Agenda Item #3
Project 2013-7126

City of Sunnyvale Memorandum

To: Planning Commission

From: Trudi Ryan, Planning Officer

Through: Amber El-Hajj, Senior Planner

Date: April 8, 2013 Planning Commission Meeting

Subject: Discussion and Possible Action on 2013-7126 General Plan Amendment to consider a change to the land use designation of three mobile home parks (Ranchero, Rancho La Mesa and Thunderbird) from Residential Low Medium Density to Mobilehome Park.

The above-mentioned item was heard at the March 25, 2013 Planning Commission meeting. At that meeting six Planning Commissioners were present (Comm. Kolchak had an excused absence) and three motions were made and failed (summarized below). The Commissioners decided to continue the item to the April 8, 2013 meeting so that all seven Planning Commissioners would be present to make a recommendation to the City Council. Please refer to the Staff Report of March 25, 2013 and the draft minutes of that meeting.

Motion 1: Alternatives 1 & 2 – Staff recommendation (vote was 3-3)

Motion 2: Alternative 5 – Defer decision until after the applicant requested General Plan Amendment Initiation is studied. (vote was 2-4)

Motion 3: Alternative 4 - Do nothing (vote was 3-3)

Motion 4: Continue the item to April 8, 2013 (vote was 6-0)

Agenda Item # 3

Draft for Planning Commission review on March 25, 2013

Council Date: April 30, 2013

SUBJECT: Discussion and Possible Action on 2013-7126 General Plan Amendment to consider a change to the land use designation of three mobile home parks (Ranchero, Rancho La Mesa and Thunderbird) from Residential Low Medium Density to Mobilehome Park.

BACKGROUND

There are 15 mobile home parks in the City with nearly 4,000 mobile homes comprising seven percent of the City's total housing stock. Nine of the existing mobile home parks are zoned R-MH and have a corresponding general plan land use designation of MHP. Three of the existing parks are zoned R-MH (Ranchero, Rancho La Mesa and Thunderbird), but have a general plan designation of RLM instead of the more common mobile home designation of MHP. The remaining three mobile home parks (Aloha Mobile Village, Blue Bonnet Mobilehome Park, and Nicks Trailer Court) are smaller in size (6.54 acres total with 137 mobile home units) and have neither the R-MH zoning nor the MHP land use designation. All 15 of the mobile home parks within the City are listed on the State of California Mobile Home Park registry and regulated by the State of California Housing and Community Development Department.

On April 7, 1987 the City Council approved a new General Plan land use designation of Mobilehome Park (Attachments E & F) and set the density for the MHP at up to 12 dwelling units per net acre. The density was set so that it matched the zoning density for R-MH (the zoning designation for all of the mobile home parks considered for MHP land use designation in 1987).

The Thunderbird Mobilehome Park was one of two mobile home parks excluded from consideration for the MHP designation in 1987. Thunderbird was excluded because the City Council had reviewed a project for the property that authorized land use densities higher than the proposed density for the Mobilehome Park General Plan designation (Attachment E). Although several higher density projects have been proposed on the Thunderbird Mobilehome Park site since 1987, none of the projects have been approved and the site still contains the same number of units currently that it did in 1987 (166 units).

Both the Ranchero Mobile Estates and Rancho La Mesa mobile home parks were considered for MHP land use designation at the 1987 meeting but the land use designation was not approved (Attachment F). The reason that these two sites were not approved for MHP land use designation is not directly stated

in the minutes or staff report for the April 7, 1987 City Council meeting; however, Rancho La Mesa Mobilehome Park may not have passed at that time because the density on the site was (and is) 13.9 units/acre (higher than the general plan designated up to 12 units per acre). Staff is unclear as to why the Ranchero Mobile Estates property was not changed in 1987 as the site contained 11.2 units/acre in 1987 and currently contains 9.5 units/acre. It may be assumed that it was not approved at that time because it is under the same ownership as the Thunderbird Mobile Estates and that the owners had an alternative conversion plan for both of their mobile home parks.

The City Council voted to consider amending the land use designation for these three mobile home parks on November 20, 2012 (Attachment D) while considering changes to Chapter 19.72 of the Municipal Code which regulates the conversion of mobile home parks to other uses. The MHP land use designation would bring the General Plan land use designation into conformance with the R-MH zoning to clarify the land use policy for these three existing mobile home parks.

EXISTING POLICY

Land Use and Transportation Element

Goal LT-3 Appropriate Housing – Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.

Policy LT-3.1 – Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities for locating in the community.

Housing Element

Goal HE-2 Enhanced Housing Conditions and Affordability - Maintain and enhance the condition and affordability of existing housing in Sunnyvale.

Policy HE-2.6 - Preserve Sunnyvale's mobile home parks as an affordable housing option. Maintain at least 400 acres of mobile home park zoning.

DISCUSSION

Ranchero Mobile Estates (900 Henderson Avenue) is a 9.86 acre park with 94 mobile home units (9.5 units/acre), Rancho La Mesa Mobile Home Park (1201 Sycamore Avenue) is a 14.76 acre park with 215 mobile home units (14.6 units/acre) and Thunderbird Mobile Estates (954 Henderson Avenue) is an 11.92 acre park with 166 mobile home units (13.9 units/acre).

The General Plan contains policy to maintain mobile home parks as a viable affordable housing option within the City. Although mobile home parks are considered a low-medium residential land use, the R-LM General Plan

designation could allow the land owner to build standard housing on the property with a rezoning of the property. The MHP land use designation would only allow the property to be developed as a mobile home park, unless Council was to approve a subsequent General Plan amendment.

Changing the land use designation for the three above-mentioned mobile home parks would increase the amount of land designated for mobile home parks and create a consistency with the existing Housing Element policy that recommends maintaining at least 400 acres of mobile home park zoning. The three subject mobile home parks are already included in the existing 413 acres of mobile home park zoned land but do not currently contribute to the amount of land that is designated MHP in the General Plan (376 acres). Amending the land use designation would also increase the number of mobile home units designated MHP by 475 mobile home units (for a total of 3,823 units designated MHP). On the contrary, the change of land use designation would result in the Thunderbird and Rancho La Mesa mobile home parks having a higher density than the General Plan suggests as being appropriate for each land use designation.

Mobile Home Park	**Existing Density**	**Allowed Density Under RLM**	**Allowed Density Under MHP**
Thunderbird	13.9 units/acre	7-14 units/acre	Up to 12 units/acre
Rancho La Mesa	14.6 units/acre	7-14 units/acre	Up to 12 units/acre
Ranchero	9.5 units/acre	7-14 units/acre	Up to 12 units/acre

While this may be the case, the amendment would ultimately result in creating consistency between the General Plan and the Zoning Ordinance which would help in the preservation of affordable housing options for all residents within the City. Since creating consistency with the General Plan is ideal, the City Council may want to recommend that staff look into amending the allowable density for the MHP land use designation if the amendment is adopted to create conformity with the Thunderbird and Rancho La Mesa mobile home parks existing site density. A more appropriate density allowance may be up to 15 units per acre for mobile home parks with the MHP land use designation.

If the General Plan amendment is approved, the land use map contained in the General Plan would be amended to designate the above-mentioned sites as MHP rather than RLM (Attachment C). There would be no changes to the text of the General Plan with this amendment and no physical changes of any kind to the sites are proposed with this project.

FISCAL IMPACT

Changing to land use designation for three existing mobile home parks will require the City to file a Negative Declaration with the County of Santa Clara.

The fee associated with this filing is $2,206.25. As no physical improvements are proposed with the project there should be no additional fiscal impacts involved with this General Plan Amendment.

PUBLIC CONTACT

Public contact regarding the General Plan Amendment was made through the following ways:

1. Posting the Planning Commission and City Council agendas on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website; and
2. Posting the public notice on the three mobile home park sites; and
3. A letter from the Planning Division was sent to the mobile home park property owners on January 28, 2013 to advise of the proposed changes, suggest a meeting with staff and let them know the upcoming public hearing dates; and
4. A notice letter was sent to the mobile home park residents inviting them to attend one of two community outreach meetings held by staff on March 20, 2013 at 3:30 and 6:30 p.m. to explain the General Plan Amendment and any impacts it may have on the residents.

ALTERNATIVES

1. Adopt the Negative Declaration and Adopt the Resolution to change the General Plan designation from RLM to MHP for three mobile home parks (Thunderbird, Rancho La Mesa, and Ranchero).

2. Initiate a General Plan amendment study to consider adjusting the density for the MHP land use designation.

3. Adopt the Negative Declaration and General Plan Amendment with modifications.

4. Do Not Amend the General Plan.

RECOMMENDATION

Staff recommends alternatives 1 and 2 because amending the General Plan would create consistency with the zoning of the mobile home parks and the policies within the Housing Element. Alternative 2 would require the City Council to initiate a study to determine if raising the density for the MHP General Plan land use designation would be appropriate.

