

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 16-08**

**Recommending adoption by the Board of Supervisors of the Planning Commission approved
Manufactured Home Park Conversion Ordinance**

WHEREAS, the 2014 Housing Element Appendix documents considerable opportunities for public input on the policies and implementation measures in the Housing Element, including workshops, scoping meetings and public hearings; and

WHEREAS, the 2014 Housing Element was adopted on May 13, 2014 in compliance with the requirements of state law regarding Housing Elements; and

WHEREAS, the 2014 Housing Element includes an implementation measure to develop a Manufactured Home Park Conversion Ordinance in accordance with state law; and

WHEREAS, the proposed ordinances are consistent with the 2014 Housing Element.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that:

1. All the above citations are true and correct; and
2. The proposed ordinance is in the public interest because they implement the 2014 Housing Element Update; and
3. The proposed ordinance is consistent with the General Plan, all other Elements of the General Plan, including § 1452.2 of the General Plan (Findings Required for Plan Amendments).
4. The proposed ordinance is consistent with all the other sections of zoning ordinances, including Humboldt County Code §312-50.3 (Required Findings for All Amendments).
5. The 2014 addendum, adopted May 13, 2014 to the SEIR for the 2010 Housing Element Update certified on August 31, 2009 identified that this program would support the preservation of existing mobile home and recreational vehicle parks but would not change the patterns, timing, or intensity of residential development in the unincorporated area.
6. The coastal zoning ordinance amendment is statutorily exempt from environmental review per Section 15265 of the California Environmental Quality Act (CEQA) Guidelines; Coastal Commission approval of those amendments is an equivalent form of environmental review.
7. The proposed implementing ordinance is hereby approved with the following changes based on testimony received by the Planning Commission during the April 7, 2016 hearing:
 - Modify the Notice of Intent section (106.9.6.1) to require a minimum nine-month period between when the park residents are formally notified of an application to convert or close the manufactured home park and the submittal of an application for a Special Permit allowing the closure or conversion;
 - Modify section 106.9.7.3 to apply the same relocation assistance benefits to non-manufactured home residents as those for mobilehome renters specified in 106.9.7.4 (three month's fair market rent or \$4,000 whichever is greater); and

- Modify Section 106.9.9.2 to also allow an applicant to apply for an exemption from relocation assistance requirements if those requirements would cause an undue or unreasonable hardship.

BE IT FURTHER RESOLVED that this Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold public hearings in the manner prescribed by law.
2. Adopt the Planning Commission's findings.
3. Certify compliance with the requirements of CEQA as required by state law.
4. Adopt the Planning Commission recommended implementing mobilehome park conversion ordinance.

Adopted after review and consideration of all the evidence on April 7, 2016.

The motion was made by Commissioner Ulansey and seconded by Commissioner Shepard.

AYES: Commissioners: Ulansey, Levy, McKenny, Edmonds, Shepard, Bongio
NOES: Commissioners: None
ABSTAIN: Commissioners: None
ABSENT: Commissioners: Morris
DECISION: Motion carries 6/0.


Humboldt County Planning Commission Vice-Chair

I, Suzanne Hegler, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.


Suzanne Hegler, Clerk