



COUNCIL AGENDA: 6/11/24
FILE: 24-120636
ITEM: 10.2

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: May 29, 2024

COUNCIL DISTRICT: 2,3,4,5,6,7,8, and 10

SUBJECT: GP24-005 - A CITY-INITIATED GENERAL PLAN AMENDMENT TO CHANGE THE ENVISION SAN JOSÉ 2040 GENERAL PLAN LAND USE DESIGNATION FOR 30 MOBILEHOME PARKS FROM THE RESIDENTIAL NEIGHBORHOOD GENERAL PLAN LAND USE DESIGNATION TO THE MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION, FIVE MOBILEHOME PARKS FROM HEAVY INDUSTRIAL GENERAL PLAN LAND USE DESIGNATION TO MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION, FOUR MOBILEHOME PARKS FROM COMBINED INDUSTRIAL/COMMERCIAL GENERAL PLAN LAND USE DESIGNATION TO THE MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION, TWO MOBILEHOME PARKS FROM LIGHT INDUSTRIAL GENERAL PLAN LAND USE DESIGNATION TO THE MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION AND TWO MOBILEHOME PARKS FROM THE NEIGHBORHOOD COMMUNITY/COMMERCIAL GENERAL PLAN LAND USE DESIGNATION TO THE MOBILEHOME PARK GENERAL PLAN LAND USE DESIGNATION. (FILE NO. GP24-005).

RECOMMENDATION

The Planning Commission voted (9-0-2; Commissioner Garcia & Oliverio absent) to recommend that the City Council:

1. Consider the Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report to the Envision San José General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in accordance with CEQA; and

2. Adopt resolution amending the Envision San José 2040 General Plan Land Use designation for 30 mobilehome parks from the Residential Neighborhood General Plan Land Use designation to the Mobilehome Park General Plan Land Use Designation, five mobilehome parks from Heavy Industrial General Plan Land Use Designation to Mobilehome Park General Plan Land Use Designation, four mobilehome parks from Combined Industrial/Commercial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation, two mobilehome parks from Light Industrial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation and two mobilehome parks from the Neighborhood Community/Commercial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation. (File No. GP24-005).

SUMMARY AND OUTCOME

- Should the City Council consider the Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report to the Envision San José General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in accordance with CEQA, and approve the General Plan Text Amendment, the General Plan land use designation of 43 mobilehome parks will change to the Mobilehome Park General Plan Land Use Designation.

BACKGROUND

On March 10, 2020, the City Council approved the creation of a new General Plan land use designation entitled “Mobilehome Park,” and applied it to 625 Hillsdale Avenue (Mountain Springs Mobile Home Park) and 500 Nicholson Lane (Westwinds Mobile Home Park).

On October 14, 2022, the City Council directed staff to provide a multi-year plan and timeline to complete the General Plan Land Use designation work for San José’s remaining 56 mobilehome parks, including a) returning through the Mid-Year Budget Review process with resources identified to complete land use designations this fiscal year for the 13 most at-risk mobilehome parks, and b) returning through the budget process with resources identified to designate all remaining mobilehome parks in the City, including a detailed plan and timeline.

On December 12, 2023, the City Council approved the General Plan Amendment of the 13 most at-risk mobilehome parks (GP23-006). This General Plan Amendment (GP24-005) is for the remaining 43 mobilehome parks. The adopted Housing Element included this work as Strategy R-6, *Mobilehome Park General Plan Designation for Remaining 56 Mobilehome Parks*.

ANALYSIS

A complete analysis of the proposed General Plan Land Use amendments is contained in the attached Planning Commission Staff Report.

EVALUATION AND FOLLOW-UP

If the proposed General Plan Amendments are approved by the City Council, the new land use designations will be effective 30 days from adoption by the City Council.

COORDINATION

The preparation of this memorandum has been coordinated with the City Attorney's Office.

PUBLIC OUTREACH

To inform the public of the proposed General Plan Amendments, staff followed City Council direction to streamline the public outreach process for the land use designation work, recognizing our mobilehome residents have both been aware of and participating in the preservation of mobilehome parks.

Planning staff distributed flyers to the property owners and tenants for File Nos. GP24-005 on March 29, 2024, to provide information on the proposed General Plan Amendments. The flyers were created in three languages: English, Spanish, and Vietnamese. Staff included their contact information on the flyers and have been available to answer any questions that property owners and tenants may have. The notice also included direction to the [Mobilehome Park Protection & Redesignation Project](#) website that has information to assist property owners and tenants with the process and includes frequently asked questions. The flyers also included directions to our interactive [Mobilehome Map Viewer](#) where the community can view the mobilehome parks that are within their neighborhood and throughout the City. Staff has received emails in support of the Mobilehome Park General Plan Amendments from both residents and owners.

Subsequent to sending the general plan amendment notice to affected property owners and tenants, a notice of the public hearing was distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public. Since the time of the mailing of the notice of public hearing, Staff received around 15 emails from a member of the public inquiring about the General Plan Amendments.

COMMISSION RECOMMENDATION/INPUT

On December 6, 2023, the Planning Commission held a public hearing to consider the General Plan Text Amendments.

Staff Presentation

Planning Staff presented a summary of the proposed General Plan Land Use Amendments, including background, purpose, and prior City Council direction.

Public Hearing

Two members of the public provided comments during the hearing. One of these members resides at the Imperial Estates Mobilehome Park, and one resides at the Ace Trailer Park. They were both in favor of changing the General Plan to the Mobilehome Park General Plan Land Use designation stating that it is existing affordable housing that needs to be preserved.

Planning Commission Discussion

Commissioner Rosario expressed the importance of preventing displacement and moved to accept staff's recommendation. Commissioner Cantrell thanked the speakers and expressed his appreciation of their efforts. Commissioner Bickford asked whether the proposed amendments would increase permit fees or require property owners to pay any additional fees. Staff responded that there are no fees to be paid by property owners with regards to these General Plan Amendments. Staff explained this was a project directed and funded by City Council.

Commissioner Ornelas-Wise thanked staff and city leadership for preserving and protecting mobilehomes in San José. Chair Lardinois also expressed his support. Commissioner Rosario made a motion, seconded by Commissioner to approve staff recommendation. Commissioner Tordillos seconded the motion. The motion passed 9-0-2 (Garcia and Oliverio absent).

CEQA

Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (FEIR), for which findings were adopted by City Council through Resolution No. 76041 on November 1, 2011, and Supplemental EIR Resolution No. 77617, adopted by City Council on December 15, 2015, and Addenda thereto. Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that this activity is within the scope of the earlier approved programs and the Final Program EIRs adequately describe the activity for purposes of CEQA. The project does not involve new significant effects beyond those analyzed in the Final Program EIRs.

HONORABLE MAYOR AND CITY COUNCIL

May 29, 2024

Subject: File No. GP24-005-General Plan Land Use Amendments

Page 5

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/

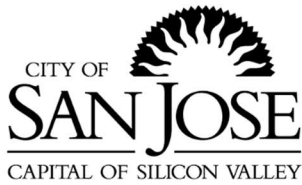
Chris Burton

Secretary, Planning Commission

For questions, please contact Ruth Cueto, Principal Planner, at ruth.cueto@sanjoseca.gov or 408-535-7886.

Attachment

Planning Commission Staff Report from May 8, 2024



Memorandum

TO: PLANNING COMMISSION

FROM: Christopher Burton

SUBJECT: GP24-005

DATE: May 8, 2024

COUNCIL DISTRICT: 2,3,4,5,6,7,8, and 10

Type of Permit	A City-Initiated General Plan Amendment to change the Envision San José 2040 General Plan Land Use designation for 30 mobilehome parks from the Residential Neighborhood General Plan Land Use designation to the Mobilehome Park General Plan Land Use Designation, five mobilehome parks from Heavy Industrial General Plan Land Use Designation to Mobilehome Park General Plan Land Use Designation, four mobilehome parks from Combined Industrial/Commercial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation, two mobilehome parks from Light Industrial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation and two mobilehome parks from the Neighborhood Community/Commercial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation.
Project Planner	Ami Upadhyay
Location	2800 Monterey Road, 1500 Virginia Place, 3637 Snell Avenue, 5450 Monterey Road, 2151 Oakland Road, 3300 Narvaez Avenue, 111 Barnard Avenue, 270 Umbarger Road, 2580 Senter Road, 655 South 34th Street, 1309 Oakland Road, 900 Golden Wheel Park Drive, 241 South Jackson Avenue, 661 Bonita Avenue, 5770 Winfield Boulevard, 165 Blossom Hill Road, 1840 South 7th Street, 6130 Monterey Road, 2929 Aborn Square Road, 633 Shadow Creek Drive, 2135 Little Orchard Street, 2150 Monterey Road, 510 Saddle Brook Drive, 2150 Almaden Road, 1358 Oakland Road, 540 Bonita Avenue, 555 Umbarger Road, 4210 Monterey Road, 1350 Oakland Road, 2600 Senter Road, 2052 Gold Street, 555 Mclaughlin Avenue, 195 Blossom Hill Road, 1212 Oakland Road, 1410 North 10th Street, 5680 Santa Teresa Blvd, 200 Ford Road, 4320 Monterey Road, 2784 Monterey Road, 2780 East Capitol Expressway, 1850 Evans Lane, 3051 Towers Lane, 3010 Monterey Road
Council Districts	2,3,4,5,6,7,8, and 10

CEQA Clearance	Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report to the Envision San José General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto
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RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to:

1. Consider the Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report to the Envision San José General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in accordance with CEQA; and
2. Adopt a resolution amending the Envision San José 2040 General Plan Land Use designation for 30 mobilehome parks from the Residential Neighborhood General Plan Land Use designation to the Mobilehome Park General Plan Land Use Designation, five mobilehome parks from Heavy Industrial General Plan Land Use Designation to Mobilehome Park General Plan Land Use Designation, four mobilehome parks from Combined Industrial/Commercial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation, two mobilehome parks from Light Industrial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation and two mobilehome parks from the Neighborhood Community/Commercial General Plan Land Use designation to the Mobilehome Park General Plan Land Use designation (File No. GP24-005).