Reviewed by:

Hanson Hom, Director, Community Development Department
Trudi Ryan, Planning Officer
Prepared by: Amber El-Hajj, Senior Planner

Approved by:

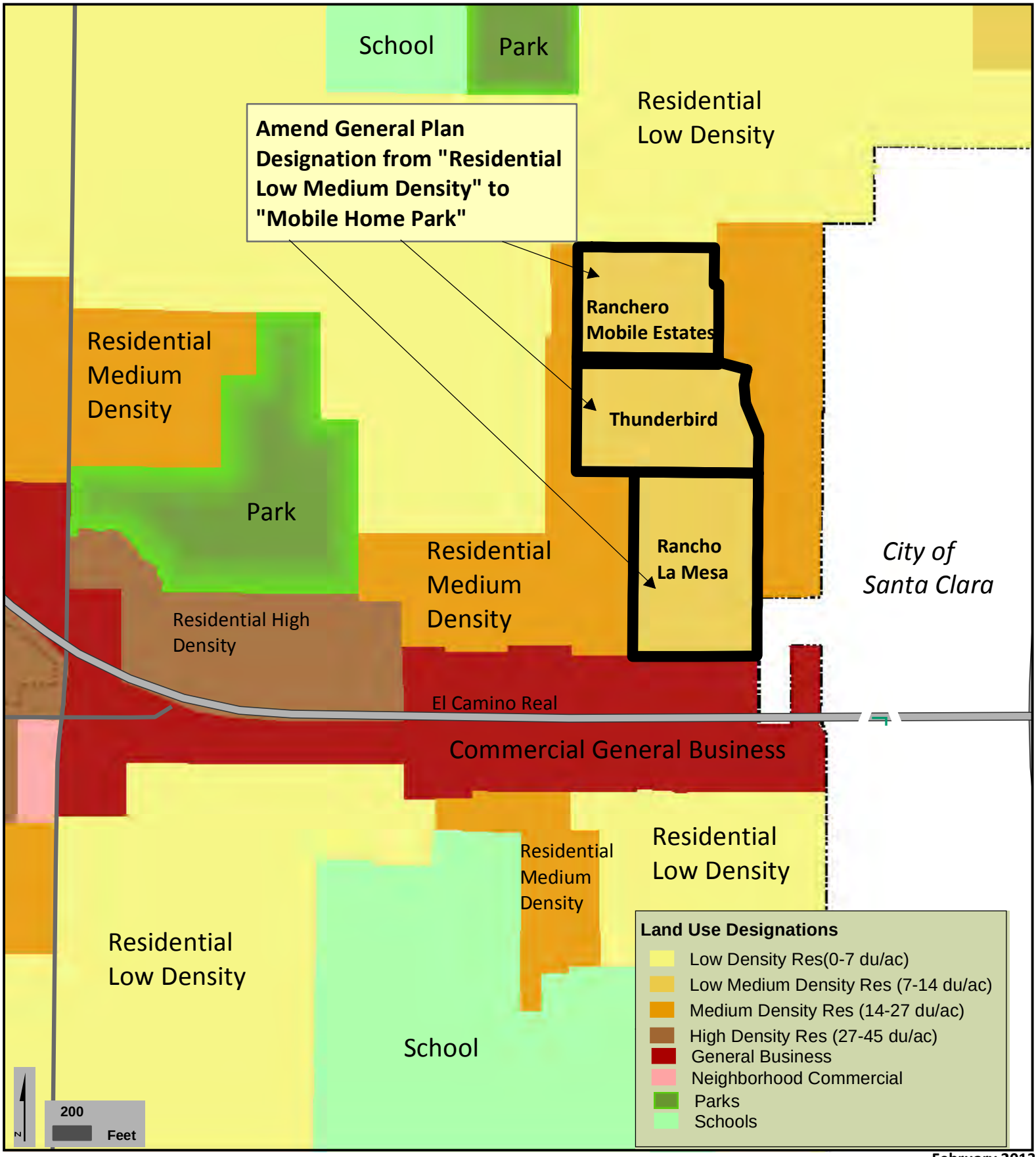
Gary M. Luebbers
City Manager

ATTACHMENTS

A. City of Sunnyvale Existing Mobile Home Parks
B. Map of Existing Mobile Home Parks within the City
C. General Plan Map of the Subject Mobile Home Parks
D. Minutes from the November 20, 2012 City Council Meeting
E. RTC 87-181 from the April 7, 1987 City Council Meeting
F. Minutes from the April 7, 1987 City Council Meeting
G. Negative Declaration and Initial Study Checklist
H. Resolution

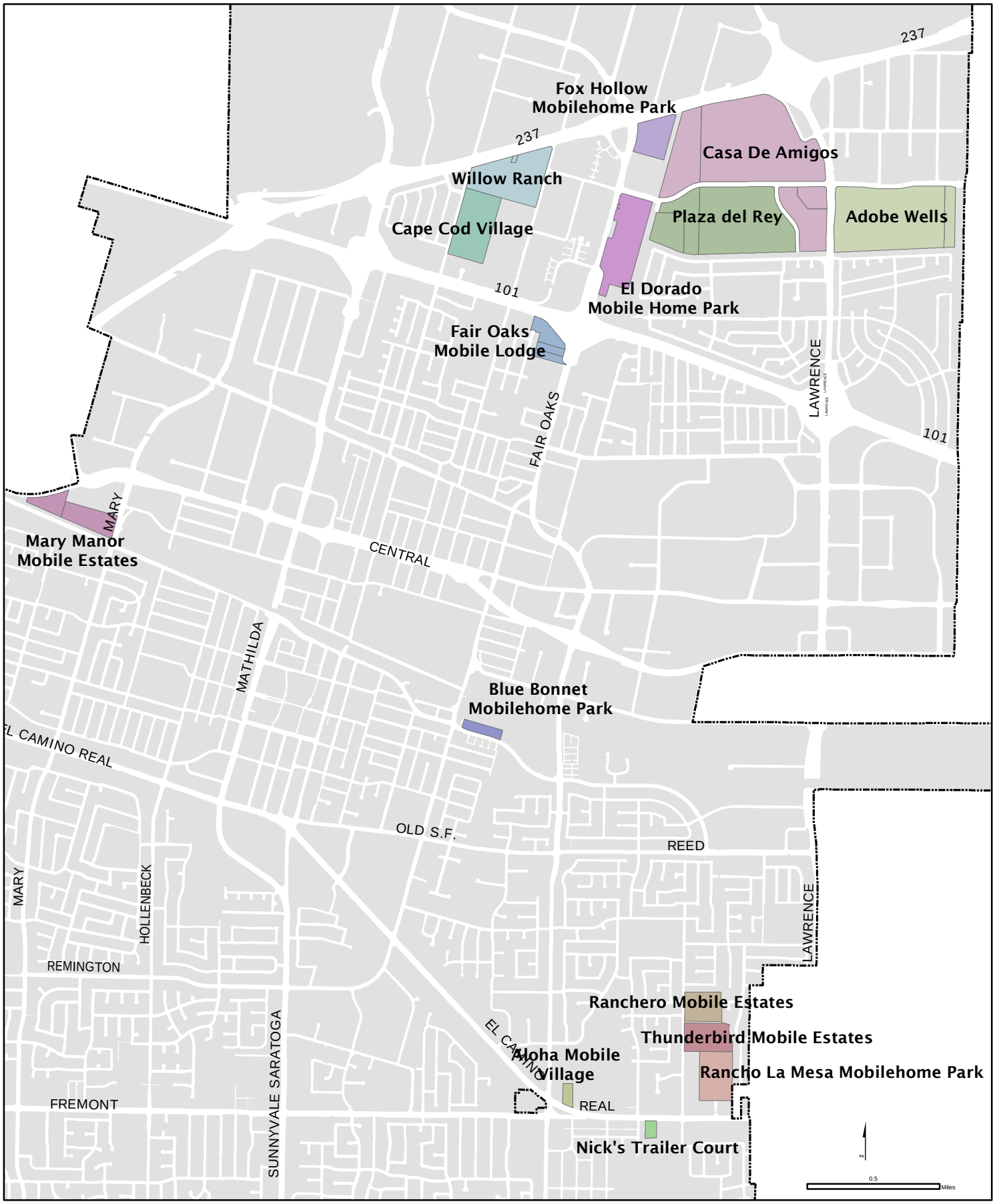
General Plan Amendment from "RLM" to "MHP"

Ranchero (900 Henderson Ave), Rancho La Mesa (1201 Sycamore Tr) and Thunderbird (954 Henderson Ave)



