



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** August 9, 2022

**SUBJECT:** Zone Text Amendment No. 192-2022

**APPLICANT:** N/A

**REQUEST:** Initiate, and Consider Adoption of a Resolution Recommending to the City Council adoption of, Zone Text Amendment No. 192-2022, a Proposed Ordinance creating a Mobile Home Park Overlay District to Protect, Promote and Preserve Existing Mobile Home Parks

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#### COMMISSION ACTION

AYE	NO		AYE	NO	
		Vice Chair Palmer			Monteclaro
		Docdocil			D. Thomas
		Diaz			Rashad
		Guerra			Hernandez
		Huff			Alt. Mfume Alt. Wilson

***Item No. 6B***

## **I. Background and Analysis**

Zone Text Amendment No. 192-2022 (the “ZTA”) is a proposed text change to the Carson Zoning Ordinance initiated by the City Council pursuant to Carson Municipal Code Section 9172.11. The ZTA is for the proposed adoption of an ordinance to create a mobilehome park overlay district (“Overlay District”) over all existing mobilehome parks within the City excepting (i) parks zoned industrial, (ii) parks that have obtained a valid Relocation Impact Report approval pursuant to 9128.21 of the City’s Municipal Code, and (iii) parks that have received valid approval of closure or cessation of use as a mobilehome park resulting from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f), to maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing. Parks zoned industrial will not be made part of the Overlay District because mobilehome parks located in industrial zones are prohibited as a planned use under Section 9141.1 of the City’s Municipal Code. Regardless, the City has continually exercised its discretion under the Code to allow actual, existing uses of those parks despite the running of amortization periods. Additionally, the City Council is independently pursuing other measures outside the scope of the ZTA to confirm and reiterate its clear and continuing desire to preserve such nonconforming uses regardless of amortization periods. Parks that have obtained a valid Relocation Impact Report approval will not be made part of the Overlay District because those parks have obtained a right to terminate their residents’ space tenancies pursuant to Civil Code Section 798.56(g) provided the requisite notice of termination of tenancy is given and the terms and conditions of the RIR approval are met. Parks that have received valid approval of closure or cessation of use as a mobilehome park resulting from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f), will not be made part of the Overlay District because those parks have already been approved for closure or cessation of use as a mobilehome park by a Court of law.

Only mobilehome parks will be permitted, with a Conditional Use Permit, within the Overlay District. Existing parks will be automatically permitted and need not obtain another CUP in order to continue lawful use within the Overlay District. However, all newly proposed mobilehome parks must obtain CUPs. Creation of the Overlay District is consistent with the City’s General Plan and furthers its goal(s) of protection of the existing supply of affordable housing in the City.

In 2018 in connection with the adoption of the City’s Charter, the City Council commenced a process of considering a mobilehome park zone. Section 207(B)(10) of the City Charter provides “the City shall have the full power to enact regulatory land use measures...including...[establishing] procedures for preserving and protecting mobile home parks through specific plans, special zoning or overlay districts, or other regulations, as an essential component of the City’s affordable housing stock.”

With the backdrop of numerous anticipated possible closures of mobilehome parks within the City of Carson and the affordable housing crisis faced statewide, in or about early 2019, the City Council considered ways to preserve mobilehome parks within the City of Carson and directed staff to pursue avenues to adopt zone changes that will allow for effective preservation of the City’s parks.

The City Council directed staff to work on this issue as part of the General Plan update but given the anticipated timeline of General Plan update approvals taking place in 2023, the ZTA is being proposed now in an effort toward providing immediate protections against mobilehome park closures.

Mobilehome parks often provide affordable housing for both income-strapped and elderly residents. There are 21 mobilehome parks within the City of Carson (Exhibits 1 and 2) with Rancho Dominguez and Imperial Avalon already having been approved for closure and Park Granada being closed due to bankruptcy. Creation of the Overlay District within the City will help to ensure a sufficient supply of land for these types of uses in the future, thereby satisfying the public purpose of helping to preserve housing and existing mobilehome parks. It will maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing.

The City Council is committed to the preservation of mobilehome parks as evidenced by adoption of Ordinance No. 22-2205 on April 5 2022, declaring that mobilehomes that are subject to the City's Mobile Home Space Rent Control Ordinance or are occupied by low or very low income households, are "protected units" under SB 330. Now, under SB 330, the City may not approve a housing development project requiring demolition of these protected units unless the project will replace the demolished units with affordable units.