PROPERTY INFORMATION

Location	2800 Monterey Road, 1500 Virginia Place, 3637 Snell Avenue, 5450 Monterey Road, 2151 Oakland Road, 3300 Narvaez Avenue, 111 Barnard Avenue, 270 Umbarger Road, 2580 Senter Road, 655 South 34th Street, 1309 Oakland Road, 900 Golden Wheel Park Drive, 241 South Jackson Avenue, 661 Bonita Avenue, 5770 Winfield Boulevard, 165 Blossom Hill Road, 1840 South 7th Street, 6130 Monterey Road, 2929 Aborn Square Road, 633 Shadow Creek Drive, 2135 Little Orchard Street, 2150 Monterey Road, 510 Saddle Brook Drive, 2150 Almaden Road, 1358 Oakland Road, 540 Bonita Ave, 555 Umbarger Road, 4210 Monterey Road, 1350 Oakland Road, 2600 Senter Road, 2052 Gold Street, 555 McLaughlin Ave, 195 Blossom Hill Road, 1212 Oakland Road, 1410 North 10th Street, 5680 Santa Teresa Boulevard, 200 Ford Road, 4320 Monterey Road, 2784 Monterey Road, 2780 East Capitol Expressway, 1850 Evans Lane, 3051 Towers Lane, 3010 Monterey Road
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Assessor Parcel Nos./Acreage	<ol style="list-style-type: none"> 1. Ace Trailer Inn (2800 Monterey Road)- 49732009; 2.8 acres 2. Arbor Point (540 Bonita Avenue)- 47206068, 47207072, 47207073; 7 acres 3. Bella Rosa Mobilodge (1500 Virginia Place)- 48145038, 48145044; 3.8 acres 4. California Hawaiian Mobile Estates (3637 Snell Avenue)- 46219005; 49.20 acres 5. Casa Alondra (5450 Monterey Road)- 68442002, 68442004, 68441007, 68440012, 68440015; 25 acres 6. Casa Del Lago Mobilehome Park (2151 Oakland Road)- 23701031; 72.90 acres 7. Colonial Manor Mobilehome Park (3300 Narvaez Avenue)- 46215006; 21.00 acres 8. Cottage Trailer Park (111 Barnard Avenue)- 45602029; 1.5 acres 9. County Fair Mobilehome Park (270 Umbarger Road)- 49734003; 9.60 acres 10. Coyote Creek Mobilehome Community (2580 Senter Road)- 49742011; 17 acres 11. Foothills Mobilelodge (655 South 34th Street)- 48145046; 6.30 acres 12. Garden City Trailer Park (1309 Oakland Road)- 23706023; 2.10 acres 13. Golden Wheel Park (900 Golden Wheel Park Drive)- 24115012; 20 acres 14. Hillview Mobilehome Park (241 South Jackson Avenue)- 48123070; 1.60 acres 15. Hilton Mobile Park (661 Bonita Avenue)- 47207071; 4.40 acres 16. Hometown Monterey Oaks (6130 Monterey Road)- 67803035; 39.90 acres 17. Imperial San Jose Mobile Estates (5770 Winfield Blvd)- 69406013; 21.50 acres 18. Magic Sands Mobile Community (165 Blossom Hill Road)- 69034002; 56.50 acres 19. Mayfair Trailer Park (1840 South 7th Street)- 47726001; 2.40 acres 20. Moss Creek Mobilehome Park (2929 Aborn Square Road)- 67030021; 13.90 acres 21. Mountain Shadows Mobilehome Park (633 Shadow Creek Drive)-
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	46215014, 46215015; 11.30 acres
	22. Old Orchard Mobilehome Park (2135 Little Orchard Street)- 45621064; 8.80 acres
	23. Pepper Tree Mobilehome Estates (2150 Monterey Road)- 47725028; 22.30 acres
	24. Rancho Santa Teresa Mobile Estates (510 Saddle Brook Drive)- 68503003, 68503009; 30.30 acres
	25. River Glen Mobilehome Park (2150 Almaden Road)- 45618005; 12.80 acres
	26. Riverbend Mobilehome Park (1358 Oakland Road)- 24113007; 12.50 acres
	27. San Jose Verde Mobilehome Park (555 Umbarger Road)- 49736004; 12.80 acres
	28. Sleepy Hollow Trailer (4210 Monterey Road)- 68401009; 4.40 acres
	29. South Bay Mobilehome Park (1350 Oakland Road)- 24113002, 24113004; 19.70 acres
	30. Spanish Cove Mobilehome Park (2600 Senter Road)- 49742009; 25.80 acres
	31. Summerset Mobile Estates (2052 Gold Street)- 01534043, 01504013, 01504014, 01504020; 14.50 acres
	32. Sunset Mobile Manor (555 Mclaughlin Avenue)- 47201016; 3.80 acres
	33. Town & Country Mobile Village (195 Blossom Hill Road)- 69034003; 20.70 acres
	34. Trailer Tel Mobile Manor Office (1212 Oakland Road)- 24111023; 11.80 acres
	35. Trailer Terrace Park (3010 Monterey Road)- 49723005; 3.30 acres
	36. Triangle Trailer Park (1410 North 10th Street)- 23706011; 0.90 acres
	37. Villa Teresa Mobile Community (5680 Santa Teresa Boulevard)- 69418008; 19.10 acres
	38. Village Of The Four Seasons Mobilehome Park (200 Ford Road)- 67806005; 30.00 acres
	39. Walnut Mobilehome Park (4320 Monterey Road)- 68402001; 1.90 acres
	40. Western Trailer Park (2784 Monterey Road)- 49732010; 4.20 acres
	41. Whispering Hills Mobilehome Park (2780 East Capitol Expressway)- 67316016; 25.80 acres

	<p>42. Willow Glen Mobilehome Estates (1850 Evans Lane)- 45610011; 5.10 acres</p> <p>43. Woodbridge Mobilehome Park (3051 Towers Lane)- 67015024; 22 acres</p>
General Plan	<p><i>Residential Neighborhood:</i> 540 Bonita Avenue, 1500 Virginia Place, 3637 Snell Avenue, 5450 Monterey Road, 2151 Oakland Road, 3300 Narvaez Avenue, 2580 Senter Road, 655 South 34th Street, 900 Golden Wheel Park Drive, 241 South Jackson Avenue, 661 Bonita Avenue , 6130 Monterey Road, 165 Blossom Hill Road, 2929 Aborn Square Road, 633 Shadow Creek Drive, 2135 Little Orchard Street, 510 Saddle Brook Drive, 2150 Almaden Road, 1358 Oakland Road, 555 Umbarger Road , 4210 Monterey Road, 1350 Oakland Road, 2600 Senter Road, 2052 Gold Street, 555 Mclaughlin Avenue, 195 Blossom Hill Road, 5680 Santa Teresa Boulevard, 200 Ford Road, 2780 East Capitol Expressway, 3051 Towers Lane</p> <p><i>Heavy Industrial:</i> 111 Barnard Avenue, 1309 Oakland Road, 1840 South 7th Street, 1212 Oakland Road, 1410 North 10th Street</p> <p><i>Combined Industrial/Commercial:</i> 2800 Monterey Road, 3010 Monterey Road, 4320 Monterey Road, 2784 Monterey Road</p> <p><i>Light Industrial:</i> 270 Umbarger Road, 2150 Monterey Road</p> <p><i>Neighborhood Community/Commercial:</i> 5770 Winfield Blvd, 1850 Evans Lane</p>
Growth Area	<p><i>Monterey Business Corridor:</i> Cottage Trailer Park (111 Barnard Avenue); Mayfair Trailer Park (1840 South 7th Street)</p> <p><i>East Gish:</i> Garden City Trailer Park (1309 Oakland Road), Golden Wheel Park (900 Golden Wheel Drive), Riverbend Mobilehome Park (1358 Oakland Road), South Bay Mobilehome Park (1350 Oakland Road), Trailer Tel Mobile Manor Office (1212 Oakland Road), Triangle Trailer Park (1410 North 10th Street)</p> <p><i>Oakridge Mall and Vicinity (Edenvale):</i> Imperial San Jose Mobile Estates (5770 Winfield Boulevard)</p> <p><i>Senter Road:</i> Pepper Tree Mobilehome Estates (2150 Monterey Road)</p> <p><i>Alviso:</i> Summerset Mobile Estates (2052 Gold Street)</p> <p><i>Curtner Light Rail/Caltrain:</i> Willow Glen Mobilehome Estates (1850 Evans Lane)</p>

Zoning	<ol style="list-style-type: none"> 1. Ace Trailer Inn (2800 Monterey Road): R-MH Mobilehome Park 2. Arbor Point (540 Bonita Avenue): R-MH Mobilehome Park 3. Bella Rosa Mobilodge (1500 Virginia Place): R-MH Mobilehome Park 4. California Hawaiian Mobile Estates (3637 Snell Avenue): R-MH Mobilehome Park 5. Casa Alondra (5450 Monterey Road): R-MH Mobilehome Park 6. Casa Del Lago Mobilehome Park (2151 Oakland Road): A(PD) Planned Development Zoning 7. Colonial Manor Mobilehome Park (3300 Narvaez Avenue): R-MH Mobilehome Park, A 8. Cottage Trailer Park (111 Barnard Avenue): R-MH Mobilehome Park 9. County Fair Mobilehome Park (270 Umbarger Road): R-MH Mobilehome Park 10. Coyote Creek Mobilehome Community (2580 Senter Road): R-MH 11. Foothills Mobilelodge (655 South 34th Street): R-MH Mobilehome Park 12. Garden City Trailer Park (1309 Oakland Road): HI Heavy Industrial 13. Golden Wheel Park (900 Golden Wheel Park Drive): HI Heavy Industrial, LI Light Industrial 14. Hillview Mobilehome Park (241 South Jackson Avenue): R-MH Mobilehome Park 15. Hilton Mobile Park (661 Bonita Avenue): R-MH Mobilehome Park 16. Hometown Monterey Oaks (6130 Monterey Road): R-MH Mobilehome Park 17. Imperial San Jose Mobile Estates (5770 Winfield Boulevard): R-MH Mobilehome Park 18. Magic Sands Mobile Community (165 Blossom Hill Road):A(PD) Planned Development Zoning 19. Mayfair Trailer Park (1840 South 7th Street): R-MH Mobilehome Park 20. Moss Creek Mobilehome Park (2929 Aborn Square Road): R-1-8(PD) Planned Development Zoning 21. Mountain Shadows Mobilehome Park (633 Shadow Creek Drive): R-MH Mobilehome Park
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	22. Old Orchard Mobilehome Park (2135 Little Orchard Street): R-MH Mobilehome Park
	23. Pepper Tree Mobilehome Estates (2150 Monterey Road):R-MH Mobilehome Park
	24. Rancho Santa Teresa Mobile Estates (510 Saddle Brook Drive): R-MH Mobilehome Park
	25. River Glen Mobilehome Park (2150 Almaden Road): R-MH Mobilehome Park
	26. Riverbend Mobilehome Park (1358 Oakland Road): R-MH Mobilehome Park
	27. San Jose Verde Mobilehome Park (555 Umbarger Road): R-MH Mobilehome Park
	28. Sleepy Hollow Trailer (4210 Monterey Road): R-MH Mobilehome Park
	29. South Bay Mobilehome Park (1350 Oakland Road): R-MH Mobilehome Park
	30. Spanish Cove Mobilehome Park (2600 Senter Road): R-MH Mobilehome Park
	31. Summerset Mobile Estates (2052 Gold Street): R-MH Mobilehome Park
	32. Sunset Mobile Manor (555 Mclaughlin Avenue): R-MH Mobilehome Park
	33. Town & Country Mobile Village (195 Blossom Hill Road): R-MH Mobilehome Park
	34. Trailer Tel Mobile Manor Office (1212 Oakland Road): R-MH Mobilehome Park
	35. Trailer Terrace Park (3010 Monterey Road): R-MH Mobilehome Park
	36. Triangle Trailer Park (1410 North 10th Street): LI Light Industrial
	37. Villa Teresa Mobile Community (5680 Santa Teresa Boulevard): A(PD) Planned Development Zoning
	38. Village Of The Four Seasons Mobilehome Park (200 Ford Road): R-MH Mobilehome Park
	39. Walnut Mobilehome Park (4320 Monterey Road): R-MH Mobilehome Park
	40. Western Trailer Park (2784 Monterey Road): R-MH Mobilehome Park