February 2013

City of Sunnyvale Mobile Home Parks



June 2008

MOBILE HOME PARKS IN SUNNYVALE

	Park Name	Address			Units	Zoning	Gen. Plan	Land Area (sq. ft.)	Land Area (acres)	APN
1	Adobe Wells	1220	TASMAN	Dr	613	RMH	MHP	2,747,764	63.08	104-44-004
						RMH	MHP	229,125	5.26	104-44-002
2	Aloha Mobile Village	915 E	EL CAMINO REAL		39	R4-PD	RHI	63,597	1.46	213-46-007
3	Blue Bonnet Mobilehome Park	617 E	EVELYN	AV	54	R3-PD	RMED	142,005	3.26	209-02-001
4	Cape Code Village	1050	BORREGAS	AV	188	RMH	MHP	990,118	22.73	110-13-062
5	Casa de Amigos	1085	TASMAN	DR	909	RMH	MHP	3,409,005	78.26	110-15-071
	Casa de Amigos					RMH	MHP	909,968	20.89	110-15-070
	Casa de Amigos					RMH	MHP	235,049	5.40	110-15-069
	Casa de Amigos					RMH	MHP	701,882	16.11	110-15-068
6	El Dorado Mobilehome Park	600 E	WEDDELL	DR	285	RMH	MHP	1,205,740	27.68	110-28-009
7	Fairoaks Mobile Lodge	580	AHWANEE	AV	102	RMH	MHP	206,910	4.75	204-09-001
	Fairoaks Mobile Lodge					RMH	MHP	77,101	1.77	204-09-002
	Fairoaks Mobile Lodge					RMH	MHP	94,525	2.17	204-09-003
9	Fox Hollow Mobilehome Park	690	PERSIAN	DR	99	RMH	MHP	510,523	11.72	110-29-020
10	Mary Manor Mobile Estates	125 N	MARY	AV	116	RMH	MHP	429,066	9.85	161-34-003
	Mary Manor Mobile Estates					RMH	MHP	223,637	5.13	161-34-006
11	Nicks Trailer Court	1008 E	EL CAMINO REAL		44	C2-PD	CGB	79,279	1.82	313-03-011
12	Plaza del Rey	1225	VIENNA	DR	800	RMH	MHP	2,323,490	53.34	110-38-002
	Plaza del Rey					RMH	MHP	509,216	11.69	110-31-001
	Plaza del Rey					RMH	MHP	406,415	9.33	110-31-002
13	Ranchero Mobile Estates	900	HENDERSON	AV	**94**	RMH	RLM	429,501	9.86	213-38-008
14	Rancho La Mesa Mobilehome Park	1201	SYCAMORE	TR	215	RMH	RLM	642,945	14.76	213-37-009
15	Thunderbird Mobile Estates	954	HENDERSON	AV	166	RMH	RLM	519,235	11.92	213-38-005
16	Willow Ranch	1111	MORSE	AV	236	RMH	MHP	1,208,790	27.75	110-13-061
	TOTAL				**3960**			**18,294,886**	**419.99**	
	TOTAL ZONED MHP				**3823**				**413.45**	
	TOTAL GP MHP				**3348**				**376.91**	

Legend

Zoning
RMH = Residential: Mobile Home
MS-ITR = Industrial to Residential

General Plan
MHP = Mobile Home Park
ITR MED = ITR Residential Density
RLM = Residential Low-Medium Density
RMED = Residential Medium Density
RHI = Residential High Density

MOBILE HOME PARKS IN SUNNYVALE

	Park Name	Address			Units	Zoning	Gen. Plan	Land Area (sq. ft.)	Land Area (acres)	APN
	REMOVED									
2007	Flicks Mobilhome Park	637 E	TAYLOR	AV	29	MS-ITR	ITRMED	80,586	1.85	20529005
2005	Oasis Mobile Manor	606	ALBERTA	AV	67	RMH	MHP	207,781	4.77	32333062
1996	Ferndale Mobile Home Park	709	BORREGAS	AV	41	R0	RLM	105,415	2.42	20404057
1992	Deluxe Mobile Home Park	101 W	WEDDELL	DR	30	RMH	RHI	72,745	1.67	11012092
1991	Mobiland Manor	780 N	FAIR OAKS	AV	105	RMH	RLM	296,208	6.80	No record
TOTAL REMOVED					**272**			**762,735**	**17.51**	

CA Dept of Housing and Community Development (HCD) Record 2011: State HCD MoblHome Record 2011.pdf

Grant Program funds to two new projects, Gas Mask Canister Replacement (FFY 2010 SHSGP) and Mobile Command Vehicle Radio System (FFY 2010 SHSGP).

Contracts

1.G. RTC 12-267 Award of Contract for Three Service Trucks (F13-18)

Staff Recommendation: Award a contract in the amount of $117,648 to Frontier Ford for three service trucks.

1.H. RTC 12-274 Award of Bid No. PW13-07 for Construction of Water Line Replacement 2012-13 and Authorization to Amend an Existing Contract for Engineering Design and Construction Support Services

Staff Recommendation: Award a contract in the amount of $4,688,000, to K.J. Woods Construction, Inc. for the subject project, and authorize the City Manager to execute the contract when all the necessary conditions have been met; approve a 15% construction contingency in the amount of $703,200; approve an amendment to an existing contract with Bellecci & Associates, Inc. in the amount of $64,990, for increased construction support services associated with the subject project; and approve an approximate 10% construction support contingency in the amount of $6,500.

PUBLIC COMMENTS

Michael Goldman spoke regarding the Civic Center and provided a PowerPoint presentation.

PUBLIC HEARINGS/GENERAL BUSINESS

2. RTC 12-271 Discuss and Consider Introducing an Ordinance to Amend Certain Sections of Title 19 (Zoning) of the Sunnyvale Municipal Code Relating to Conversions of Mobile Home Parks to Other Uses

Director of Community Development Hanson Hom provided the staff report.

Public hearing opened at 7:39 p.m.

Diana Schaller, member GSMOL Chapter 34 and resident at Fair Oaks Mobile Home Lodge, requested Council not approve the amendment to the municipal code as proposed and requested approval of a rate of compensation of 100% of the fair market value of a manufactured home located in another mobile home park in Sunnyvale or return to staff for further analysis.

Marlice Salsbery, member GSMOL Chapter 34 and resident at Fair Oaks Mobile Home Lodge, requested consideration of relocation assistance, compensation at 100% of fair market value, and that the in-place value be compared with the fair market value of a similar home in a thriving mobile home park.

Peggy Kitting, resident at Fair Oaks Mobile Home Lodge, spoke in opposition to the section of the ordinance relating to compensation at 85% value and requested consideration of an increase to 100% of fair market value.

Charles Olson, attorney representing the owners of Plaza del Rey mobile home park, stated their position is based on their belief that the current ordinance violates State law and that the proposed ordinance exacerbates that. He provided information regarding reasonable and maximum compensation to mobile home owners and submitted written materials.

Public hearing closed at 7:51 p.m.

MOTION: Councilmember Moylan moved to approve Alternative 1: Introduce the Ordinance to Amend Certain Sections of Title 19 (Zoning) of the Sunnyvale Municipal Code relating to the Conversions of Mobile Home Parks to Other Uses; and Alternative 3: Consider amending the General Plan to change the land use designation of one or more of the parks listed on Page 15 of the report from R-LM to MHP.
Motion died for lack of a second.

MOTION: Vice Mayor Whittum moved and Councilmember Moylan seconded the motion to approve Alternative 3: Consider amending the General Plan to change the land use designation of one or more of the parks listed on page 15 of the report from R-LM to MHP.

VOTE: 7 - 0

MOTION: Councilmember Griffith moved and Vice Mayor Whittum seconded the motion to approve Alternative 2: Introduce the draft Ordinance to Amend Certain Sections of Title 19 (Zoning) of the Sunnyvale Municipal Code relating to the Conversions of Mobile Home Parks to Other Uses with modifications: to change the 85% compensation to 100%, adopt the language suggested by the City Attorney: "If the appraisers identify lack of maintenance, deferred maintenance and/or deterioration of the subject park which negatively affects the value of the mobile home the appraiser shall determine the value of the home with an upward adjustment in value if necessary to eliminate the negative effect in value caused by the lack of maintenance, deferred maintenance or deterioration, normal wear and tear and age excepted."

VOTE: 4 - 3 (Councilmembers Moylan, Martin-Milius and Davis dissented)

MOTION: Vice Mayor Whittum moved and Councilmember Griffith seconded the motion to approve an amendment to the ordinance to contract with and directly supervise the relocation specialist.

VOTE: 7 - 0

MOTION: Vice Mayor Whittum moved and Councilmember Martin-Milius seconded the motion to approve an amendment to the ordinance to expand the potential 24-month rent subsidy to cover eligible low income households.