Attached as Exhibit 3 is Resolution No. 22-2837 recommending to the City Council adoption of the ZTA.

## **II. Environmental Review**

Consideration of ZTA No. 192-2022 is exempt from environmental review under CEQA Guidelines Section 15061(b)(3)'s "general rule" that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Here, it can be seen with certainty that there is no possibility that the proposed zone text amendment, in and of itself, will have a significant effect on the environment. 14 CCR §15061(b)(3). The ZTA maintains the existing environmental baseline and existing environmental conditions. Likewise, ZTA No. 192-2022 is also exempt from CEQA because it involves no expansion of use of existing facilities and maintains the existing environmental baseline. 14 CCR §15301. However, any new mobilehome park permitted under the ZTA will be subject to a Conditional Use Permit and therefore, subject to CEQA review on a case by case basis.

## **III. Public Notice**

Notice of the public hearing was posted on July 28, 2022, and advertised in the July 29, 2022 edition of the Daily Breeze. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

## **IV. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. 22-2837, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CITY COUNCIL ADOPT TEXT AMENDMENT NO. 192-2022, AN ORDINANCE

AMENDING SECTION 9113.2 (OVERLAY DISTRICTS) AND ADDING SECTION 9113.4 (MHP OVERLAY DISTRICT CONDITIONALLY PERMITTED USE), OF PART 1 (INTRODUCTION) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE RELATED TO ESTABLISHING A MOBILE HOME PARK OVERLAY DISTRICT”

**V. Exhibits**

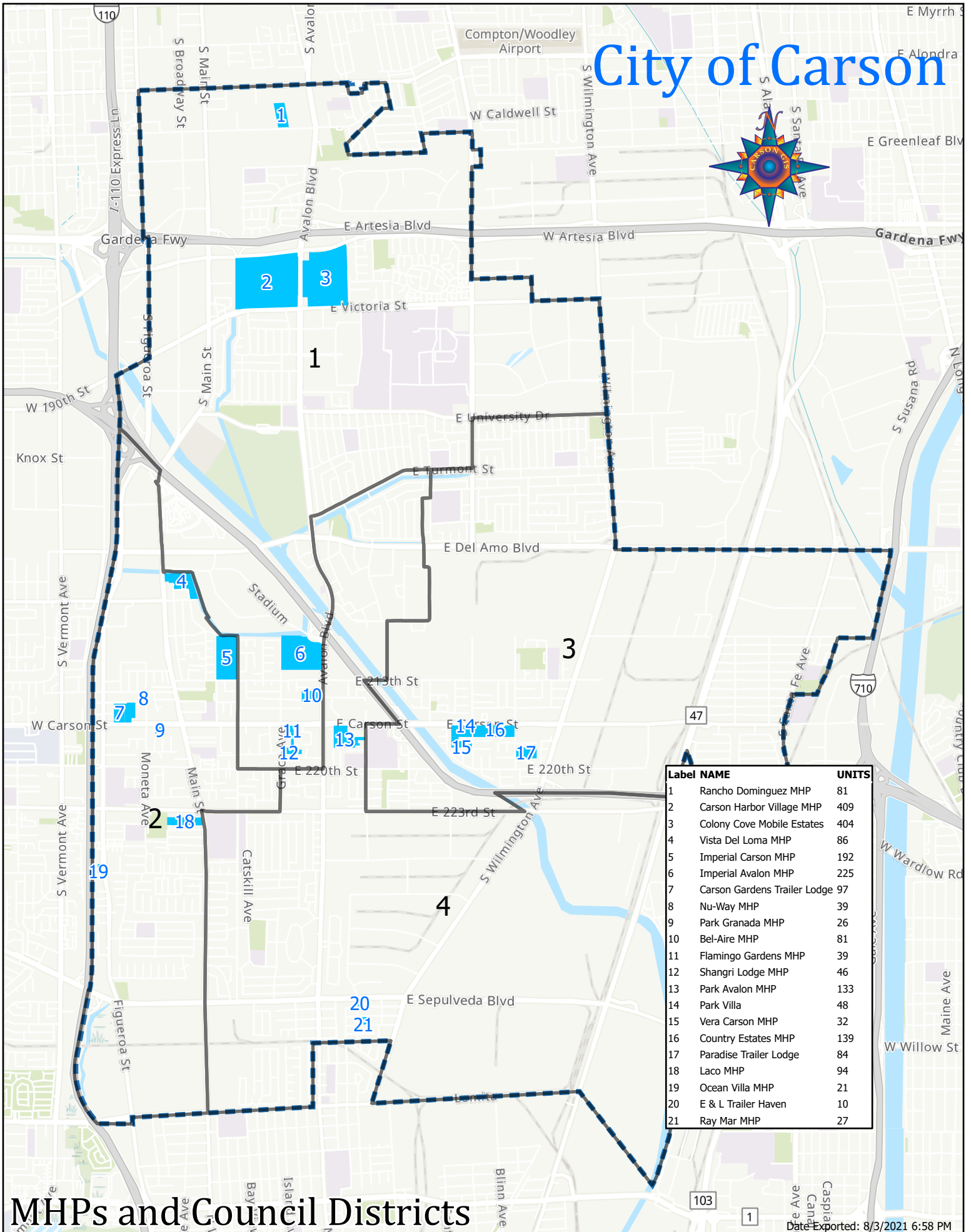
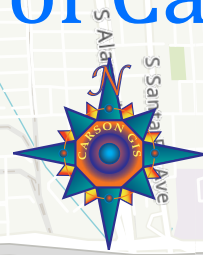
1. List of mobilehome parks
2. Map of mobilehome parks
3. Proposed Resolution with Ordinance attached