	<p>41. Whispering Hills Mobilehome Park (2780 East Capitol Expressway): A(PD) Planned Development Zoning</p> <p>42. Willow Glen Mobilehome Estates (1850 Evans Lane): R-MH Mobilehome Park</p> <p>43. Woodbridge Mobilehome Park (3051 Towers Lane): R-1-8(PD) Planned Development Zoning</p>
Historic Resource	No
Annexation Date	<ol style="list-style-type: none"> 1. Ace Trailer Inn (2800 Monterey Road)- 12/10/1985 2. Arbor Point (540 Bonita Avenue)- 01/10/1957 3. Bella Rosa Mobilodge (1500 Virginia Place)- 06/19/1959 4. California Hawaiian Mobile Estates (3637 Snell Avenue)- 5/03/1968 5. Casa Alondra (5450 Monterey Road)- 09/18/1970 6. Casa Del Lago Mobilehome Park (2151 Oakland Road)- 07/06/1971, 10/15/1974 7. Colonial Manor Mobilehome Park (3300 Narvaez Avenue)- 10/23/1964 8. Cottage Trailer Park (111 Barnard Avenue)- 12/1/1947, 06/18/1954 9. County Fair Mobilehome Park (270 Umbarger Road)- 04/07/1960 10. Coyote Creek Mobilehome Community (2580 Senter Road)- 01/18/1981 11. Foothills Mobilelodge (655 South 34th Street)- 08/13/1957, 06/29/1956 12. Garden City Trailer Park (1309 Oakland Road)- 11/01/1951 13. Golden Wheel Park (900 Golden Wheel Park Drive)- 02/26/1960 14. Hillview Mobilehome Park (241 South Jackson Avenue)- 12/01/1957 15. Hilton Mobile Park (661 Bonita Avenue)- 10/30/1958 16. Hometown Monterey Oaks (6130 Monterey Road)- 08/07/1970, 02/05/1960 17. Imperial San Jose Mobile Estates (5770 Winfield Boulevard)- 05/13/1964 18. Magic Sands Mobile Community (165 Blossom Hill Road)-

	01/25/1962, 09/21/1956
	19. Mayfair Trailer Park (1840 South 7th Street)- 01/27/1955
	20. Moss Creek Mobilehome Park (2929 Aborn Square Road)- 10/28/1959
	21. Mountain Shadows Mobilehome Park (633 Shadow Creek Drive)- 04/30/1965
	22. Old Orchard Mobilehome Park (2135 Little Orchard Street)- 11/07/1957
	23. Pepper Tree Mobilehome Estates (2150 Monterey Road)- 01/27/1955
	24. Rancho Santa Teresa Mobile Estates (510 Saddle Brook Drive)- 07/31/1957
	25. River Glen Mobilehome Park (2150 Almaden Road)- 07/27/1981
	26. Riverbend Mobilehome Park (1358 Oakland Road)- 12/16/1964, 09/27/1962, 02/26/1960
	27. San Jose Verde Mobilehome Park (555 Umbarger Road)- 04/05/1982
	28. Sleepy Hollow Trailer (4210 Monterey Road)- 08/29/1957
	29. South Bay Mobilehome Park (1350 Oakland Road)- 09/27/1962
	30. Spanish Cove Mobilehome Park (2600 Senter Road)- 01/18/1981
	31. Summerset Mobile Estates (2052 Gold Street)- 03/12/1968
	32. Sunset Mobile Manor (555 McLaughlin Avenue)- 07/27/1981
	33. Town & Country Mobile Village (195 Blossom Hill Road)- 05/14/1968
	34. Trailer Tel Mobile Manor Office (1212 Oakland Road)- 11/29/1957
	35. Trailer Terrace Park (3010 Monterey Road)- 11/23/2009
	36. Triangle Trailer Park (1410 North 10th Street)- 11/01/1951
	37. Villa Teresa Mobile Community (5680 Santa Teresa Boulevard)- 05/01/1978
	38. Village Of The Four Seasons Mobilehome Park (200 Ford Road)- 09/03/1968
	39. Walnut Mobilehome Park (4320 Monterey Road)- 08/27/1985
	40. Western Trailer Park (2784 Monterey Road)- 12/10/1985
	41. Whispering Hills Mobilehome Park (2780 East Capitol Expressway)-

	06/08/1977, 01/24/1964, 04/22/1968 42. Willow Glen Mobilehome Estates (1850 Evans Lane)- 12/04/1958 43. Woodbridge Mobilehome Park (3051 Towers Lane)- 06/21/1977
Council District	2,3,4,5,6,7,8, and 10
Proposed Density	No greater than 25 mobilehome lots per acre

PROJECT BACKGROUND

Since 2015, the City has undertaken several substantial actions to preserve mobilehome parks, including the adoption of Zoning Ordinance changes, General Plan text amendments, the adoption of City Council Policy 6-33 to help guide the implementation of the City's existing conversion ordinance, and a temporary moratorium on conversions and closures. This work was started in response to an effort to close and convert the Winchester Ranch Mobilehome Park.

Since 2015, the City has taken the following actions:

- 1. Zoning Code Changes.** On February 23, 2016 and May 16, 2017, the City Council adopted amendments to the Zoning Ordinance to further protect residents in existing mobilehome park. This included making the City Council as the initial decision-making body for any proposal to convert a mobilehome park and exempting parcels with mobilehome parks from being eligible for a streamlined rezoning process.
- 2. City Council Policy.** On February 23, 2016, the Council adopted a new City Council Policy 6-33 "Conversion of Mobilehome Parks to Other Uses", as a guide to implementing the conversion ordinance. Minor clarifying revisions were approved by City Council on May 16, 2017.
- 3. Moratorium on Conversions and Closures.** On March 1, 2016, the City Council approved a temporary moratorium to prevent conversion or closure of mobilehome parks. The moratorium ended on August 24, 2017.
- 4. General Plan text amendments (File No. GPT15-006 and GPT18-004).** On May 16, 2017 and December 4, 2018, the City Council adopted General Plan text amendments to add and enhance goals, policies, and actions to protect existing mobilehome parks in San José.

In May 2017, City Council directed staff to return to Council with an analysis of General Plan amendments for mobilehome park sites to either a "Commercial," "Industrial," "Industrial Park" or a (proposed) "Mobilehome Park" land use designation for those sites that currently have a Residential designation.

In March 2018, staff presented City Council with an analysis of the proposed General Plan land use amendments for mobilehome parks, and the associated staffing requirements for moving these amendments forward. This analysis looked at all mobilehome parks and their

associated General Plan land use designation. City-initiated General Plan amendments to change the land use designations of mobilehome parks would not directly prohibit mobilehome park owners from closing their parks but would create an additional transparent public land use entitlement process to redevelop the sites. However, a General Plan amendment would be required, or desired, prior to redeveloping most of the current mobilehome parks, including the 42 mobilehome parks with a Residential Neighborhood land use designation because the Residential Neighborhood land use designation generally limits density to eight dwelling units per acre. Balancing the previous actions taken since 2015 to protect current mobilehome parks with the staffing resources required to undertake amendments for all mobilehome parks, staff recommended that the City Council consider General Plan amendments for two mobilehome parks with land use designations that allowed for high-density housing.

In Spring 2019, following prioritization of the work by the City Council through the City's previous Priority Setting Process, staff initiated work to create the new Mobilehome Park General Plan land use designation and planned to complete the General Plan amendments for the two mobilehome parks by June 2020.

On March 10, 2020, the City Council approved the creation of a new General Plan land use designation entitled "Mobilehome Park," and applied it to 625 Hillside Avenue (Mountain Springs Mobile Home Park) and 500 Nicholson Lane (Westwinds Mobile Home Park).

- 5. City Council Direction on Mobilehome Park Land Use Designation Status Report.** On October 14, 2022, the City Council directed staff to provide a multi-year plan and timeline to complete the General Plan Land Use designation work for San José's remaining 56 mobilehome parks, including a) returning through the Mid-Year Budget Review process with resources identified to complete land use designations this fiscal year for the 13 most at-risk mobilehome parks, and b) returning through the budget process with resources identified to designate all remaining mobilehome parks in the City, including a detailed plan and timeline.

On December 12, 2023, the City Council approved the General Plan Amendment of the 13 most at-risk mobilehome parks (GP23-006). This General Plan Amendment (GP24-005) is for the remaining 43 mobilehome parks. The adopted Housing Element included this work as strategy number R-6.

Proposed Mobilehome Park Land Use Designation

The proposed General Plan Amendment to change the Envision San José 2040 General Plan land use designation to Mobilehome Park would be applied to the 43 proposed Mobilehome parks.

1. Ace Trailer Inn (2800 Monterey Road)

As shown on the attached vicinity map (Figure 1), the subject 2.8 gross-acre site is located on Monterey Road, close to the 101, 85, 280, and 87 freeways. It was built in 1941 and includes 57 units. The community offers one- and two-bedroom residences and onsite resident and guest parking. The community is only blocks from recently built retail stores, restaurants, and a post office. Ace Trailer Inn has a General Plan Land use designation of Combined Industrial/Commercial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Combined Industrial/Commercial	Planned Development Zoning	Mixed-Use Neighborhood
South	Combined Industrial/Commercial	Combined Industrial/Commercial	Commercial
East	Light Industrial	Industrial Park	Industrial Area
West	Combined Industrial/Commercial	Planned Development Zoning, Combined Industrial/Commercial	Mixed-Use Neighborhood

2. Arbor Point (540 Bonita Avenue)

As shown on the attached vicinity map (Figure 2), the subject 7.0 gross-acre site is located on Bonita Avenue, close to two freeways, 101 and 680. It was built in 1952 and includes 120 units, with common-area amenities including a swimming pool and off-street parking. Arbor Point has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood, Open Space, Parklands and Habitat	Planned Development Zoning	Open Space, Single-family homes
South	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
East	Residential Neighborhood	Residential Mobilehome	Mobilehome Park, Freeways
West	Residential Neighborhood	Residential Mobilehome	Mobilehome Park

3. Bella Rosa Mobilodge (1500 Virginia Place)

As shown on the attached vicinity map (Figure 3), the subject 3.8 gross-acre site is located on Virginia Place. It was built in 1963 and includes 64 units. Bella Rosa Mobilodge has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Residential Neighborhood	Residential Mobilehome	Single-family homes
East	Neighborhood/Community Commercial	Commercial General	Commercial/ Retail
West	Mixed-Use Neighborhood	Planned Development Zoning (PDC85-092)	Mixed-Use Neighborhood

4. California Hawaiian Mobile Estates (3637 Snell Avenue)

As shown on the attached vicinity map (Figure 4), the subject 49.20 gross-acre site is located on Snell Avenue. It was built in 1972 and includes 420 units. This gated community offers a number of amenities including a spa, swimming pool, library and fitness center. California Hawaiian has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Light Industrial	Light Industrial	Industrial Area
South	Mixed Use Neighborhood	Planned Development Zoning	Mixed Use Neighborhood
East	Combined Industrial/Commercial	Light Industrial	Industrial Area
West	Industrial Park	Planned Development Zoning	Industrial Area

5. Casa Alondra (5450 Monterey Road)

As shown on the attached vicinity map (Figure 5), the subject 25.0 gross-acre site is located on Monterey Road, in close vicinity to freeways. Casa Alondra was built in 1973 and includes 202 units. The site offers amenities including a community clubhouse, swimming pool, and recreational facilities. Casa Alondra has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Residential Neighborhood	Commercial Neighborhood, Planned Development Zoning	Single-family homes
East	Neighborhood/Community Commercial	R-1-8, Single-family residential	Commercial/ Retail
West	Mixed-Use Neighborhood	Mixed-Use Neighborhood, Planned Development Zoning	Mixed-Use Neighborhood