VOTE: 6 – 1 (Councilmember Davis dissented)

MOTION: Vice Mayor Whittum moved and Councilmember Moylan seconded the motion to approve an amendment to the ordinance to provide a "right of negotiated purchase" but retain the 90 days.

VOTE: 7 – 0

CITY OF SUNNYVALE CALIFORNIA

REPORT TO MAYOR AND COUNCIL NO. 87-181

TO THE HONORABLE MAYOR AND COUNCIL

DATE: April 7, 1987

SUBJECT: **Consideration of (1) establishing a new General Plan land use designation of Mobilehome Park, (2) amending the text of the Land Use Sub-Element to include the new designation, and (3) designating 13 mobilehome parks as such on the City's General Plan map.**

Report In Brief

The City Council on February 10, 1987, initiated General Plan amendments of 13 of the existing 19 mobilehome park sites. This involves establishing a land use designation "Mobilehome Park" and amending the text of the Land Use Sub-element to include the new designation.

No new analysis has been done on the mobilehome park sites.

Staff recommends that the new land use designation be established, the text of the Land Use Sub-element be amended accordingly and a change in the General Plan land use designation for Sites 1-8 and 10-13 be made as appropriate. Staff recommends no change for Site 9 since the current designation is for a higher density.

The Planning Commission recommends no change in the General Plan designation for the sites initiated by the Council unless the action includes all mobilehome parks, to be studied on a full case-by-case basis.

Background

On February 10, 1987, the City Council initiated General Plan amendments of 13 mobilehome parks. The amendments to the General Plan land use designation involve establishing the mobilehome park designation and amending the text of the Land Use Sub-Element to include the new designation. The 13 sites on which the Council initiated the change are all zoned R-MH (Residential-Mobilehome). The current General Plan land use designation on 12 of the sites is Low Medium Residential (8-14 dwelling units/net acre). The current General Plan land use designation on the remaining site (Deluxe Trailer Court) is High Density Residential (28-45 dwelling units/net acre).

Council chose not to include six existing mobilehome parks in the initiation of the General Plan amendments. Four of the sites are zoned for land uses other than mobilehome parks (M-S, R-3/PD, R-0 and C-2). Thunderbird Park and Mobiland Manor Park, although zoned R-MH, have been excluded. These parks are excluded because Council has previously authorized consideration of land use densities higher than the proposed density for the Mobilehome Park General Plan designation.

The Council cannot take action on sites not originally initiated. If another site is to be considered, the Council will need to initiate the change and the change would need to be publicly noticed for consideration.

Discussion

The first step to accomplish the intiated General Plan amendments is to establish the General Plan land use designation of "Mobilehome Park". A State law requires that the General Plan regulate the density of residential uses. The R-MH zoning allows up to 12 dwelling units per net acre. Therefore, for consistency purposes, the General Plan designation should allow for 12 dwelling units per net acre. The existing residential designation on the General Plan are expressed by density rather than by dwelling type. The proposed designation is a change in the basic structure of the General Plan but is more descriptive of the existing land use. A new graphic pattern will be selected to depict the mobilehome park designation on the General Plan map.

With the establishment of a new land use designation, the Land Use Sub-Element text must be changed to implement the designation. The existing designations are defined in the Goals and Policies of the Land Use Sub-Element. The descriptions of the types of residential land uses are contained in Action Statements 2.1A.2a through 2.1A.2d (see Attachment A). The new designation should be added to the text as follows:

2.1A.2e. Mobilehome Park shall accommodate up to 12 dwelling units per acre.

This designation includes provisions for mobilehomes and associated recreational buildings and grounds. The corresponding zoning is R-MH.

Reference to the mobilehomes in Action Statement 2.1A.2b (Low Medium Density Residential) should be deleted.

The new land use designation will not result in any change in land use or intensity capabilities since no increase or decrease in density is proposed. As will be seen in the park specific section, several parks currently have a density greater than the new designation. These sites will not be required to diminish the number of units but will be nonconforming in terms of density.

The new designation will not prohibit a property owner from requesting a change in the General Plan designation. The designation does not add any additional restraint to the property owner. Since no additional restraint is added, the designation does not add additional protection to the tenants of the mobilehome parks. It does, however, make clear in the General Plan the City's interest in protecting mobilehome uses.

No new analysis has been done on the parks initiated for the General Plan amendment. The information is from data collected during the preparation of the Mobilehome Park Conversion Ordinance. A chart (Attachment B) showing the year of construction of the parks is attached.

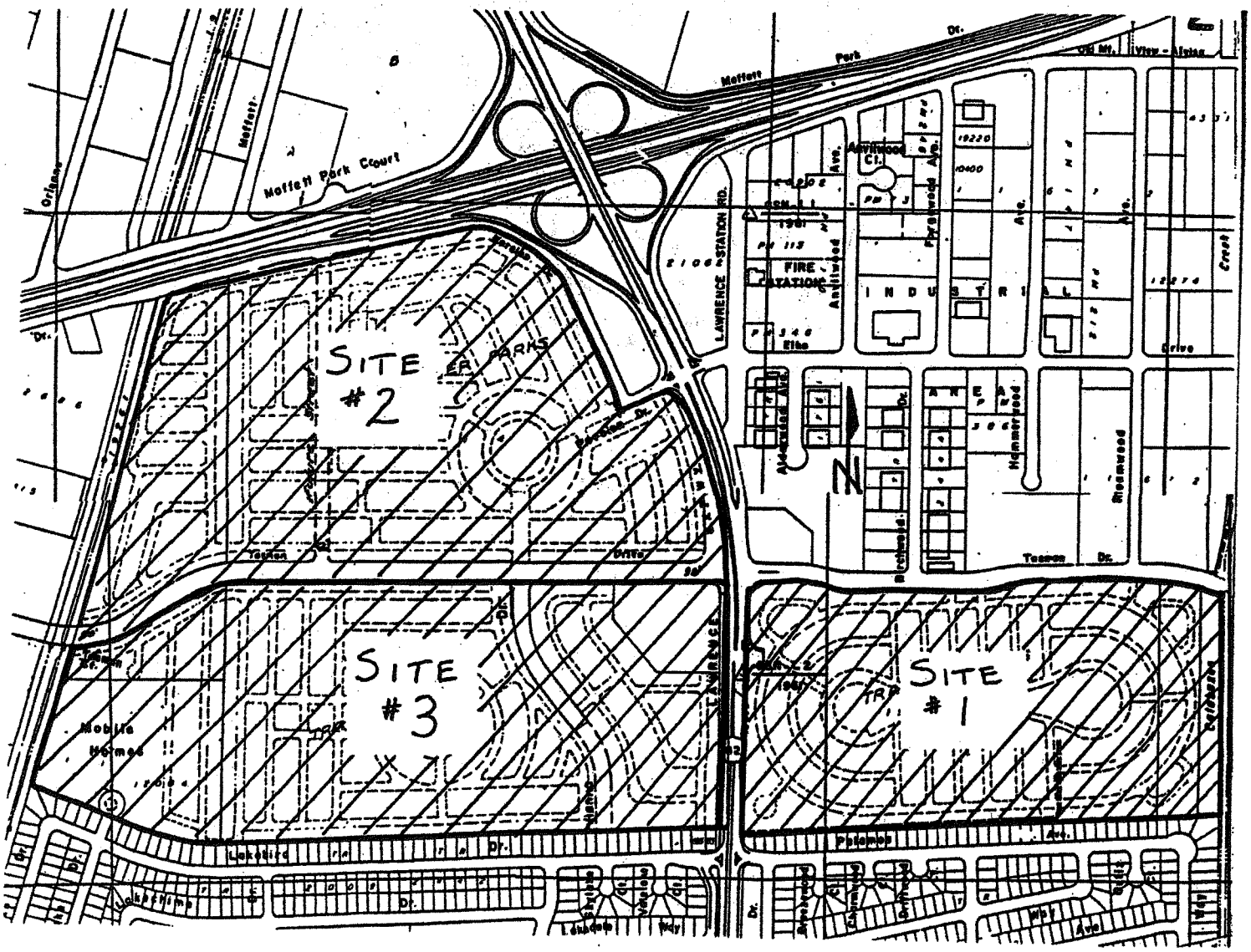
General Plan Proposals

The Council initiated a General Plan amendment on the following sites.

Site 1 - Adobe Wells, 1220 Tasman Drive. The site is zoned R-MH and designated Low Medium Residential. The site is 63.15 acres and has 613 units. The existing density is 10 units/acre. The park was constructed in 1968. The coaches in the park are single and double wides. The average year of the coaches is 1968.