Prepared by: City Attorney’s Office

NAME	UNITS	GP
Bel-Aire MHP		81 RC
Carson Gardens Trailer Lodge		97 MU-R
Carson Harbor Village MHP		409 LD
Colony Cove Mobile Estates		404 LD
Country Estates MHP		139 HD
E & L Trailer Haven		10 LD
Flamingo Gardens MHP		39 MU-R
Imperial Avalon MHP		225 LD/RC
Imperial Carson MHP		192 HD
Laco MHP		94 HD
Nu-Way MHP		39 MU-R
Ocean Villa MHP		21 HD
Paradise Trailer Lodge		84 HD
Park Avalon MHP		133 HD/RC
Park Granada MHP		26 MU-R
Park Villa		48 HD
Rancho Dominguez MHP		81 LI
Ray Mar MHP		27 LD
Shangri Lodge MHP		46 HD
Vera Carson MHP		32 HD
Vista Del Loma MHP		86 LD

PrefPlan_3	ZONE
Downtown Mixed Use	CR
Downtown Mixed Use	RS/MUC
Low Density Residential	RM-8-D
Low Density Residential	RM-8-D
Corridor Mixed Use	RM-25-D
Low Density Residential	RS
Downtown Mixed Use	MUC
Downtown Mixed Use	RM-8-D/CA
High Density Residential	RM-25-D
High Density Residential	RM-25-D
Downtown Mixed Use	RS/MUS
High Density Residential	RM-25-D
Medium Density Residential	RM-25-D
Downtown Mixed Use	RM-25-D/CR
Downtown Mixed Use	MUC
Corridor Mixed Use	RM-25-D
Light Industrial	ML-D
Low Density Residential	RS
Downtown Mixed Use	RM-25-D
Corridor Mixed Use	RM-25-D
Low Density Residential	RM-8-D

# City of Carson



## MHPs and Council Districts

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**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 22-2837**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CITY COUNCIL ADOPT TEXT AMENDMENT NO. 192-2022, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING SECTION 9113.2 (OVERLAY DISTRICTS) AND ADDING SECTION 9113.4 (MHP OVERLAY DISTRICT CONDITIONALLY PERMITTED USE), OF PART 1 (INTRODUCTION) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE RELATED TO ESTABLISHING A MOBILE HOME PARK OVERLAY DISTRICT**

**WHEREAS**, the City of Carson (“City”) is a charter city located in the County of Los Angeles, State of California; and

**WHEREAS**, there exists a severe housing shortage crisis in the State of California including for both income-strapped and elderly residents for which the State Legislature in recent years has passed and adopted numerous housing laws all in an attempt to expand, increase and preserve the housing stock within the State; and

**WHEREAS**, many lower income residents, including seniors living on restricted incomes, reside within mobile home parks due to the comparatively lower costs of housing associated with living in such parks. These lower costs are particularly true in the City due to the City’s protections enacted for its residents in the Mobile Home Space Rent Control Ordinance (Chapter 7 of Article IV of the City’s Municipal Code), which is one of the strictest mobile home space rent control ordinances in the State, making the many rent-controlled mobile home spaces in the City de facto affordable housing; and