6. Casa Del Lago Mobilehome Park (2151 Oakland Road)

As shown on the attached vicinity map (Figure 6), the subject 72.9 gross-acre site is located on Oakland Road, in close vicinity to freeways. It was built in 1972 and includes 618 units. This gated community offers a number of amenities including a basketball court, tennis court, library and fitness center. Casa Del Lago has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Public/Quasi-Public	Heavy Industrial	Industrial Area
South	Industrial Park, Residential Neighborhood	Industrial Park, Heavy Industrial	Industrial Area, Single-family homes
East	Industrial Park	Industrial Park, Heavy Industrial	Industrial Area
West	Industrial Park, Light Industrial	Industrial Park, Planned Development Zoning	Industrial Area

7. Colonial Manor Mobilehome Park (3300 Narvaez Avenue)

As shown on the attached vicinity map (Figure 7), the subject 21.0 gross-acre site is located on Narvaez Avenue, close to highway 87 and Capitol Expressway. The community was built in 1967 and includes 207 units. The community offers several amenities including a swimming pool, clubhouse, and other recreation facilities. Colonial Manor Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	Residential Mobilehomes	Mobilehome Park
South	Industrial Park	Industrial Park, Agriculture	Industrial Area
East	Open Space, Parklands and Habitat	Planned Development Zoning	Open Space, Creek
West	Public/Quasi-Public, Neighborhood/Community Commercial	Public/Quasi-Public, Commercial Pedestrian	Education Center, Commercial

8. Cottage Trailer Park (111 Barnard Avenue)

As shown on the attached vicinity map (Figure 8), the subject 1.5 gross-acre site is located on Barnard Avenue. This trailer park was built in 1955 and includes 35 sites. Cottage Trailer Park has a General Plan land use designation of Heavy Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Heavy Industrial	Heavy Industrial	Industrial Area
South	Heavy Industrial	Heavy Industrial	Industrial Area
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Heavy Industrial	Heavy Industrial	Industrial Area

9. County Fair Mobilehome Park (270 Umbarger Road)

As shown on the attached vicinity map (Figure 9), the subject 9.6 gross-acre site is located on Umbarger Road. The community was built in 1964 and includes 133 units. The community has a playground, clubhouse, swimming pool and offers recreational facilities. County Fair Mobilehome Park Inn has a General Plan land use designation of Light Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Open Space, Parklands and Habitat	Open Space	Fairgrounds
South	Light Industrial	Planned Development Zoning	Single-family homes, Industrial Area
East	Light Industrial	Light Industrial	Industrial Area
West	Combined Industrial/Commercial	Light Industrial	Industrial Area

10. Coyote Creek Mobilehome Community (2580 Senter Road)

As shown on the attached vicinity map (Figure 10), the subject 17.0 gross-acre site is located on Senter Road. This community was built in 1971 and includes 183 units. The community has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Coyote Creek Mobilehome Community has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Open Space, Parklands and Habitat	Agriculture	Open Space, Creek
South	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
East	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
West	Residential Neighborhood	R-2 Two family Residential	Residential Neighborhood

11. Foothills Mobilelodge (655 South 34th Street)

As shown on the attached vicinity map (Figure 11), the subject 6.3 gross-acre site is located on South 34th Street, close to freeway 101 and 680. It was built in 1959 and includes 95 units. The community has a clubhouse and swimming pool. Foothills Mobilelodge has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Open Space, Parklands and Habitat	Freeways, R-1-8, Single-family residential	Open Space
East	Open Space, Parklands and Habitat	R-1-8, Single-family residential	Single-family homes, Open Space
West	Open Space, Parklands and Habitat	Planned Development Zoning	Open Space

12. Garden City Trailer Park (1309 Oakland Road)

As shown on the attached vicinity map (Figure 12), the subject 2.1 gross-acre site is located on Oakland Road. This trailer park was built in 1968 and includes 50 sites. The park has onsite laundry facilities. Garden City Trailer Park has a General Plan land use designation of Heavy Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Heavy Industrial	Heavy Industrial	Industrial Area
South	Heavy Industrial	Heavy Industrial	Industrial Area
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Heavy Industrial	Heavy Industrial	Industrial Area

13. Golden Wheel Park (900 Golden Wheel Park Drive)

As shown on the attached vicinity map (Figure 13), the subject 20.0 gross-acre site is located on Golden Wheel Park Drive. The community was built in 1963 and includes 221 units. The community has swimming pool, clubhouse, playgrounds, and other recreational facilities. Golden Wheel Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Combined Industrial/Commercial, Open Space, Parklands	Planned Development Zoning	Commercial, Open Space
South	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
East	Open Space, Parklands and Habitat	Residential Mobilehome, Light Industrial	Open Space, Residential
West	Combined Industrial/Commercial	Heavy Industrial	Commercial

14. Hillview Mobilehome Park (241 South Jackson Avenue)

As shown on the attached vicinity map (Figure 14), the subject 1.6 gross-acre site is located on South Jackson Avenue, close to freeway 680. This site was built in 1975 and includes 26 units. Hillview Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
East	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
West	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes

15. Hilton Mobile Park (661 Bonita Avenue)

As shown on the attached vicinity map (Figure 15), the subject 4.4 gross-acre site is located on Bonita Avenue, close to freeway 101. The community was built in 1970 and includes 60 units. The community has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Hilton Mobile Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	Residential Mobilehome	Mobilehome Park,
South	Residential Neighborhood	R-2, Two-Family Residential	Two-family homes
East	Residential Neighborhood	R-2, Two-Family Residential, Planned Development Zoning	Two-family homes, Freeway
West	Residential Neighborhood	R-2, Two-Family Residential	Two-family homes

16. Hometown Monterey Oaks (6130 Monterey Road)

As shown on the attached vicinity map (Figure 16), the subject 39.9 gross-acre site is located on Monterey Road, just a few minutes' drive to the 101 and 85 freeways. The community was built in 1970 and has a total of 344 home sites. The community has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Hometown Monterey Oaks has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Freeways	Freeways	Freeways
South	Residential Neighborhood	R-1-8, Single-Family Residential	Single-family homes
East	Residential Neighborhood	Planned Development Zoning	Single-family homes
West	Mixed-Use Neighborhood	Planned Development Zoning	Mixed-Use Neighborhood

17. Imperial San Jose Mobile Estates (5770 Winfield Boulevard)

As shown on the attached vicinity map (Figure 17), the subject 21.5 gross-acre site is located on Winfield Boulevard. The community was built in 1968 and includes 176 units. The community has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Imperial San Jose Mobile Estates has a General Plan land use designation of Neighborhood/Community Commercial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Regional Commercial	Commercial General	Commercial/ Retail
South	Mixed Use Neighborhood	Planned Development Zoning	Residential Area
East	Mixed Use Neighborhood	Multiple Residence District	Residential Area
West	Combined Industrial/Commercial	Light Industrial	Commercial/ Industrial

18. Magic Sands Mobile Community (165 Blossom Hill Road)

As shown on the attached vicinity map (Figure 18), the subject 56.5 gross-acre site is located on Blossom Hill Road. The community was built in 1962 and includes 541 units. The community has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Magic Sands Mobile Community has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
East	Residential Neighborhood	Planned Development Zoning	Commercial/ Retail
West	Residential Neighborhood	Planned Development Zoning	Single-family homes

19. Mayfair Trailer Park (1840 South 7th Street)

As shown on the attached vicinity map (Figure 19), the subject 2.4 gross-acre site is located on South 7th Street. The park was built in 1967 and includes 54 sites. Mayfair Trailer Park has a General Plan land use designation of Heavy Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Heavy Industrial	Heavy Industrial	Industrial Area
South	Light Industrial	Light Industrial	Industrial Area
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Heavy Industrial	Heavy Industrial	Industrial Area

20. Moss Creek Mobilehome Park (2929 Aborn Square Road)

As shown on the attached vicinity map (Figure 20), the subject 13.9 gross-acre site is located on Aborn Square Road. The community was built in 1977 and includes 107 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Moss Creek Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Neighborhood/Community Commercial	Planned Development Zoning	Commercial Area
South	Neighborhood/Community Commercial	Commercial Pedestrian	Commercial Area
East	Mixed-Use Neighborhood	Planned Development Zoning	Residential Mixed-Use Neighborhood
West	Public/Quasi-Public	Public/Quasi-Public	Middle School

21. Mountain Shadows Mobilehome Park (633 Shadow Creek Drive)

As shown on the attached vicinity map (Figure 21), the subject 11.3 gross-acre site is located on Shadow Creek Drive. The community was built in 1973 and includes 108 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Mountain Shadows Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Mobile Home Park	Planned Development Zoning	Mobile Home Park
South	Residential Neighborhood	Residential Mobilehome	Mobile Home Park
East	Mixed Use Neighborhood	Planned Development Zoning	Residential Mixed-Use Neighborhood
West	Public/Quasi-Public	Public/Quasi-Public	Educational Center

22. Old Orchard Mobilehome Park (2135 Little Orchard Street)

As shown on the attached vicinity map (Figure 22), the subject 8.8 gross-acre site is located on Little Orchard Street. The community was built in 1963 and includes 102 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Old Orchard Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Heavy Industrial	Heavy Industrial	Industrial Area
South	Light Industrial, Residential Neighborhood	Light Industrial, Multiple Residence District	Industrial, Single-family homes
East	Combined Industrial/Commercial	Planned Development Zoning	Commercial/ Retail
West	Heavy Industrial	Heavy Industrial	Industrial Area

23. Pepper Tree Mobilehome Estates (2150 Monterey Road)

As shown on the attached vicinity map (Figure 23), the subject 22.3 gross-acre site is located on Monterey Road. The community was built in 1967 and includes 273 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Pepper Tree Mobilehome Estates has a General Plan land use designation of Light Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Light Industrial	Light Industrial	Industrial Area
South	Light Industrial	Light Industrial	Industrial Area
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Combined Industrial/Commercial	Light Industrial, Planned Development Zoning	Industrial Area

24. Rancho Santa Teresa Mobile Estates (510 Saddle Brook Drive)

As shown on the attached vicinity map (Figure 24), the subject 30.3 gross-acre site is located on Saddle Brook Drive. The community was built in 1963 and includes 315 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Rancho Santa Teresa Mobile Estates has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Residential Neighborhood	Planned Development Zoning	Single-family homes
East	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
West	Open Space, Parklands and Habitat, Public/Quasi-Public	Planned Development Zoning	Open Space, Hotel

25. River Glen Mobilehome Park (2150 Almaden Road)

As shown on the attached vicinity map (Figure 25), the subject 12.8 gross-acre site is located on Almaden Road. The community was built in 1963 and includes 163 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. River Glen Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Public/Quasi-Public	R-1-5, Single-family residential	Church, Commercial
South	Mixed-Use Neighborhood	Planned Development Zoning	Residential Area
East	Light Industrial, Neighborhood/Community Commercial	Commercial Pedestrian, Light Industrial	Commercial/ Industrial
West	Open Space, Parklands and Habitat	R-1-8, Single-family residential, Planned Development Zoning	Open Space, Creek

26. Riverbend Mobilehome Park (1358 Oakland Road)

As shown on the attached vicinity map (Figure 26), the subject 12.5 gross-acre site is located on Oakland Road. The community was built in 1967 and includes 124 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Riverbend Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	Heavy Industrial	Mobilehome Park
South	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
East	Open Space, Parklands and Habitat	Agriculture	Open Space
West	Combined Industrial/Commercial	Heavy Industrial	Industrial Area