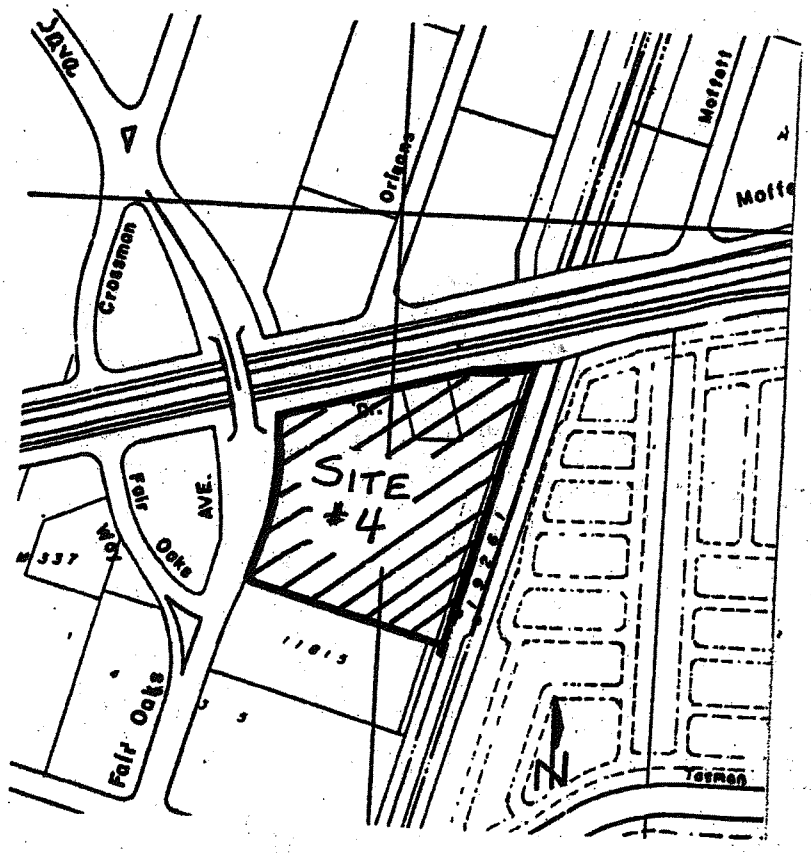
Site 2 - Casa de Amigos, 1085 Tasman Drive. The site is zoned R-MH and designated Low Medium Residential. The site is 99.04 acres and has 909 units. The existing density is 9 units/acre. The park was constructed in 1968. The coaches in the park are mostly double wides. The average year of the coaches is 1971.

Site 3 - Plaza del Rey, 1225 Vienna Drive. The site is zoned R-MH and designated Low Medium Residential. The site is 98 acres and has 800 units. The existing density is 8 units/acre. The park was constructed in 1971. The coaches in the park are all double wides. The average year of the coaches is 1974.



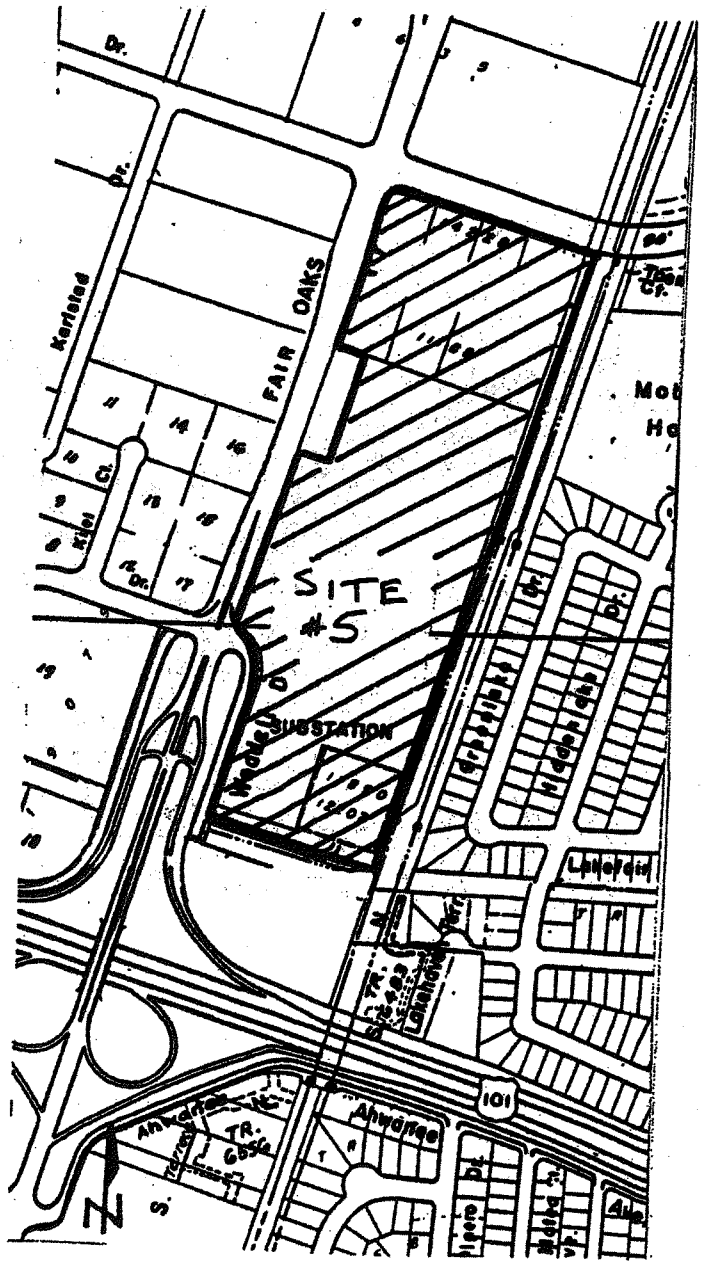
General Plan Proposals

Site 4 - Fox Hollow, 690 Persian Drive. The site is zoned R-MH and designated Low Medium Residential. The site is 11.72 acres and has 99 units. The existing density is 8 units/acre. The park was constructed in 1976. The coaches in the park are mostly double wides. The average year of the coaches is 1977.



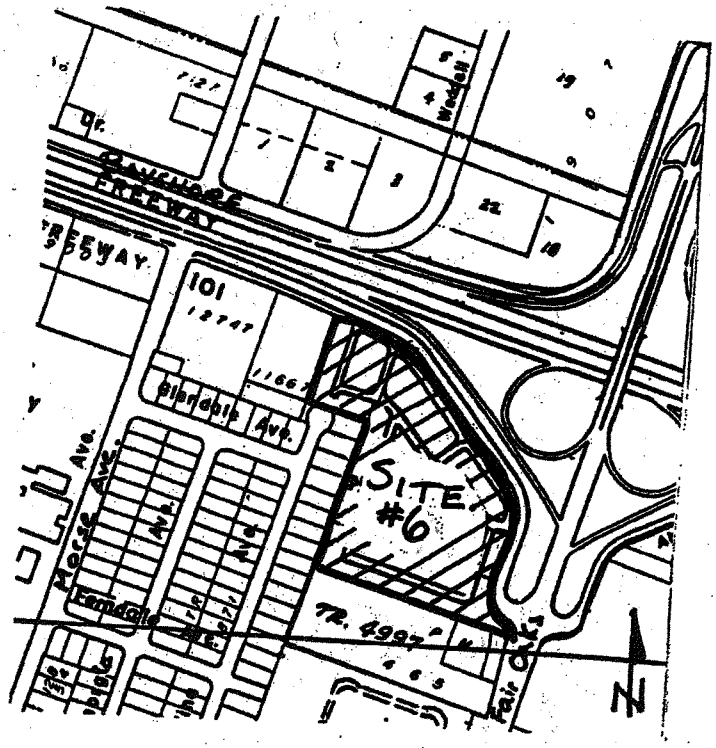
General Plan Proposals

Site 5 - El Dorado Casa Mobile Park, 600 East Weddell. The site is zoned R-MH and designated Low Medium Residential. The site is 27.68 acres and has 285 units. The existing density is 10 units/acre. The park was constructed in 1966. The coaches in the park are mostly double wides. The average year of the coaches is 1971.



General Plan Proposals

Site 6 - Fair Oaks Mobile Lodge, 580 Ahwanee. The site is zoned R-MH and designated Low Medium Residential. The site is 8.69 acres and has 102 units. The existing density is 12 units/acre. The park was constructed in 1959. The coaches in the park are mostly double wides. The average year of the coaches is 1978.

