

A satellite map of Costa Mesa, California, showing a mobile home park outlined in black. The map includes labels for 'Harbor Bay Hotel', 'Sandpiper Motel', 'Newport Blvd', 'Costa Mesa Fwy', and 'Ford Rd'. A white text box is overlaid on the left side of the map.

City of Costa Mesa

MOBILE HOME PARK
ADVISORY COMMITTEE

12/08/22

Agenda Item 6A:
**Welcome Returning and
New Members!**

The committee is comprised of nine members: Two mobile home park owners; five mobile home park resident owners; and two independent, at-large citizens with no affiliation or relationship with mobile home parks.

Committee Members

Vickie Talley- Chair

Eileen Cirillo - Vice Chair

Leslie Chaney-Eames

Maria Horton

Tony Dougher

Joy Young

Wendy Leece

Collette McCall Craddolph

City Council Liaisons

Councilmember Manuel Chavez

Councilmember Arlis Reynolds

Agenda Item 6B:
Objectives of the Mobile Home
Park Advisory Committee

Help improve the quality of life in mobile home parks and to review matters concerning mobile home parks in the City of Costa Mesa through healthy communication with park owners, manufactured home owners, and the City Council.



Agenda Item 6C: City's Land Use Regulations

General Plan

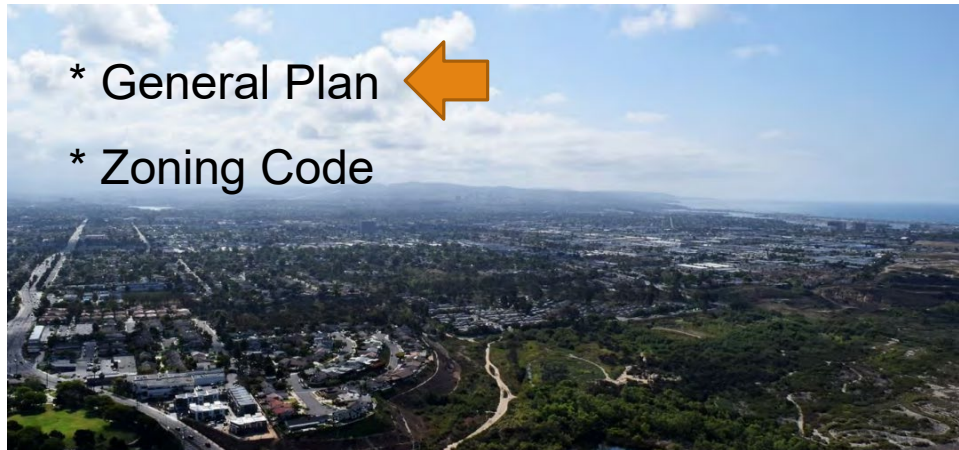
- The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community.
- The 2015-2035 General Plan sets forth the vision for Costa Mesa.
- Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in this Plan.



Agenda Item 6C: City's Land Use Regulations

General Plan - Land Use Element

- One of the General Plan Land Use Element Objectives is to establish policies, standards, and procedures to minimize blighting influences, and maintain the integrity of stable neighborhoods
- Policy LU -3.1: Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities



Agenda Item 6C: City's Land Use Regulations

General Plan - Housing Element

- 6th Cycle approved by City Council on November 15, 2022
- For the 2021-2029 planning period, the City of Costa Mesa is allocated an estimated 11,760 housing units to accommodate the City's projected housing needs.
- The Housing Element must identify "adequate sites" and set forth policies and programs that will accommodate this estimated growth.
- The City did not identify any candidate housing sites on mobile home park sites within the Housing Element.