27. San Jose Verde Mobilehome Park (555 Umbarger Road)

As shown on the attached vicinity map (Figure 27), the subject 12.8 gross-acre site is located on Umbarger Road. The community was built in 1971 and includes 149 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. San Jose Verde Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	R-1-8, Single-family residential	Single-family homes
South	Residential Neighborhood	R-1-8, Single-Family Residential	Single-family homes
East	Neighborhood/Community Commercial	Commercial Pedestrian	Commercial/ Retail
West	Residential Neighborhood	Planned Development Zoning	Single-family homes

28. Sleepy Hollow Trailer (4210 Monterey Road)

As shown on the attached vicinity map (Figure 28), the subject 4.4 gross-acre site is located on Monterey Road. The trailer park was built in 1986 and includes 72 sites . Sleepy Hollow Trailer has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Neighborhood/Community Commercial	Commercial Pedestrian	Commercial Area
South	Light Industrial	Light Industrial	Industrial Area
East	Rural Residential	R-1-8, Single-family residential	Single-family homes
West	Neighborhood/Community Commercial	Commercial Pedestrian	Commercial Area

29. South Bay Mobilehome Park (1350 Oakland Road)

As shown on the attached vicinity map (Figure 29), the subject 19.7 gross-acre site is located on Oakland Road. The community was built in 1963 and includes 214 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. South Bay Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
South	Light Industrial	Light Industrial	Industrial Area
East	Open Space, Parklands and Habitat	Agriculture	Open Space, Creek
West	Heavy Industrial	Heavy Industrial, Industrial Park	Industrial Area

30. Spanish Cove Mobilehome Park (2600 Senter Road)

As shown on the attached vicinity map (Figure 30), the subject 25.8 gross-acre site is located on Senter Road. The community was built in 1970 and includes 304 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Spanish Cove Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	Residential Mobilehome	Mobilehome Park
South	Public/Quasi-Public, Mixed-Use Neighborhood	Agriculture, Planned Development Zoning	Single-family homes
East	Open Space, Parklands and Habitat	Agriculture	Open Space, Creek
West	Residential Neighborhood	R-2, Two-Family Residential	Mixed-Use Neighborhood

31. Summerset Mobile Estates (2052 Gold Street)

As shown on the attached vicinity map (Figure 31), the subject 14.5 gross-acre site is located on Gold Street. The community was built in 1977 and includes 107 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Summerset Mobile Estates has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Open Space, Parklands and Habitat	Commercial Neighborhood, Heavy Industrial	Open Space
South	Combined Industrial/Commercial	Planned Development Zoning	Open Space, Office
East	Combined Industrial/Commercial, Open Space, Parklands and Habitat	Planned Development Zoning	Open Space, Office
West	Combined Industrial/Commercial, Open Space, Parklands	Planned Development Zoning	Open Space, Office

32. Sunset Mobile Manor(555 Mclaughlin Avenue)

As shown on the attached vicinity map (Figure 32), the subject 3.8 gross-acre site is located on Mclaughlin Avenue. The community was built in 1977 and includes 107 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Sunset Mobile Manor has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Mobile Home Park	Mobilehome Park	Mobilehome Park
South	Public/Quasi-Public	Public/Quasi-Public	Elementary School
East	Residential Neighborhood	Multiple Residence District	Single-family homes
West	Combined Industrial/Commercial	Planned Development Zoning	Residential Neighborhood

33. Town & Country Mobile Village (195 Blossom Hill Road)

As shown on the attached vicinity map (Figure 33), the subject 20.7 gross-acre site is located on Blossom Hill Road. The community was built in 1968 and includes 191 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Town & Country Mobile Village has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood	Planned Development Zoning, Single-Family Residential	Single-family homes
South	Residential Neighborhood	Single-Family Residential	Single-family homes
East	Residential Neighborhood	Residential Mobilehomes	Mobilehome Park
West	Mixed Use Neighborhood	Planned Development Zoning	Single-family homes

34. Trailer Tel Mobile Manor Office (1212 Oakland Road)

As shown on the attached vicinity map (Figure 34), the subject 11.8 gross-acre site is located on Oakland Road. The trailer park was built in 1959 and includes 170 sites. Trailer Tel Mobile Manor Office has a General Plan land use designation of Heavy Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Heavy Industrial	Heavy Industrial	Industrial Area
South	Combined Industrial/Commercial	Combined Industrial/Commercial	Commercial, Industrial Area
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Heavy Industrial	Heavy Industrial	Industrial Area

35. Trailer Terrace Park (3010 Monterey Road)

As shown on the attached vicinity map (Figure 35), the subject 3.3 gross-acre site is located on Monterey Road. The trailer park was built in 1960 and includes 57 sites. Trailer Terrace Park has a General Plan land use designation of Combined Industrial/Commercial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Combined Industrial/Commercial, Mixed Use Neighborhood	Light Industrial, Planned Development Zoning	Industrial, Single-family homes
South	Light Industrial	Light Industrial	Industrial Area
East	Neighborhood/Community Commercial	Commercial General, Single-Family Residential	Commercial/ Retail, Single-family homes
West	Light Industrial	Light Industrial	Industrial Area

36. Triangle Trailer Park (1410 North 10th Street)

As shown on the attached vicinity map (Figure 36), the subject 0.9 gross-acre site is located on North 10th Street. The trailer park was built in 1952 and includes 24 sites. Triangle Trailer Park has a General Plan land use designation of Heavy Industrial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Heavy Industrial	Heavy Industrial	Industrial Area
South	Light Industrial	Light Industrial	Industrial Area
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Heavy Industrial	Light Industrial	Industrial Area

37. Villa Teresa Mobile Community (5680 Santa Teresa Boulevard)

As shown on the attached vicinity map (Figure 37), the subject 19.1 gross-acre site is located on Santa Teresa Boulevard. The community was built in 1979 and includes 147 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Villa Teresa Mobile Community has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Public/Quasi-Public	Planned Development Zoning, Single-Family Residential	Single-family homes
South	Neighborhood/Community Commercial	Planned Development Zoning, Commercial Office	Single-family homes, Commercial
East	Residential Neighborhood	Planned Development Zoning, Single-Family Residential	Single-family homes
West	Residential Neighborhood, Neighborhood/Community Commercial	Planned Development Zoning, Single-Family Residential	Single-family homes, Commercial

38. Village of the Four Seasons Mobilehome Park (200 Ford Road)

As shown on the attached vicinity map (Figure 38), the subject 30 gross-acre site is located on Ford Road. The community was built in 1972 and includes 271 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Village of the Four Seasons Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Combined Industrial/Commercial	Planned Development Zoning	Commercial, retail
South	Industrial Park	Planned Development Zoning	Office
East	Residential Neighborhood	Cluster	Single-family, Residential Neighborhood
West	Neighborhood/Community Commercial	Planned Development Zoning	Residential Neighborhood

39. Walnut Mobilehome Park (4320 Monterey Road)

As shown on the attached vicinity map (Figure 39), the subject 1.9 gross-acre site is located on Monterey Road. The community was built in 1962 and includes 37 units. Walnut Mobilehome Park has a General Plan land use designation of Combined Industrial/Commercial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Combined Industrial/Commercial, Public/Quasi-Public	Planned Development Zoning	Church
South	Residential Neighborhood	Residential	Single-family, Mixed Use Neighborhood
East	Light Industrial	Light Industrial	Industrial Area
West	Mixed Use Neighborhood	Planned Development Zoning	Mixed Use Neighborhood

40. Western Trailer Park (2784 Monterey Road)

As shown on the attached vicinity map (Figure 40), the subject 4.2 gross-acre site is located on Monterey Road. The trailer park was built in 1959 and includes 90 sites. Western Trailer Park has a General Plan land use designation of Combined Industrial/Commercial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Combined Industrial/Commercial	Planned Development Zoning	Mixed Use Neighborhood
South	Combined Industrial/Commercial	Combined Industrial/Commercial	Commercial/ Retail
East	Light Industrial	Industrial Park	Industrial Area
West	Combined Industrial/Commercial	Planned Development Zoning	Mixed Use Neighborhood

41. Whispering Hills Mobilehome Park (2780 East Capitol Expressway)

As shown on the attached vicinity map (Figure 41), the subject 25.8 gross-acre site is located on East Capitol Expressway. The community was built in 1978 and includes 211 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Whispering Hills Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Open Space, Parklands and Habitat	Open Space	Open Space
South	Mixed Use Neighborhood, Residential Neighborhood	Planned Development Zoning	Mixed Use Neighborhood
East	Open Space, Parklands and Habitat	Open Space	Open Space
West	Neighborhood/Community Commercial, Industrial Park	Open Space	Commercial/ Retail

42. Willow Glen Mobilehome Estates (1850 Evans Lane)

As shown on the attached vicinity map (Figure 42), the subject 5.1 gross-acre site is located on Evans Lane. The community was built in 1969 and includes 90 units. Willow Glen Mobilehome Estates has a General Plan land use designation of Neighborhood/Community Commercial.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Neighborhood/Community Commercial	Planned Development Zoning	Residential Neighborhood
South	Neighborhood/Community Commercial	Planned Development Zoning	Residential Neighborhood
East	Heavy Industrial	Heavy Industrial	Industrial Area
West	Urban Residential	Planned Development Zoning	Residential Neighborhood

43. Woodbridge Mobilehome Park (3051 Towers Lane)

As shown on the attached vicinity map (Figure 43), the subject 22 gross-acre site is located on Towers Lane. The community was built in 1976 and includes 176 units. It has a swimming pool, clubhouse, playgrounds, and other recreational facilities. Woodbridge Mobilehome Park has a General Plan land use designation of Residential Neighborhood.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood/ Industrial Park	Planned Development Zoning	Single-family homes
South	Residential Neighborhood	Residential Mobilehome	Single-family homes
East	Neighborhood/Community Commercial	Planned Development Zoning	Commercial/ Retail
West	Residential Neighborhood	Planned Development Zoning	Residential Neighborhood

ANALYSIS

The City of San José has 58 mobilehome parks with approximately 10,836 mobilehomes that house approximately 35,000 residents, which is the largest number of mobilehomes and households in California. Mobilehome parks in San José vary in size, age, location, type of mobilehomes, and composition of residents. The mobilehome parks in San José also vary in terms of their General Plan Land Use designations. Some mobilehome parks are located in areas that are designated in the General Plan for industrial or other nonresidential uses and are predominantly surrounded by industrial uses, and others are located in areas with residential land use designations. Fourteen (14) parks have industrial or commercial land use designations, and the remaining parks have residential designations. A map of San José's mobilehome park sites and their General Plan designations is attached to this Staff Report as **Attachment B**.

On March 10, 2020, the City Council approved the creation of a new General Plan land use designation entitled "Mobilehome Park," and applied it to 625 Hillsdale Avenue (Mountain Springs Mobilehome Park) and 500 Nicholson Lane (Westwinds Mobilehome Park). The City Council further directed staff to initiate the General Plan amendments for all remaining mobilehome parks.

On December 12, 2023, the City Council approved the General Plan Amendment of the 13 most at-risk mobilehome parks. These included Millpond 1, Millpond 2, Oak Crest, Lamplighter, Quail Hollow, Chateau La Salle, Caribees, Hometown, San José Mobilehome and RV Park, San José Trailer Park, La Buona Vita, Sunshadow, and Silver Creek Mobile Estates. Staff is currently proposing the General Plan Amendment for the remaining 43 mobilehome parks.

The proposed Mobilehome Park Land Use designation as detailed above would allow mobilehome parks and incidental uses for mobilehome park residents, with a density of up to 25 mobilehome lots per acre. The proposed density reflects the full range of densities found in all mobilehome parks in San José; however, any infill development would need to match the density of mobilehome lots in the existing mobilehome park.