**WHEREAS**, Section 207(B)(10) of the City Charter provides “the City shall have the full power to enact regulatory land use measures...including...[establishing] procedures for preserving and protecting mobile home parks through specific plans, special zoning or overlay districts, or other regulations, as an essential component of the City’s affordable housing stock”; and

**WHEREAS**, creation of a mobilehome park overlay district within the City will help to ensure a sufficient supply of land for these types of uses in the future, thereby satisfying the public purpose of helping to preserve housing and existing mobilehome parks. It will maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing; and

**WHEREAS**, the City Council desires to create a mobilehome park overlay district (“Overlay District”) to maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing. The Overlay District will be created over all existing and legally conforming mobilehome parks within the City excepting parks zoned industrial and parks that have obtained a valid Relocation Impact Report approval pursuant to 9128.21 of the City’s



Municipal Code or a valid approval of closure or cessation of use of a mobilehome park resulting from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f) (the “Existing Mobilehome Parks”); and

**WHEREAS**, mobilehome parks zoned industrial will not be made part of the Overlay District. However, this is not because the City does not wish to preserve those parks. Instead, such parks are prohibited as a planned use under Section 9141.1 of the City’s Municipal Code. Regardless, the City has continually exercised its discretion under the Code to allow actual, existing uses of those parks despite the running of amortization periods. Additionally, the City Council is independently pursuing other measures outside the scope of the proposed Ordinance (“ZTA Ordinance”), attached hereto and incorporated by reference as Exhibit A, to confirm and reiterate its clear and continuing desire to preserve such nonconforming uses regardless of amortization periods. Likewise, parks that have obtained a valid Relocation Impact Report (“RIR”) approval will also not be made part of the Overlay District, not because the City does not wish to preserve those parks, but because those parks have obtained a right to terminate their residents’ space tenancies pursuant to Civil Code Section 798.56(g) provided the requisite notice of termination of tenancy is given and the terms and conditions of the RIR approval are met. Further, parks that have received valid approval of closure or cessation of use as a mobilehome park resulting from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f), will also not be made part of the Overlay District, not because the City does not wish to preserve those parks, but because those parks have already been approved for closure or cessation of use as a mobilehome park by a Court of law; and

**WHEREAS**, creation of the Overlay District by way of the ZTA Ordinance is consistent with the City’s General Plan, and furthers its goal(s) and policy(ies) of protection of the existing supply of affordable housing in the City; and

**WHEREAS**, the Overlay District will apply automatically to the Existing Mobilehome Parks without any need to process a zone change; and

**WHEREAS**, the City Council is committed to the preservation of mobilehome parks as evidenced by adoption of Ordinance No. 22-2205 on April 5 2022, declaring that mobilehomes that are subject to the City’s Mobile Home Space Rent Control Ordinance or are occupied by low or very low income households, are “protected units” under SB 330. Now, under SB 330, the City may not approve a housing development project requiring demolition of these protected units unless the project will replace the demolished units with affordable units; and

**WHEREAS**, on August 9, 2022, after notice duly given, the City of Carson Planning Commission held a public hearing and heard testimony and considered all factors both oral and written with regards to City Council adoption of the ZTA Ordinance to establish the Overlay District to maintain, preserve, and promote mobile home parks within the City of Carson.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct, and incorporates them herein by reference as findings of fact.

**SECTION 2.** The Planning Commission finds as follows:

- a) The proposed text amendment is consistent with the General Plan of the City of Carson. The ZTA Ordinance supports the Housing Element of the General Plan. The City has adopted various strategies and programs to support the development of affordable housing in the community and to implement the housing goals and policies. Part of this strategy is to protect the affordability of mobilehome spaces through rent control regulation. The ZTA Ordinance supports this strategy by helping to ensure a sufficient supply of land for these types of uses moving forward, by maintaining, preserving, and promoting Existing Mobilehome Parks as an important source of affordable rental housing, including for elderly residents.
- b) The proposed text amendment is consistent with the General Plan of the City of Carson. The ZTA Ordinance supports the Housing Element of the General Plan. The City has adopted a mobilehome park maintenance program to provide protection for mobilehome park tenants. Mobilehome parks constitute a significant proportion of the low- and moderate-income housing in the City. The City of Carson has rent control for mobile home spaces only. The ZTA Ordinance supports this program by helping to ensure a sufficient supply of land for these types of uses moving forward, by maintaining, preserving, and promoting Existing Mobilehome Parks as an important source of affordable rental housing including for senior residents living on restricted incomes.
- c) Creation of the Overlay District within the City will help to ensure a sufficient supply of land for mobilehome parks moving forward, and satisfy the public purpose of helping to maintain, preserve, and promote Existing Mobilehome Parks as an important source of affordable rental housing, including for elderly residents.