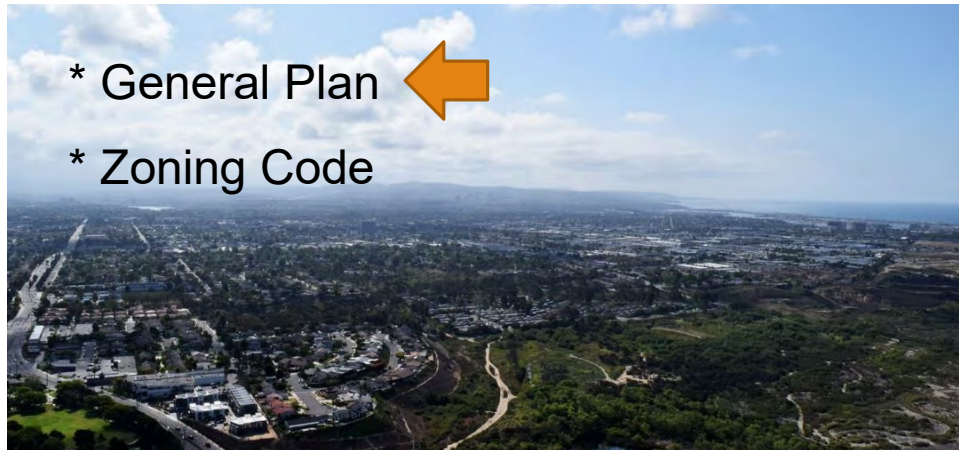


Agenda Item 6C: City's Land Use Regulations

General Plan - Housing Element

According to the California Department of Housing and Community Development mobile home park database:

- There are 18 mobile home parks in operation within the City
- Cumulatively, there are 953 mobile home spaces and 34 Recreational Vehicle lots



Housing Goals and Programs

Goal 1: Preserve and enhance the City's existing housing supply

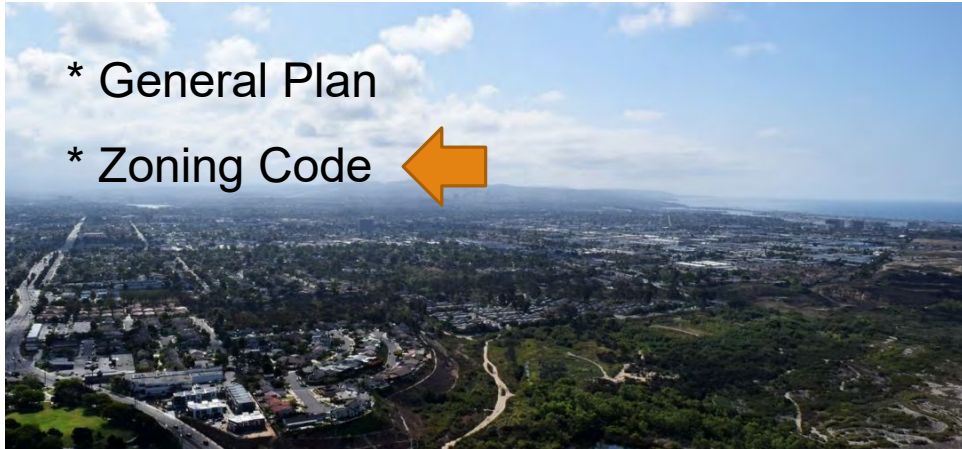
- PROGRAM 1B: Mobile Home Rehabilitation
 - The City encourages the preservation of mobile homes as an affordable housing resource. Specifically, the City provides financial assistance (up to \$10,000) as a grant to eligible owner-occupants to rehabilitate existing dwelling units
- Objectives:
 - Provide financial assistance as long as funding from Community Development Block Grant (CDBG) funds remain available
 - Market information on funding as available
- Timeline: Annually market assistance available and grant funding on a case-by-case basis

Past Housing Element Cycle : Between 2013-2020, the City completed 111 mobile home rehabilitation projects, 52 of which were for individuals or family which qualified as extremely low income.

Agenda Item 6C: City's Land Use Regulations

Zoning Code

- This Zoning Code is a tool for implementing the goals, objectives and policies of the Costa Mesa General Plan
- Its purpose is to promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the city by providing regulations to ensure that an appropriate mix of land uses occur in an orderly manner.



Zoning Code – Mobile Home Parks

- Government Code Section 65852.7: A mobile home park shall be deemed a permitted land use on all land planned and zoned for residential land use as designated by the applicable general plan; provided, however, that a city, county, or a city and county may require a use permit.
- Mobile Home Parks are permitted in the following zoning districts with an approved Conditional Use Permit:

R2-MD	R2-HD	R3	PDR-LD ¹	PDR-MD ¹
PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	

¹Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.

