

# LOUNSBERY FERGUSON ALTONA & PEAK LLP

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PARTNER

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January 6, 2025

TO: Helen Holmes Peak, City Attorney

FR: Punam Prahalad, Deputy City Attorney

RE: Study for Implementation of Senior Only Mobilehome Park Zoning Ordinance

Dear Ms. Peak:

Following the adoption of the Interim Urgency Ordinance Imposing a Temporary City-Wide Moratorium on the Conversion/Change of Any Mobilehome Park Existing in the City Primarily or Exclusively by Residents Aged 55 Years or Older To a Mobilehome Park Allowing Residents of All Ages adopted by City Council on December 2, 2024, City staff met with Deputy City Attorney Paterno and myself on December 17, 2024 to discuss the approach needed to study and implement a Senior Only Mobilehome Park Zoning Ordinance to preserve existing senior mobilehome housing as generally described in the initial report considered by the City Council. The following items were discussed:

1. Determine whether an overlay district or a rezone is the proper approach.
2. Determine what type of CEQA review will be needed.
3. Determine timeline for bringing forth zoning ordinance amendment to discuss at public workshop(s) and for approval to Planning Commission and City Council.
4. Research needed into General Plan and Housing Element to ensure consistency with proposed zoning ordinance amendment.
5. Compile data regarding numbers of senior-only mobilehome units in the City.
6. Research on the impact of senior-only zoning mobilehome parks on seniors as well as families living in the City.
7. Evaluate effectiveness of a zoning action to preserve senior affordable housing stock.

These are the measures taken by the City to date to alleviate the conditions which led to the adoption of the Interim Urgency Ordinance. Since that meeting, staff have begun working on the above items and had planned to resume research and study in the new year after the City's holiday closure. A public workshop and public hearings before the Planning Commission and the

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City Council will take place in the upcoming months to consider adoption of a Senior Only Mobilehome Park Zoning Ordinance.

Sincerely,

A handwritten signature in blue ink that reads "Punam Prahalad". The signature is written in a cursive, flowing style.

Punam P. Prahalad  
LOUNSBERY FERGUSON ALTONA & PEAK, LLP