City-initiated General Plan amendments to change the land use designations of the 43 mobilehome parks would not directly prohibit mobilehome park owners from closing their parks but would strengthen the protection of mobilehome park residents by creating an additional transparent public land use entitlement process to redevelop the sites. In addition to existing processes defined in the Municipal Code and City Council Policy 6-33, property owners under this new land use designation wishing to redevelop their mobilehome parks would need City Council approval of a General Plan land use amendment. Currently, there are no development applications on file for redevelopment/conversion of the proposed 43 mobilehome parks.

The proposed General Plan Amendments are analyzed with respect to conformance with:

1. Envision San José 2040 General Plan
2. California Environmental Quality Act (CEQA)

Envision San José 2040 General Plan Conformance

Existing Land Use Designations

As shown in the attached General Plan map (Figure 1 to 43), 30 mobilehome parks have a land use designation of Residential Neighborhood, five mobilehome parks have a land use designation of Heavy Industrial, four mobilehome parks have a land use designation of Combined Industrial/Commercial, two mobilehome parks have a land use designation of Light Industrial, and two mobilehome parks have a land use designation of the Neighborhood Community/Commercial.

Residential Neighborhood

This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern.

The Residential Neighborhood land use designation allows an FAR up to 0.7 and a density of 8 dwelling units per acre or the prevailing neighborhood density, whichever is lower.

Heavy Industrial

This category is intended for industrial users with nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other uses. Extractive and primary processing industries are typical of this category. Office and

research and development uses are discouraged under this designation in order to reserve development sites for traditional industrial activities, such as heavy and light manufacturing and warehousing. The Heavy Industrial designation is also the appropriate category for solid waste transfer and processing stations, if those sites meet other Envision General Plan policies.

Combined Industrial/Commercial

This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

Light Industrial

This designation is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation. Light Industrial designated properties may also contain service establishments that serve only employees of businesses located in the immediate industrial area. Office and higher-end industrial uses, such as research and development, are discouraged in order to preserve the scarce, lower-cost land resources that are available for companies with limited operating history (startup companies) or lower-cost industrial operations.

NCC Neighborhood Community/Commercial

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.

Mobilehome Park (proposed)

This designation allows the construction, use and occupancy of a mobilehome park as defined in Section 18214 of the California Health and Safety Code, as amended. The intent of this designation is to preserve existing housing stock and to reduce and avoid the displacement of long-term residents. New residential development in this designation is limited to mobilehome parks and incidental uses for mobilehome park residents such as clubhouses and community rooms, pools, parks, and other common areas. The density allowed is no greater than 25 mobilehome lots per acre. New infill development on existing mobilehome parks must match

the density of mobilehome lots in the existing mobilehome park.

General Plan Goals and Policies

The proposal to change the land use designations on the subject sites from Residential Neighborhood, Heavy Industrial, Combined Industrial/Commercial, Light Industrial and Neighborhood / Community Commercial to Mobilehome Park is consistent with the following key General Plan policies.

Social Equity and Diversity - Housing Goal H-1: Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.

Housing - Social Equity and Diversity Policy H-1.1: Through the development of new housing and the preservation and rehabilitation of existing housing, facilitate the creation of economically, culturally, and demographically diverse and integrated communities.

Housing - Social Equity and Diversity Policy H-1.2: Facilitate the provision of housing sites and structures across location, type, price and status as rental or ownership that respond to the needs of all economic and demographic segments of the community including seniors, families, the homeless and individuals with special needs.

Housing - Social Equity and Diversity Policy H-1.3: Create new housing opportunities and preserve and rehabilitate the City's existing housing stock to allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.

Housing - Social Equity and Diversity Policy H-1.11: Preserve existing mobilehome parks throughout the City to reduce and avoid the displacement of long-term residents, particularly senior citizens, the disabled, low-income persons, and families with school-age children, who may be required to move from the community due to a shortage of replacement mobilehome housing, and to maintain a variety of individual choices of tenure, type, price, and location of housing.

Housing - Social Equity and Diversity Policy H-1.16: Identify, assess, and implement potential tools, policies, or programs to prevent or to mitigate the displacement of existing low-income residents due to market forces or to infrastructure investment.

Analysis: The proposed General Plan Amendment would protect and preserve the City's existing affordable housing stock and facilitate the creation of economically diverse and integrated communities. Mobilehome parks are an important component of the existing affordable housing stock, with nearly 11,000 mobilehomes in 58 mobilehome parks throughout the City. Approximately 73% of mobilehome owners are low- to extremely-low income households. The proposed amendments would provide further protection and discourage the displacement of low-income residents. Further, the proposed amendment would contribute to the social equity and economic diversity of local and City-wide communities.

The proposed General Plan Amendments would not prevent submittal of future development applications for redevelopment or conversions of the 43 mobilehome parks. However, a General Plan amendment would be required to change the mobilehome use to a different use and any future proposal to redevelop the mobilehome parks would be evaluated for consistency with General Plan major strategies, goals and policies, and would be subject to requirements of the City's mobilehome park conversion ordinance.

Senate Bill 330

Senate Bill 330 (SB 330) prohibits a city from changing the land use designation or zoning of a parcel or parcels where housing is an allowable use to a less intensive housing use, unless the city concurrently changes the land use designation or zoning of another parcel or parcels to ensure no net loss in residential capacity within a city. As a result of City staff's coordination with Senator Skinner's office, the legislative author of SB 330, a provision was added to the bill which does not prohibit a city from changing a land use designation or zoning to a less intensive use on a site that is a mobilehome park, as defined in Section 18214 of the Health and Safety Code. Therefore, the proposed General Plan amendments are in conformance with SB 330.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Properties at 2800 Monterey Road, 1500 Virginia Place, 3637 Snell Ave, 5450 Monterey Road, 2151 Oakland Road, 3300 Narvaez Av, 111 Barnard Ave, 270 Umbarger Road, 2580 Senter Road, 655 South 34th Street, 1309 Oakland Road, 900 Golden Wheel Park Drive, 241 South Jackson Ave, 661 Bonita Ave, 5770 Winfield Blvd, 165 Blossom Hill Road, 1840 South Seventh Street, 6130 Monterey Road, 2929 Aborn Square Road, 633 Shadow Creek Drive, 2135 Little Orchard St, 2150 Monterey Road, 510 Saddle Brook Drive, 2150 Almaden Road, 1358 Oakland Road, 540 Bonita Ave, 555 Umbarger Road, 4210 Monterey Road, 1350 Oakland Road, 2600 Senter Road, 2052 Gold Street, 555 McLaughlin Ave, 195 Blossom Hill Road, 1212 Oakland Road, 1410 North 10th Street, 5680 Santa Teresa Blvd, 200 Ford Road, 4320 Monterey Road, 2784 Monterey Hwy, 2780 East Capitol Expressway, 1850 Evans Lane, 3051 Towers Lane, and 3010 Monterey Road are currently operating as mobilehome parks. The proposed new land use designation of Mobilehome Park in the General Plan is intended to allow only mobile park uses, and therefore, would not change the existing uses on the sites. With no physical changes to the two sites, the environmental impacts of the proposed amendments were addressed in a determination of consistency with the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041), and Addendum thereto.

PUBLIC OUTREACH

To inform the public of the proposed General Plan Amendments, staff followed City Council direction to streamline the public outreach process for the land use designation work, recognizing our mobilehome residents have both been aware of and participating in the preservation of mobilehome parks.

Planning staff distributed flyers to the property owners and tenants for File No. GP24-005 on March 29, 2024 to provide information on the proposed General Plan Amendments. The flyers were created in three languages: English, Spanish and Vietnamese. Staff included their contact information on the flyers and have been available to answer any questions that property owners and tenants may have. The notice also included direction to the [Mobilehome Park Protection & Redesignation Project](#) website that has information to assist property owners and tenants with the process and includes frequently ask questions. The flyers also included directions to our interactive [Mobilehome Map Viewer](#) where the community can view the mobilehome parks that are happening within their neighborhood and throughout the City. Also, staff met with and informed mobilehome advocates about these General Plan Amendments. Staff has also received emails in support of the Mobilehome Park General Plan Amendments from both residents and owners.

Subsequent to sending the flyers to affected property owners and tenants, a notice of the public hearing was distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public. Staff received one email from a member of the public inquiring about the General Plan Amendments.

Project Manager: Ami Upadhyay

Approved by: /s/ Martina Davis, Division Manager for

Chris Burton, Director, Planning, Building and Code Enforcement

ATTACHMENTS:
A: Draft Resolution
B: Map of San José Mobilehome Parks with General Plan Designations (updated October 2023)

Figure 1: Aerial of Site Ace Trailer Inn (2800 Monterey Road)



Figure 2: Aerial of Site Arbor Point (540 Bonita Avenue)



Figure 3: Aerial of Site Bella Rosa Mobilodge (1500 Virginia Place)



Figure 4: Aerial of Site California Hawaiian Mobile Estates (3637 Snell Avenue)



Figure 5: Aerial of Site Casa Alondra (5450 Monterey Road)



Figure 6: Aerial of Site Casa Del Lago Mobilehome Park (2151 Oakland Road)



Figure 7: Aerial of Site Colonial Manor Mobilehome Park (3300 Narvaez Avenue)



Figure 8: Aerial of Site Cottage Trailer Park (111 Barnard Avenue)



Figure 9: Aerial of Site County Fair Mobilehome Park (270 Umbarger Road)



Figure 10: Aerial of Site Coyote Creek Mobilehome Community (2580 Senter Road)



Figure 11: Aerial of Site Foothills Mobilelodge (655 South 34th Street)



Figure 12: Aerial of Site Garden City Trailer Park (1309 Oakland Road)

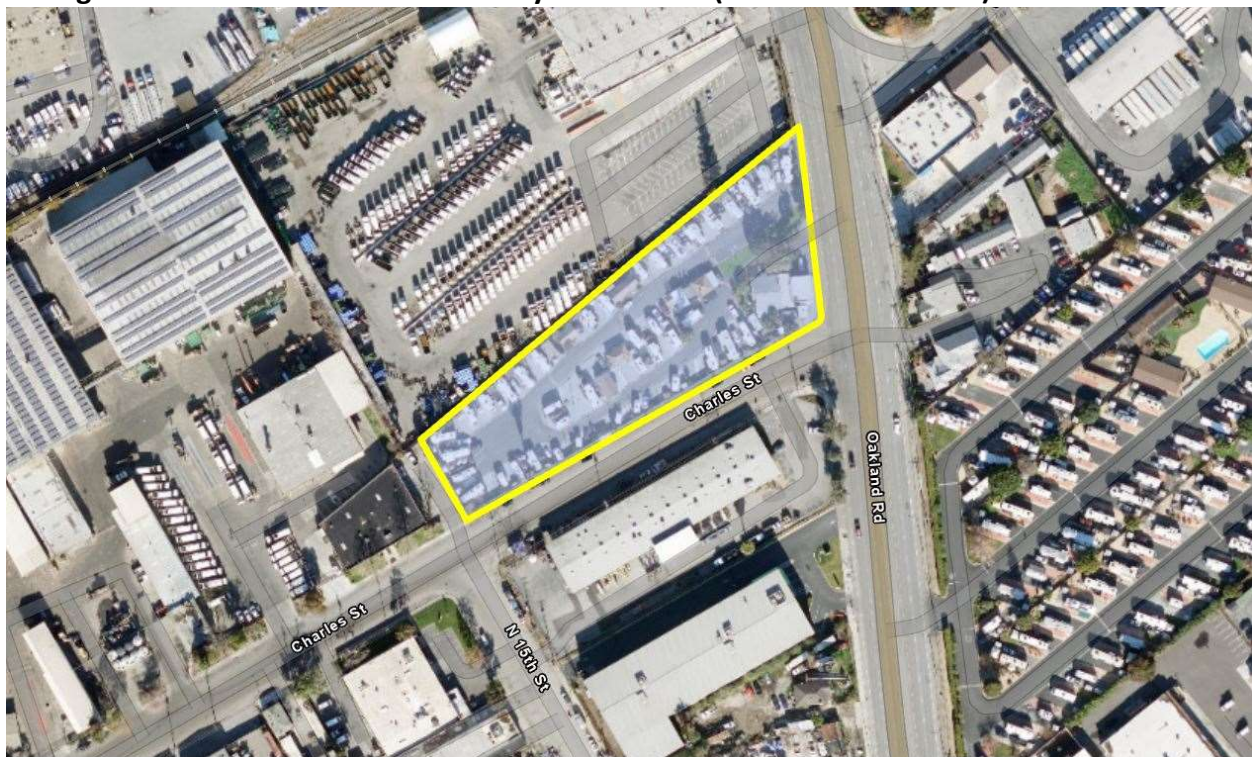


Figure 13: Aerial of Site Golden Wheel Park (900 Golden Wheel Park Drive)