Zoning Code – Mobile Home Parks

- Existing Non-conforming Mobile Home Parks may continue to operate until no one resides onsite for a continuous period of 6 months.
- Alteration of Development:

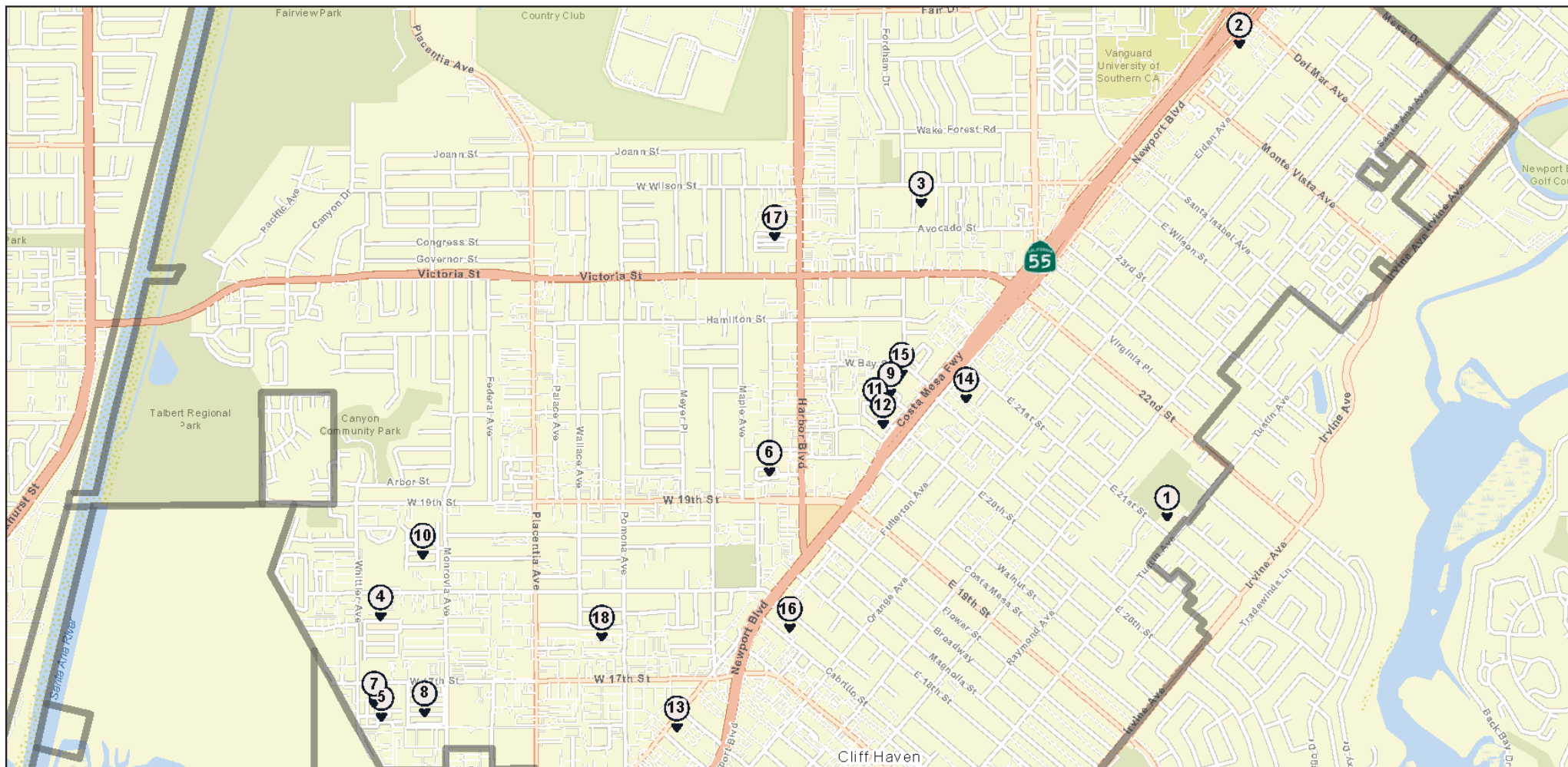
In existing nonconforming mobile home parks, existing mobile homes may be replaced by other mobile homes provided that the total number of units within the mobile home park is not increased and the mobile home park will not be made more nonconforming in respect to the Zoning Code.
- Mobile Home Park Conversions require a public hearing and final approval by Planning Commission. Specific findings are required for approval:
 - a. The impacts of the conversion on the residents of the mobile home park have been duly considered as required by the State Government Code.
 - b. The proposed conversion project is consistent with the general plan, any applicable specific plan and this Zoning Code.