**SECTION 3.** The Planning Commission finds that the City’s consideration or approval/adoption of Text Amendment No. 192-2022, by adoption of the ZTA Ordinance, is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines because there is no possibility that the ZTA Ordinance or its implementation would have a significant negative effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). The ZTA Ordinance maintains the existing environmental baseline and existing environmental conditions. Likewise, the ZTA Ordinance is also exempt from CEQA because it involves no expansion of use of existing facilities and maintains the existing environmental baseline (14 Cal. Code Regs. § 15301). However, any new mobilehome park permitted under the ZTA Ordinance will be subject to a Conditional Use Permit and therefore, subject to CEQA review on a case by case basis. City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

**SECTION 4.** The Planning Commission of the City of Carson, pursuant to the findings noted above, hereby recommends that the City Council approve Zone Text Amendment No. 192-2022, attached hereto and incorporated by reference as Exhibit A, an Ordinance of the City Council amending Section 9113.2 (Overlay Districts) and adding Section 9113.4 (MHP Overlay District Conditionally Permitted Use), of Part 1 (Introduction) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code related to establishing a mobile home park overlay district.

**SECTION 5.** This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the City's Zoning Ordinance, unless an appeal is filed in accordance with Section 9173.4 of the City's Zoning Ordinance.

**SECTION 6.** The Secretary of the Planning Commission shall certify to the adoption of the Resolution, and shall transmit it to the City Council.

**PASSED, APPROVED and ADOPTED** this 9th day of August, 2022.

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**

## **EXHIBIT A**

**ORDINANCE NO. 22-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING SECTION 9113.2 (OVERLAY DISTRICTS) AND ADDING SECTION 9113.4 (MHP OVERLAY DISTRICT CONDITIONALLY PERMITTED USE), OF PART 1 (INTRODUCTION) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE RELATED TO ESTABLISHING A MOBILE HOME PARK OVERLAY DISTRICT**

**WHEREAS**, the City of Carson (“City”) is a charter city located in the County of Los Angeles, State of California; and

**WHEREAS**, there exists a severe housing shortage crisis in the State of California including for both income-strapped and elderly residents for which the State Legislature in recent years has passed and adopted numerous housing laws all in an attempt to expand, increase and preserve the housing stock within the State; and

**WHEREAS**, many lower income residents, including seniors living on restricted incomes, reside within mobile home parks due to the comparatively lower costs of housing associated with living in such parks. These lower costs are particularly true in the City due to the City’s protections enacted for its residents in the Mobile Home Space Rent Control Ordinance (Chapter 7 of Article IV of the City’s Municipal Code), which is one of the strictest mobile home space rent control ordinances in the State, making the many rent-controlled mobile home spaces in the City de facto affordable housing; and

**WHEREAS**, Section 207(B)(10) of the City Charter provides “the City shall have the full power to enact regulatory land use measures...including...[establishing] procedures for preserving and protecting mobile home parks through specific plans, special zoning or overlay districts, or other regulations, as an essential component of the City’s affordable housing stock”; and

**WHEREAS**, creation of a mobilehome park overlay district within the City will help to ensure a sufficient supply of land for these types of uses in the future, thereby satisfying the public purpose of helping to preserve housing and existing mobilehome parks. It will maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing; and

**WHEREAS**, the City Council desires to create a mobilehome park overlay district (“Overlay District”) to maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing. The Overlay District will be created over all existing and legally conforming mobilehome parks within the City excepting parks zoned industrial and parks that have obtained a valid Relocation Impact Report approval pursuant to 9128.21 of the City’s Municipal Code or a valid approval of closure or cessation of use of a mobilehome park resulting

from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f) (the “Existing Mobilehome Parks”); and

