

**CITY OF LAKE ELSINORE
ZONING CODE**

CHAPTER 17.33

"MOBILE HOME PARK CONVERSIONS"

SECTIONS:

- 17.33.010 General
- 17.33.020 Process
- 17.33.030 Notification of Change in Use Requirements
- 17.33.040 Legal Statute

Section 17.33.010 General. Conversions of mobilehome parks to other uses shall be consistent with the adopted land use in the General Plan and the objectives stated therein.

Section 17.33.020 Process. Any conversion process shall adhere to the rules and regulations provided in Title 17 pertaining to applications, reviews, hearings and permits. Prior to any conversion effort to change a mobile home park to another use, the applicant is urged to confer with the City Planning Division as to his intent, and to acquaint himself with all current requirements, of which the following are mandatory:

- A. The person or entity proposing such change in use shall file a report on the impact of the conversion upon the displaced residents of the mobilehome park to be converted. In determining the impact of the conversion on displaced mobile- home park residents, the report shall address the availability of adequate replacement space in mobilehome parks and relocation costs.
- B. The person or entity proposing such change in use shall make a copy of the report available to each resident of the mobile home park at least fifteen (15) days prior to the hearing on the impact report by the Planning Commission.
- C. The Planning Commission shall review such report, prior to any change of use, and may require, as a condition of such change, the person or entity to take steps to mitigate any adverse impact of the conversion on the ability of displaced mobile- home park residents to find adequate space in a mobilehome park.

Section 17.33.030 Notification of Change in Use Requirements. Upon the receipt of any application for the conversion of a mobilehome park to another use, the Planning Division, at least thirty (30) days prior to a hearing or any other action on the application, shall:

- A. Inform the applicant in writing of applicable requirements imposing upon the applicant a duty to notify residents and mobilehome owners of the mobile home park of the proposed change in use, and shall specify therein the manner in which the applicant shall verify that residents and mobilehome owners of the mobilehome park have been duly notified.
- B. Not hold any hearing on the application, nor any other action thereon be taken by the Planning Commission before the applicant has satisfactorily verified that the residents and mobilehome owners have been so notified in the manner prescribed by local regulation.

Section 17.33.040 Legal Statute. Per State Law, this Chapter shall remain in effect only until January 1, 1989, and if that date is repealed, unless a later enacted statute, which is chaptered before January 1, 1989, deletes or extends that date.