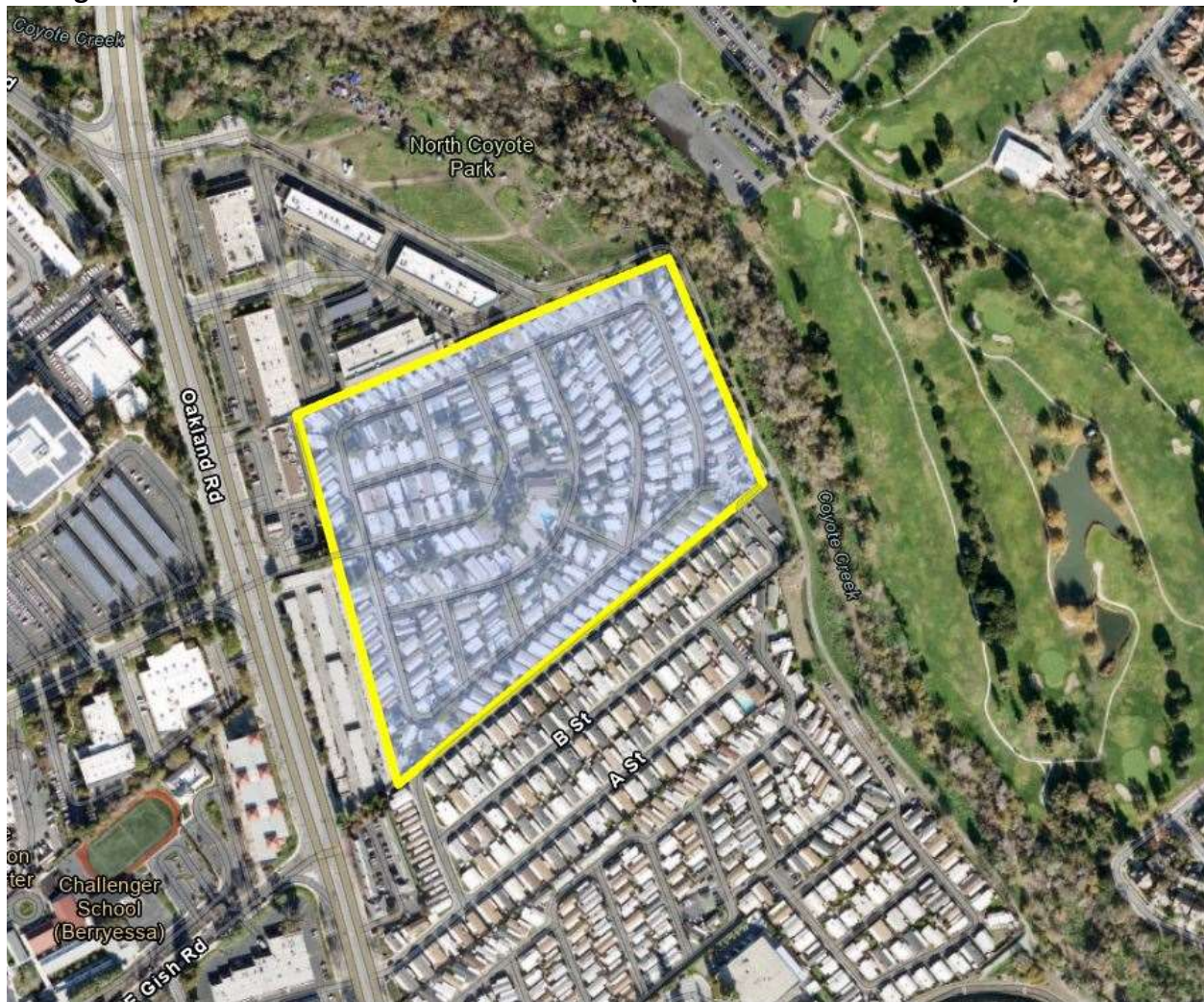


Figure 14: Aerial of Site Hillview Mobilehome Park (241 South Jackson Avenue)

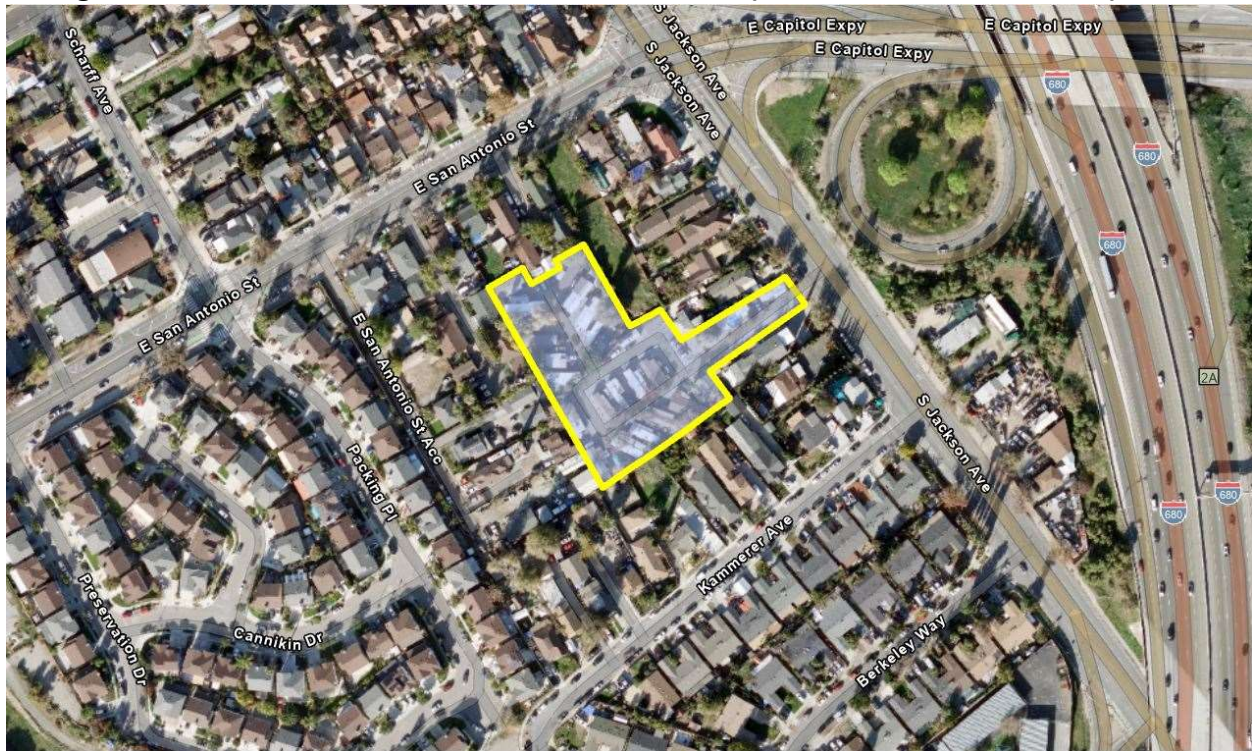


Figure 15: Aerial of Site Hilton Mobile Park (661 Bonita Avenue)



Figure 16: Aerial of Site Hometown Monterey Oaks (6130 Monterey Road)



Figure 17: Aerial of Site Imperial San Jose Mobile Estates (5770 Winfield Boulevard)



Figure 18: Aerial of Site Magic Sands Mobile Community (165 Blossom Hill Road)



Figure 19: Aerial of Site Mayfair Trailer Park (1840 South 7th Street)



Figure 20: Aerial of Site Moss Creek Mobilehome Park (2929 Aborn Square Road)



Figure 21: Aerial of Site Mountain Shadows Mobilehome Park (633 Shadow Creek Drive)



Figure 22: Aerial of Site Old Orchard Mobilehome Park (2135 Little Orchard Street)



Figure 23: Aerial of Site Pepper Tree Mobilehome Estates (2150 Monterey Road)



Figure 24: Aerial of Site Rancho Santa Teresa Mobile Estates (510 Saddle Brook Drive)