Agenda Item 6D: City Website Update



Mobile Home Parks By the Numbers

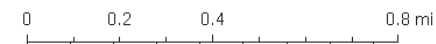
PARK NAME	MH Spaces	RV Lots W/Drains
BAY HARBOR MOBILE HOME PARK	27	0
COLLEGE TP	22	0
COSTA MESA MOBILE ESTATES	113	0
GREEN LEAF PARK	92	0
ISLAND VIEW MOBILE HOME PARK	34	0
OCEAN BREEZE MOBILE ESTATES	43	0
ORANGE COAST MH LODGE	48	0
PLAYPORT MOBILE VILLAGE	103	0
PONDEROSA MOBILE ESTATES	49	0
REGAL MOBILE ESTATES	94	0
ROLLING HOMES MP	56	0
SANDPIPER TP	2	0
SEA BREEZE VILLA L.L.C	60	0
STARLITE VILLAGE	55	0
STONE VILLA RV PARK	0	34
THE PALM	28	0
TRADE WINDS TRAILER VILLAGE	78	0
VISTA VERDE MHP	49	0
Total Spaces:	953	34

City of Costa Mesa Mobile Home Parks



1:21,000

-  Mobile Home Parks
-  City Boundaries



MAP ID NO	Park Name	Park Address	MH Spaces	RV Lots	W/Drains	MAP ID NO	Park Name	Park Address	MH Spaces	RV Lots	W/Drains
1	BAY HARBOR MOBILE HOME PARK	396 E 21ST ST	27	0	0	10	REGAL MOBILE ESTATES	1845 MONROVIA AVE	94	0	0
2	COLLEGE TP	2560 NEWPORT BLVD	22	0	0	11	ROLLING HOMES MP	1973 NEWPORT BLVD	56	0	0
3	COSTA MESA MOBILE ESTATES	327 W WILSON ST	113	0	0	12	SANDPIPER TP	1967 NEWPORT BLVD	2	0	0
4	GREEN LEAF PARK	1750 WHITTIER AVE	92	0	0	13	SEA BREEZE VILLA L.L.C	133 E 16TH ST	60	0	0
5	ISLAND VIEW MOBILE HOME PARK	1660 WHITTIER AVE	34	0	0	14	STARLITE VILLAGE	2060 NEWPORT BLVD	55	0	0
6	OCEAN BREEZE MOBILE ESTATES	525 FAIRFAX DR	43	0	0	15	STONE VILLA RV PARK	333 W BAY ST	0	34	0
7	ORANGE COAST MH LODGE	1684 WHITTIER AVE	48	0	0	16	THE PALM	140 CABRILLO ST	28	0	0
8	PLAYPORT MOBILE VILLAGE	903 W 17TH ST	103	0	0	17	TRADE WINDS TRAILER VILLAGE	2191 HARBOR BLVD	78	0	0
9	PONDEROSA MOBILE ESTATES	1991 NEWPORT BLVD	49	0	0	18	VISTA VERDE MHP	1741 POMONA AVE	49	0	0

Updated: 12/7/2022

Data Source: CA HCD

Frequently Asked Questions (FAQ) Page

Provide Owners and Residents information regarding:

- Zoning and General Plan

- City Resources

Code Enforcement

Community Development Block Grant, as available

Public Works

Building and Safety

Fire and Police Departments

Planning

Animal Control

- County Resources

Environmental Health Division

- State Resources

Mobile Home Residency Law and Protection Program [Online HCD Online Complaint Portal]

Mobile Home Parks Act

Mobile Home Park Regulations

Agenda Item 6D:

2023 Meeting Schedule

Date and Time

Agenda Item 7:

Member Comments

3 Minutes Per Member

Agenda Item 8:

Upcoming Agenda Items

Topics?

Agenda Item 9:
Meeting Adjourned

Thank you and Happy Holidays!