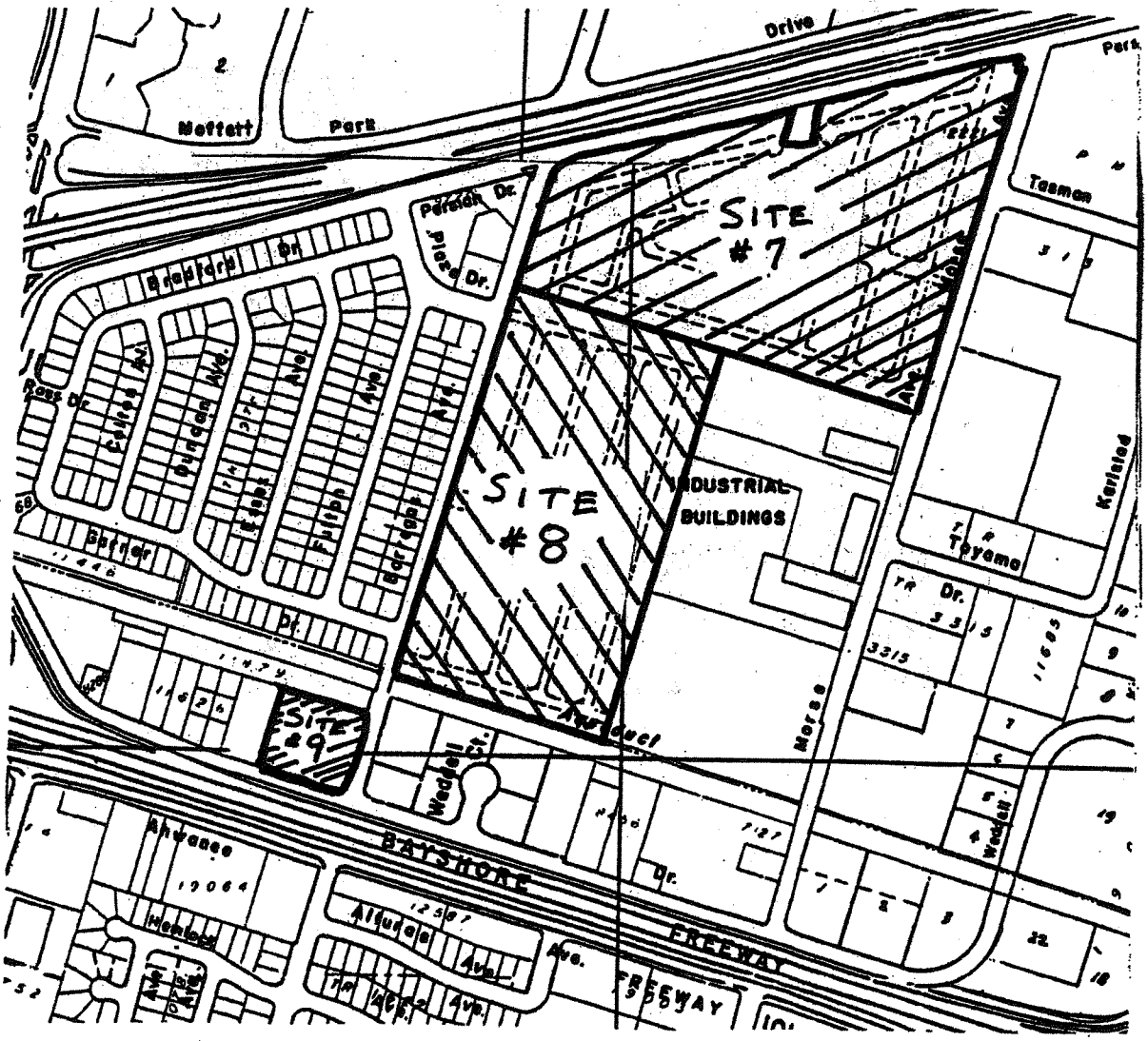


General Plan Proposals

Site 7 - Willow Ranch, 1111 Morse Avenue. The site is zoned R-MH and designated Low Medium Residential. The site is 27.75 acres and has 236 units. The existing density is 8.5 units/acre. The park was constructed in 1974. The coaches in the park are double wides. The average year of the coaches is 1975.

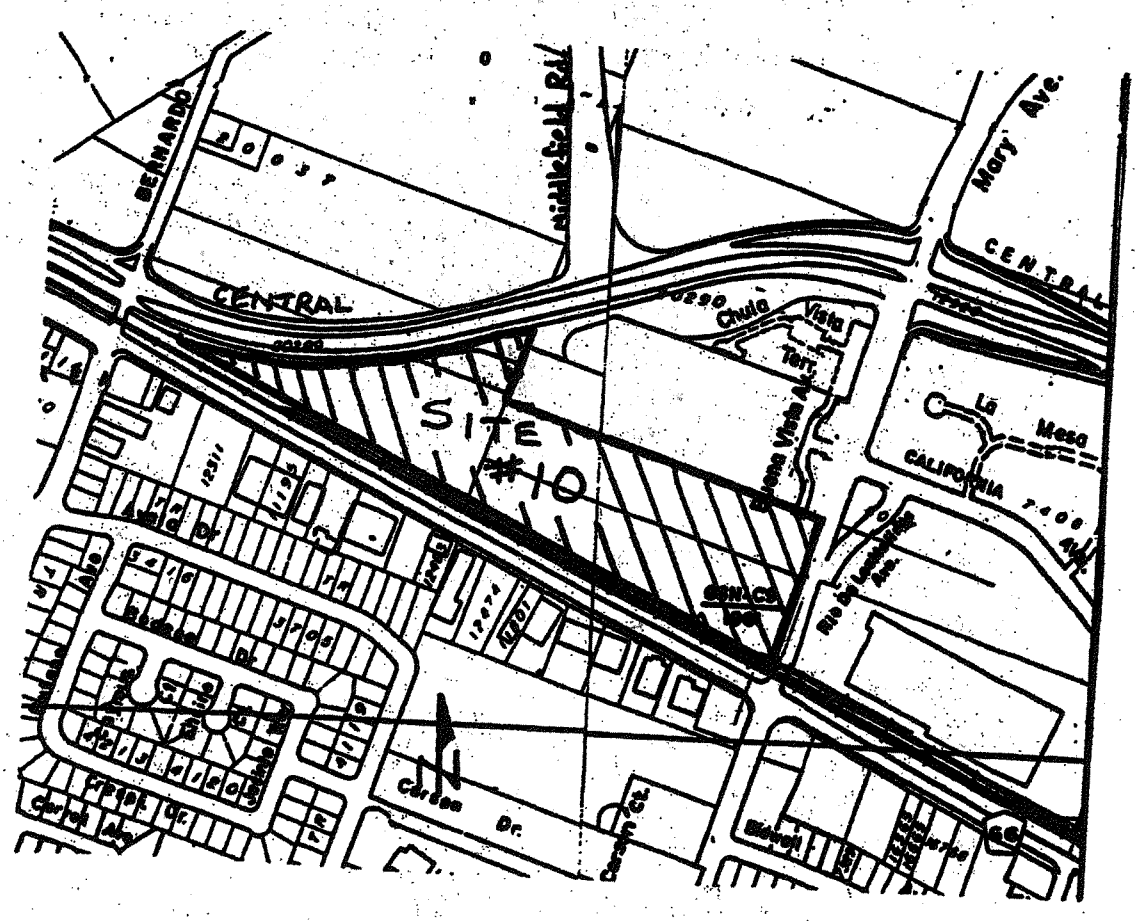
Site 8 - Cape Cod Village, 1050 Borregas Avenue. The site is zoned R-MH and designated Low Medium Residential. The site is 22.70 acres and has 188 units. The existing density is 8 units per acre. The park was constructed in 1976. The coaches in the park are double wides. The average year of the coaches is 1976.

Site 9 - Deluxe Trailer Court, 101 Weddell Drive. The site is zoned R-MH and designated High Density Residential. The site is 1.67 acres and has 30 units. The existing density is 18 units per acre. The site was constructed in 1941. The park has a mix in type of units, including RV's. There is no information available on the average year of the units.



General Plan Proposals

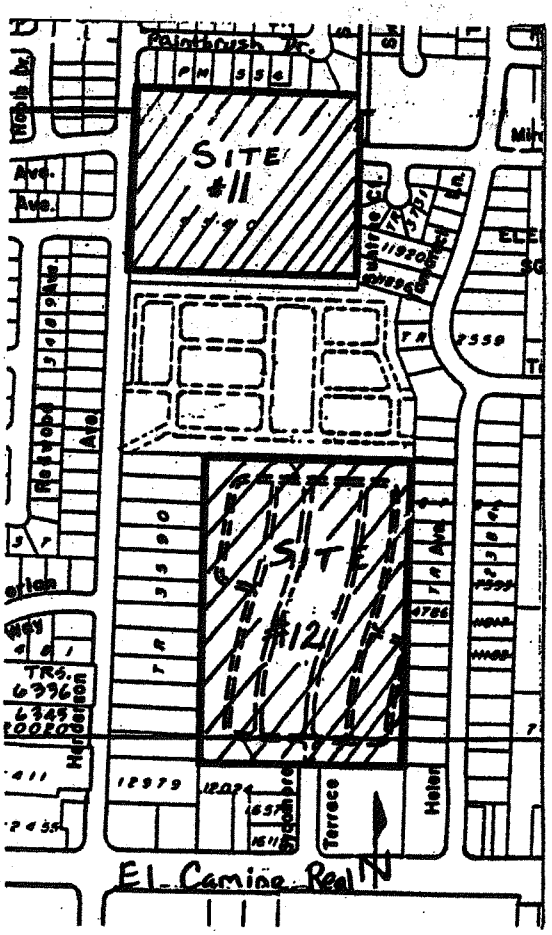
Site 10 - Mary Manor Mobile Estates, 125 North Mary Avenue. The site is zoned R-MH and designated Low Medium Residential. The site is 9.85 acres and has 117 units. The existing density is 12 units per acre. The park was constructed in 1972. The coaches in the park are single and double wides. The average year of the coaches is 1973.



