and El Nido Trailers Parks were officially closed on June 1, 2004. Granting of this mobilehome park conversion request will discontinue a legal nonconforming use and development of the site and allow for the eventual development and use that conform to the City of Costa Mesa General Plan and Zoning Code.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed conversion will allow for the future development of a use that is compatible and harmonious with uses on surrounding properties.
 - b. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation will be considered in conjunction with development applications for this property.
 - c. The proposed mobilehome park conversion is consistent with the City's General Plan in that it allows for conversion of legal nonconforming use and development to a use and development that conforms to the General Plan.
 - d. The mobilehome park conversion is for a project-specific case and does not establish a precedent for future conversions of other mobilehome parks in the City.
 - e. The planning application has been considered in terms of the other planning applications submitted for this property, specifically, the proposed general plan amendment, rezone, and master plan. Approval of this planning application does not necessitate approval of the requested general plan amendment, rezone, and/or final master plan.
- C. Final Environmental Impact Report (EIR) No. 1051 was prepared pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, according to the Final EIR, which reflects the independent judgment of the City of Costa Mesa, mitigation measures have been added to the project that minimize anticipated impacts to a level of insignificance where possible.

- D. The evidence presented in the record as a whole, indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.

EXHIBIT "B"
STATEMENT OF FACTS AND FINDINGS



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT
PLEASE CONTACT THE PLANNING DIVISION
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