**WHEREAS**, mobilehome parks zoned industrial will not be made part of the Overlay District. However, this is not because the City does not wish to preserve those parks. Instead, such parks are prohibited as a planned use under Section 9141.1 of the City’s Municipal Code. Regardless, the City has continually exercised its discretion under the Code to allow actual, existing uses of those parks despite the running of amortization periods. Additionally, the City Council is independently pursuing other measures outside the scope of this Ordinance to confirm and reiterate its clear and continuing desire to preserve such nonconforming uses regardless of amortization periods. Likewise, parks that have obtained a valid Relocation Impact Report (“RIR”) approval will also not be made part of the Overlay District, not because the City does not wish to preserve those parks, but because those parks have obtained a right to terminate their residents’ space tenancies pursuant to Civil Code Section 798.56(g) provided the requisite notice of termination of tenancy is given and the terms and conditions of the RIR approval are met. Further, parks that have received valid approval of closure or cessation of use as a mobilehome park resulting from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f), will also not be made part of the Overlay District, not because the City does not wish to preserve those parks, but because those parks have already been approved for closure or cessation of use as a mobilehome park by a Court of law; and

**WHEREAS**, creation of the Overlay District by way of this Ordinance is consistent with the City’s General Plan, and furthers its goal(s) and policy(ies) of protection of the existing supply of affordable housing in the City; and

**WHEREAS**, the Overlay District will apply automatically to the Existing Mobilehome Parks without any need to process a zone change; and

**WHEREAS**, the City Council is committed to the preservation of mobilehome parks, as evidenced by (without limitation) adoption of Ordinance No. 22-2205 on April 5, 2022, declaring that mobilehome spaces that are subject to the City’s Mobile Home Space Rent Control Ordinance or are occupied by low or very low income households, are “protected units” under SB 330. Now, under SB 330, the City may not approve a housing development project requiring demolition of these protected units unless the project will replace the demolished units with affordable units; and

**WHEREAS**, on August 9, 2022, after notice duly given, the City of Carson Planning Commission held a public hearing and heard testimony and considered all factors both oral and written before making a recommendation to the City Council to adopt this Ordinance to establish the Overlay District to maintain, preserve, and promote mobile home parks within the City of Carson; and

**WHEREAS**, on September \_\_\_\_, 2022, after notice duly given, the City Council held a public hearing and heard testimony and considered all factors both oral and written, and following such hearing approved the adoption of this Ordinance to establish the Overlay District to maintain, preserve, and promote mobile home parks within the City of Carson.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. RECITALS.**

The foregoing recitals are true and correct, and are incorporated herein by this reference as findings of fact.

**SECTION 2. CEQA.**

This Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines because there is no possibility that this Ordinance or its implementation would have a significant negative effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). The Ordinance maintains the existing environmental baseline and existing environmental conditions. Likewise, this Ordinance is also exempt from CEQA because it involves no expansion of use of existing facilities and maintains the existing environmental baseline (14 Cal. Code Regs. § 15301). However, any new mobilehome park permitted under this Ordinance is subject to a Conditional Use Permit and therefore, is subject to CEQA review on a case by case basis. City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

**SECTION 3. FINDINGS.**

Based upon all oral and written reports and presentations made by City staff and members of the public, including any attachments and exhibits, the City Council hereby finds that:

**A.** Creation of the Overlay District within the City will help to ensure a sufficient supply of land for mobilehome parks moving forward, and satisfy the public purpose of helping to maintain, preserve, and promote Existing Mobilehome Parks as an important source of affordable rental housing, including for elderly residents.

**B.** This Ordinance supports the Housing Element of the General Plan. The City has adopted various strategies and programs to support the development of affordable housing in the community and to implement the housing goals and policies. Part of this strategy is to protect the affordability of mobilehome spaces through rent control regulation. This Ordinance supports this strategy by helping to ensure a sufficient supply of land for these types of uses moving forward, by maintaining, preserving, and promoting Existing Mobilehome Parks as an important source of affordable rental housing, including for senior residents living on restricted incomes.

**C.** This Ordinance supports the Housing Element of the General Plan. The City has adopted a mobilehome park maintenance program to provide protection for mobilehome park tenants. Mobilehome parks constitute a significant proportion of the low- and moderate-income housing in the City. The City of Carson has rent control for mobile home spaces only. This Ordinance supports this program by helping to ensure a sufficient supply of land for these types of uses moving forward, by maintaining, preserving, and promoting Existing Mobilehome Parks as an important source of affordable rental housing, including for elderly residents.