General Plan Proposals

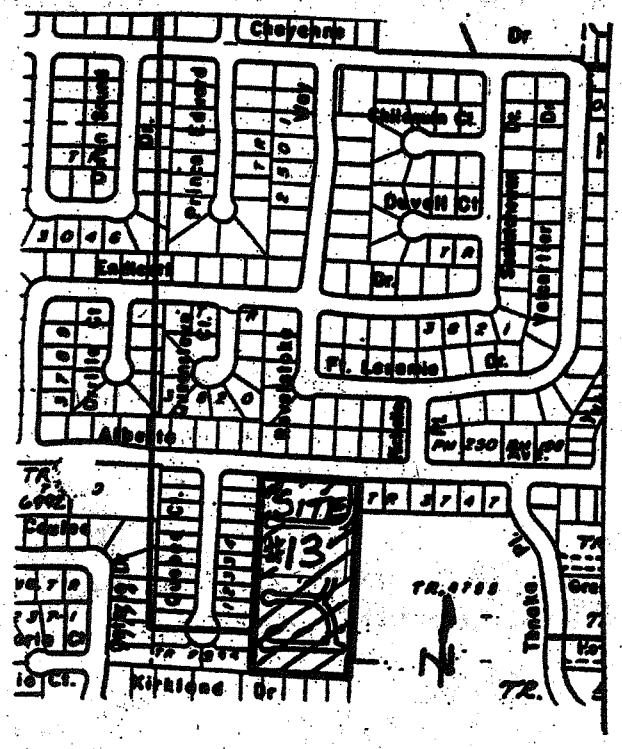
Site 11 - Ranchero Mobile Estates, 900 Henderson Avenue. The site is zoned R-MH and designated Low Medium Residential. The site is 9.86 acres and has 111 units. The existing density is 11.2 units per acre. The park was constructed in 1968. The coaches in the park are double wides. The average year of the coaches is 1969.

Site 12 - Rancho La Mesa, 1201 Sycamore Terrace. The site is zoned R-MH and designated Low Medium Residential. The site is 14.76 acres and has 215 units. The existing density is 14.5 units per acre. The park was constructed in 1959. The coaches in the park are mostly singles. The average year of the coaches is 1968.



General Plan Proposals

Site 13 - Oasis Mobilehome Manor, 606 Alberta Avenue. The site is zoned R-MH and designated Low Medium Residential. The site is 4.77 acres and has 67 units. The existing density is 14 units per acre. The park was constructed in 1959. The coaches in the park are mostly single wides. The average year of the coaches is 1963.



Six existing mobilehome parks are not listed above. Council chose not to include these six parks in the initiation of the General Plan amendments. The zoning and General Plan designations of the six sites are as follows:

Park Name & Address	Zoning	General Plan Designation
Blue Bonnett Mobile Park 617 E. Evelyn	R-3/PD	Medium Residential
Flick's Mobile Home Park 637-A East Taylor	M-S	Industry
Moffett Trailer Village 709 Borregas	R-0	Low Residential
Nick's Trailer Court 1008 E. El Camino	C-2	General Business
Mobiland Manor 780 N. Fair Oaks	R-MH	Low Medium Residential
Thunderbird Mobile Park 954 Henderson	R-MH	Low Medium Residential

General Plan Proposals

As can be seen from the list, four of the sites are zoned for land uses other than mobilehome parks. Thunderbird and Mobiland, although zoned R-MH, have been excluded. Council has authorized consideration of land use densities higher than the 12 units per acre which will be allowed under the new designation for these two parks. The General Plan designation on these six sites will remain as it currently is.

The Planning Commission recommends no change in the General Plan designation for the site initiated by Council unless the action includes all mobilehome parks, to be studied on a full case-by-case basis.

Environmental Analysis

A Negative Declaration has been prepared for the subject amendments. No land use changes or intensity capabilities will result with this new land use designation as no increase or decrease in density is proposed. Also, no housing type changes will result due to the General Plan amendments.

Public Contact

Notification of the application appeared in the local newspaper, including a display ad depicting each site. Notices were sent by mail to property owners, park managers, park tenant presidents, and tenant and park owners associations. Each of the 13 sites was posted. A notice was posted outside each of the sites. In addition, a notice was posted inside each site in a common area.

A copy of the staff report was mailed to the property owners of the subject sites and persons who requested a copy. A copy was also mailed to the Housing & Human Services Committee.

Letters received from the property owner of Oasis Mobilehome Manor and the Sunnyvale Mobilehome Owners Advisory Council are attached.

The Planning Commission held a public hearing on the item on March 23, 1987. Minutes from the meeting are attached.

Fiscal Impacts

The proposed amendments will not affect the City's finances.

Procedures

1. The Council should first vote to amend the wording of the Land Use Sub-Element, thereby establishing the new mobilehome designation.

2. Each park in the application should be considered separately. The Council should make a motion on each site.

Alternatives

1. Establish a new land use designation "Mobilehome Parks" and amend the land use text accordingly.

a. Amend the current land use designation of a site under review.

b. Do not amend the land use designation of a site under review. (The site would then remain as it is currently designated on the General Plan map.)

2. Do not establish the new land use designation. All sites would remain as they are currently designated.

3. Initiate General Plan amendments for a site not considered at this time.

Recommendation

Adopt the Negative Declaration and recommend the establishment of a new land use designation, amendment of the text of the Land Use Sub-Element accordingly, and a change in the General Plan land use designation for sites 1-8 and 10-13 as appropriate.

Staff recommends no change for Site 9 since the designation is currently for a higher density.

Ann E. Draper, Planning Officer

WFP/AED:tab

William F. Powers, Director
Community Development

Thomas F. Lewcock
City Manager

STAFF RECOMMENDATION

That Council continue this item until April 28, 1987.

CASTILLO moved approval in accordance with staff recommendation, seconded by BRIODY and carried unanimously.

5. **PUBLIC HEARING FOR ESTABLISHING NEW GENERAL PLAN LAND USE DESIGNATION OF MOBILEHOME PARK; AMENDING THE TEXT OF THE LAND USE SUB-ELEMENT TO INCLUDE THE NEW DESIGNATION AND DESIGNATING 13 MOBILEHOME PARKS AS SUCH ON THE CITYS GENERAL PLAN MAP.**

REPORT NO. 87-181

STAFF RECOMMENDATION

That Council adopt the Negative Declaration and recommend the establishment of a new land use designation, amendment of the text of the Land Use Sub-Element accordingly, and a change in the General Plan land use designation for sites 1-8 and 10-13 as appropriate.

Staff recommends no change for Site 9 since the designation is currently for a higher density.

The Director of Community Development presented staff report.

The public hearing was declared opened at 8:35 p.m.

APPEARANCES:

Jorj Tilson - Executive Director of Manufactured Housing Educational Trust

Jim Ward - 1225 Vienna Drive - Chair, Sunnyvale Mobilehome Owners Advisory Committee

Jim Key - 780 N. Fair Oaks

The public hearing was declared closed at 8:45 p.m.

Title of Resolution No. 140-87 was read:

RESOLUTION OF THE COUNCIL OF THE CITY OF SUNNYVALE ADOPTING AN AMENDMENT TO THE 1972 GENERAL PLAN OF THE CITY OF SUNNYVALE ESTABLISHING THE GENERAL PLAN LAND USE DESIGNATION OF "MOBILEHOME PARK"; AMENDING THE LAND USE SUB-ELEMENT TEXT PERTAINING TO SUCH DESIGNATION; AND AMENDING THE SUMMARY MAP TO DESIGNATE CERTAIN PARCELS AS "MOBILEHOME PARKS"

By unanimous consent, reading of the remainder of the resolution was waived.

REESE moved **adoption of Resolution No. 140-87,** seconded by BRIODY.

There being no vote, Reese withdrew his motion.