## **SECTION 4. AMENDMENTS.**

A. Section 9113.2 (Overlay Districts) of Part 1 (Introduction) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended to read in its entirety as follows (deletions shown in ~~striketrough~~, additions shown in **bold, italics, underlined**):

### **“9113.2 Overlay Districts.**

The following special designations are hereby created and may be combined by notation on the Zoning Map with any of the zoning districts listed in CMC 9113.1 in order to accomplish additional purposes within such designated areas:

BP – Blimp Port. This designation is created to provide for the development and operation of blimp ports. Properties within this designation will be required to meet certain site requirements and development standards.

CEM – Cemetery. This designation is created to provide for the development and operation of cemeteries and related uses. Properties within this designation will be required to meet certain development standards that provide for adequate setbacks, screening, parking, landscaping, and signage.

COL – College. This designation is created to provide for the development of higher education institutions that may include classrooms, administrative offices, and accessory uses. Site development standards will not be required for properties preempted under State law. All academic uses will be regulated under the rules and regulations of the Board of Trustees of the California State University and Colleges, California State Department of Finance, California Public Works Board, Office of the State Fire Marshal and Office of the State Architect.

D – Design Overlay. This designation is created primarily to provide for Site Plan and Design Review of future development within the designated areas in order to achieve special standards of design, architectural quality, style and compatibility, landscape treatment, and functional integration of neighboring developments.

EMS – Electronic Marquee Signage. This designation is created to provide for the development and operation of two (2) freeway-oriented electronic marquee signs for outdoor advertising purposes, one (1) on a 91 Freeway-adjacent commercial zone parcel and one (1) on a 405 Freeway-adjacent commercial zone parcel. The only parcels eligible for this designation shall be those four (4) parcels identified and considered in connection with the April 2001 National Training Center Environmental Impact Report (State Clearinghouse Number 2000101041) certified by the Board of Trustees of the California State University and College System.

MUR – Mixed-Use Residential. This designation is created to provide for pedestrian-oriented, mixed-use (commercial/residential) development, and high density residential development which may include market rate, affordable or senior housing, within designated areas in commercial zones.



ORL – Organic Refuse Landfill. This designation is created to provide for the public health, safety and general welfare by regulating uses of organic refuse landfill sites and ensuring that proper mitigation measures are taken to eliminate or minimize hazards to persons and property and environmental risks associated with such sites including, but not limited to, toxicity, fire, explosion and subsidence.

*MHP – Mobilehome Parks. This designation is created to maintain, preserve, and promote mobilehome parks as an important source of affordable rental housing. The MHP Overlay District is created over, and automatically applies to, all Existing Mobilehome Parks within the City. For purposes of this paragraph and Section 9113.4, “Existing Mobilehome Parks” is defined as all mobilehome parks within the City, except those parks zoned industrial, those that have obtained a valid Relocation Impact Report pursuant to 9128.21 of the City’s Municipal Code, and those that have obtained a valid approval of closure or cessation of use of a mobilehome park resulting from the entry of an order for relief in bankruptcy as stated in Government Code Section 65863.7(f). However, if at any time a court of competent jurisdiction issues a final judgment rendering any aforementioned approval invalid or ineffective, then the MHP Overlay District shall apply to the subject park automatically without any action needed.”*

**B.** Section 9113.4 (MHP Overlay District Conditionally Permitted Uses) of Part 1 (Introduction) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby added as follows:

**“Section 9113.4 MHP Overlay District Conditionally Permitted Use.**

Mobilehome parks may be permitted in the MHP Overlay District with approval of a Conditional Use Permit (“CUP”) in accordance with Sections 9121.1 and 9131.1 of the Carson Municipal Code. Existing Mobilehome Parks need not obtain another CUP in order to continue lawful use within the MHP Overlay District. However, all newly proposed mobilehome parks within the MHP Overlay District must obtain CUPs. Use for any other purpose in the MHP Overlay District is strictly prohibited.”

**SECTION 5. SEVERABILITY.**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

**SECTION 6. EFFECTIVE DATE.**

This ordinance shall be in full force and effect thirty (30) days after its adoption.

**SECTION 7. CERTIFICATION.**

The City Clerk shall certify to the adoption of this ordinance, and shall cause the same to be posted and codified in the manner required by law.

[SIGNATURES OF FOLLOWING PAGE]

**PASSED, APPROVED and ADOPTED** at a regular meeting of the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Lula Davis-Holmes, Mayor

ATTEST:

\_\_\_\_\_  
Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sunny K. Soltani, City Attorney