REESE moved **approval in accordance with staff recommendation to amend the wording of the Land Use Sub-Element thereby establishing the new Mobilehome designation,** seconded by BRIODY and **carried** with MERCER dissenting.

STONE moved **that Site 1 - Adobe Wells, Site 2 - Casa de Amigos, Site 3 - Plaza del Rey, Site 4 - Fox Hollow, Site 7 - Willow Ranch and Site 8 - Cape Cod Village be included in the General Plan designation of Mobilehome Park,** seconded by MERCER and **carried** unanimously.

REESE moved **to include Site 5 - El Dorado Casa Mobile Park in the General Plan designation,** seconded by STONE and **carried** with MERCER dissenting.

O'TOOLE moved **that the remaining sites - 6, 10, 11, 12 and 13 be included in the General Plan designation,** seconded by REESE and **failed** with CASTILLO, STONE, GONZALES and MERCER dissenting.

REESE moved **to include Site 6 - Fair Oaks Mobile Lodge in the General Plan designation,** seconded O'TOOLE and **carried** with GONZALES, MERCER and CASTILLO dissenting.

REESE moved **to include Site 10 - Mary Manor in the General Plan designation,** seconded by O'TOOLE and **carried** with STONE and MERCER dissenting.

REESE moved **to include Site 11 - Ranchero Mobile Estates in the General Plan designation,** seconded by O'TOOLE and **failed** with CASTILLO, MERCER, STONE and GONZALES dissenting.

REESE moved **to include Site 12 - Rancho La Mesa in the General Plan designation,** seconded by O'TOOLE and **failed** with CASTILLO, MERCER, STONE and GONZALES dissenting.

REESE moved **to include Site 13 - Oasis Mobilehome Manor in the General Plan designation,** seconded by O'TOOLE and **failed** with CASTILLO, MERCER, STONE, BRIODY and GONZALES dissenting.

At this time, Councilmember Briody requested initiation of General Plan designation for Mobileland Manor. This will appear on a future agenda.

REESE moved **adoption of Resolution No. 140-87 to include sites designated and deletion of Section 2 of resolution,** seconded by CASTILLO and **carried** unanimously.

Project Title	Mobile Home Park General Plan Amendment
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Amber El-Hajj
Phone Number	408-730-2723
Project Location	900 Henderson, 954 Henderson, and 1201 Sycamore
Applicant's Name	City of Sunnyvale
Project Address	456 W. Olive Avenue Sunnyvale, CA 94088
Zoning	Residential Mobile Home
General Plan	Residential Low Medium Density
Other Public Agencies whose approval is required	None

Description of the Project: The proposed project is a General Plan Amendment to change the land use designation for three mobile home parks from Residential Low Medium Density (RLM) to Mobile Home Park (MHP). No physical changes to any land are proposed with this project, the amendment to the General Plan land use designation will create consistency between the zoning on the properties and the designation in the General Plan.

DETAILED PROJECT DESCRIPTION:

Surrounding Uses and Setting: The three subject properties are located along Henderson Avenue and Sycamore Terrace north of El Camino Real, in an area that has a mix of residential and commercial uses. The sites are bordered along the north by single-family residential properties, the east by multi-family residential properties, the south by commercial properties along El Camino Real and the west by both multi-family residential properties and single-family residential properties.

Existing Uses
900 Henderson – Contains 94 mobile home units on 9.86 acres of land. The property is zoned Residential Mobile Home (RMH) and no physical changes will be made to the property with the project.
954 Henderson – Contains 166 mobile home units on 11.92 acres of land. The property is zoned RMH and no physical changes will be made to the property with the project.
1201 Sycamore – Contains 215 mobile home units on 14.76 acres of land. The property is zoned RMH and no physical changes will be made to the property with the project.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
6. Earlier Analysis Used. Identify and state where they are available for review.
7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agricultural Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology/Soils
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities/Service Systems
- ☐ Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐ Yes ☒ No
Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	☐ Yes ☒ No
Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐ Yes ☒ No

DETERMINATION:
On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Checklist Prepared By: Amber El-Hajj
Title: Senior Planner, City of Sunnyvale

Signature: Amber El-Hajj

Date: February 20, 2013

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Planning					
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
7. Land Use Planning - Physically divide an established community?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
8. Land Use Planning - Conflict with the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒	The project will bring the subject properties into conformance with the Sunnyvale Zoning Code
9. Transportation and Traffic - Result in inadequate parking capacity?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	The project is not located within the Moffett Field AICUZ
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	The project is not located within the vicinity of Moffett Federal Airfield
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
15. Noise -Exposure of persons to or generation of excessive ground borne vibration?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
means?					
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project and no changes to the tree preservation ordinance is proposed
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
33. Seismic Safety-Strong seismic ground shaking?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Planning Completed by: Amber El-Hajj Date: February 20, 2013

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Transportation					
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including non-motorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?					Project description. No physical change to any land is proposed with this project
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
39. Conflict with adopted policies, plans, or programs regarding public transit or non-motorized transportation?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road non-motorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for non-motorized and transit modes)?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
Further Discussion if "Less Than Significant" with or without mitigation: None required.					
Responsible Division: Transportation and Traffic	Completed by: Amber El-Hajj				Date: February 20, 2013

Building					
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
Further Discussion if "Less Than Significant" with or without mitigation: None required.					
Responsible Division: Building	Completed by: Amber El-Hajj				Date: February 20, 2013

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Engineering					
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
land uses or planned uses for which permits have been granted)?					
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Public Works Engineering Completed by: Amber El-Hajj Date: February 20, 2013

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Public Safety					
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Public Safety Completed by: Amber El-Hajj
Date: February 20, 2013

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Public Safety – Hazardous Materials					
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Community Services Completed by: Amber El-Hajj Date: February 20, 2013

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Community Services					
69. Public Services Parks? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒	Project description. No physical change to any land is proposed with this project

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Community Services Completed by: Amber El-Hajj
Date: February 20, 2013

Sources:

1. **Project Description**
2. **Planner's Knowledge of the Site**
3. **City of Sunnyvale General Plan**
4. **City of Sunnyvale Municipal Code**
5. **General Plan Map**
6. **Zoning Map**

RESOLUTION NO. _____-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE GENERAL PLAN TO MODIFY THE GENERAL PLAN DESIGNATION FROM RESIDENTIAL LOW MEDIUM DENSITY TO MOBILEHOME PARK FOR THREE MOBILEHOME PARKS (RANCHERO PARK, RANCHO LA MESA PARK, AND THUNDERBIRD PARK)

WHEREAS, the City Council voted unanimously to consider an amendment to the General Plan to change the land use designation for three mobile home parks known as Ranchero Park, Rancho La Mesa Park and Thunderbird Park from Residential Low Medium Density (RLM) to Mobilehome Park (R-MH);

WHEREAS, the proposed designation is consistent with the subject property land use and adjacent property development and designation and will make the General Plan designation consistent with existing zoning;

WHEREAS, a proposal to change the general plan designation will result in consistent zoning of 12 of the 15 mobile home parks within the City which will be zoned R-MH and have a corresponding land use designation of MHP; and

WHEREAS, a Negative Declaration was prepared for the modification of the general plan designation for the three affected mobile home parks pursuant to Public Resources Code section 15070 and CEQA Guideline 15164 which evaluated the impacts of this project on the environment; and

WHEREAS, the Planning Commission considered the proposed amendment at a duly noticed hearing held on March 25, 2013, and has recommended approval of the amendment affecting the three mobile home parks; and

WHEREAS, the City Council held a public hearing on April 30, 2013, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sunnyvale that it hereby adopts the following findings and actions:

I. THE MODIFICATION OF LAND USE DESIGNATION FOR THREE MOBILEHOME PARKS FROM RESIDENTIAL LOW MEDIUM DENSITY TO MOBILEHOME PARK. The City Council finds and determines that the General Plan amendment constitutes a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the modification from Residential Low Medium Density to Mobilehome Park.

II. ENVIRONMENTAL REVIEW. The proposed change to the General Plan designation affecting three mobile home parks to Mobilehome Park is consistent with the project analyzed in the Mitigated Negative Declaration prepared for this project. The City Council reviewed the Negative Declaration and found that it reflects the independent judgment of the City Council, and is an adequate and extensive assessment of the environmental impacts of the Project because no additional significant impacts were identified, nor is the severity of known significant impacts increased.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a certified copy of the modifications to the General Plan designation for three mobile home parks with the Board of Supervisors and the Planning Commission of the County of Santa Clara and the planning agency of each city within the County of Santa Clara. The City Clerk is directed further to file a certified copy of the plan with the legislative body of each city, the land of which may be included in the plan.

Adopted by the City Council at a regular meeting held on _____, 2013, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: APPROVED:

_____ _____
City Clerk Mayor
(SEAL)

APPROVED AS TO FORM AND LEGALITY:

_____
Joan Borger, City Attorney