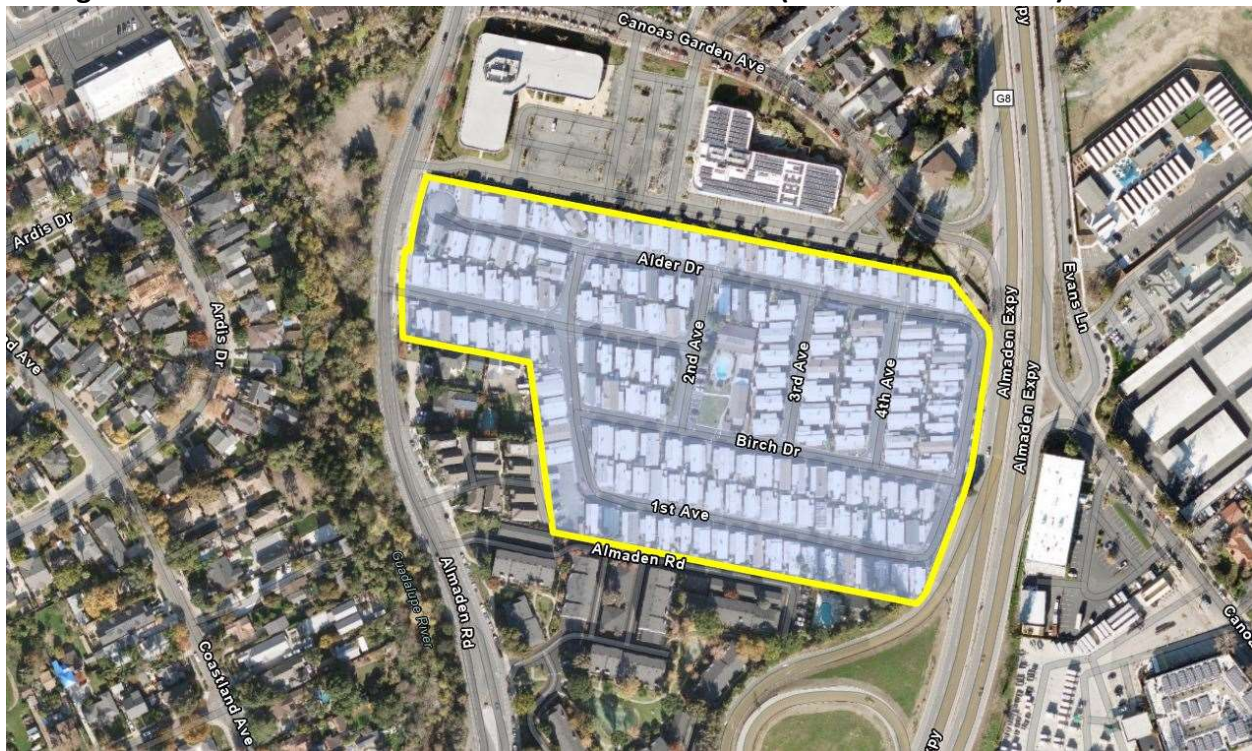
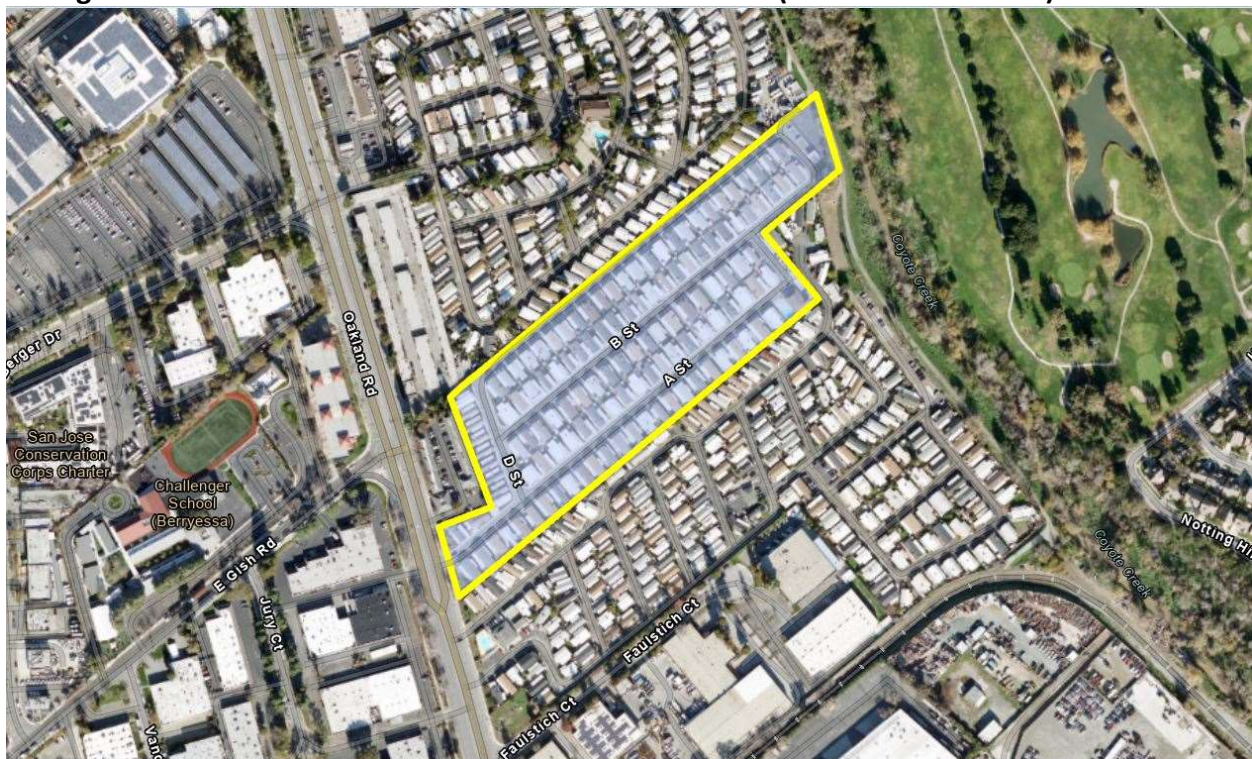
Figure 25: Aerial of Site River Glen Mobilehome Park (2150 Almaden Road)**Figure 26: Aerial of Site Riverbend Mobilehome Park (1358 Oakland Road)**

Figure 27: Aerial of Site San Jose Verde Mobilehome Park (555 Umbarger Road)



Figure 28: Aerial of Site Sleepy Hollow Trailer (4210 Monterey Road)

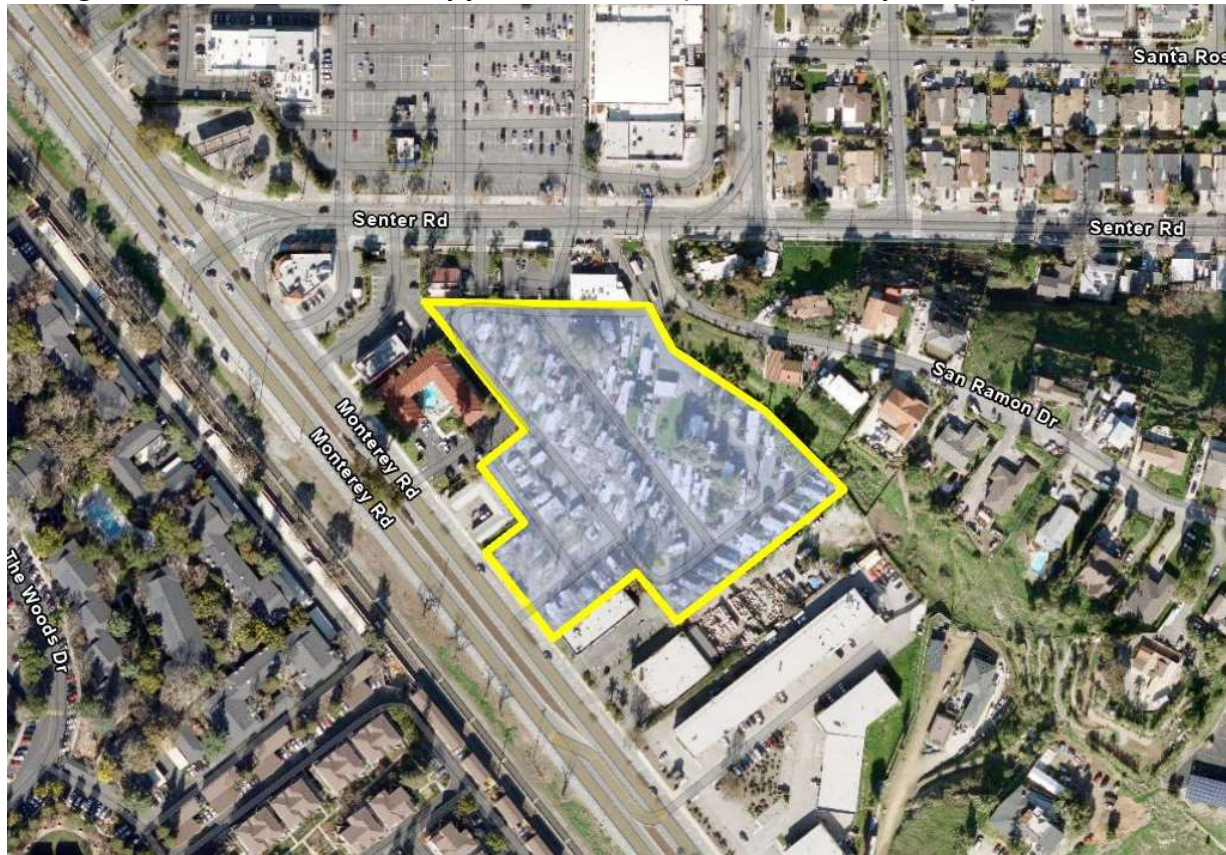


Figure 29: Aerial of Site South Bay Mobilehome Park (1350 Oakland Road)



Figure 30: Aerial of Site Spanish Cove Mobilehome Park (2600 Senter Road)



Figure 31: Aerial of Site Sunset Mobile Estates (2052 Gold Street)



Figure 32: Aerial of Site Sunset Mobile Manor (555 McLaughlin Avenue)

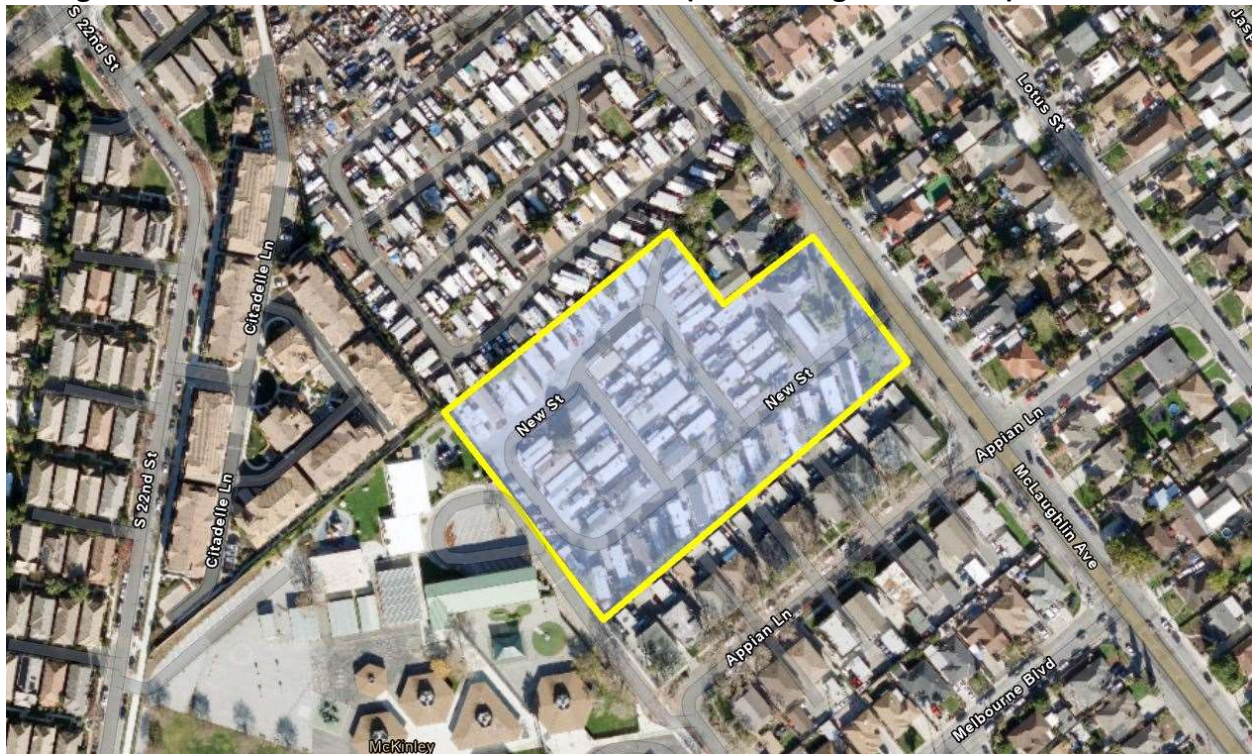


Figure 33: Aerial of Site Town & Country Mobile Village (195 Blossom Hill Road)



Figure 34: Aerial of Site Trailer Tel Mobile Manor Office (1212 Oakland Road)



Figure 35: Aerial of Site Trailer Terrace Park (3010 Monterey Road)

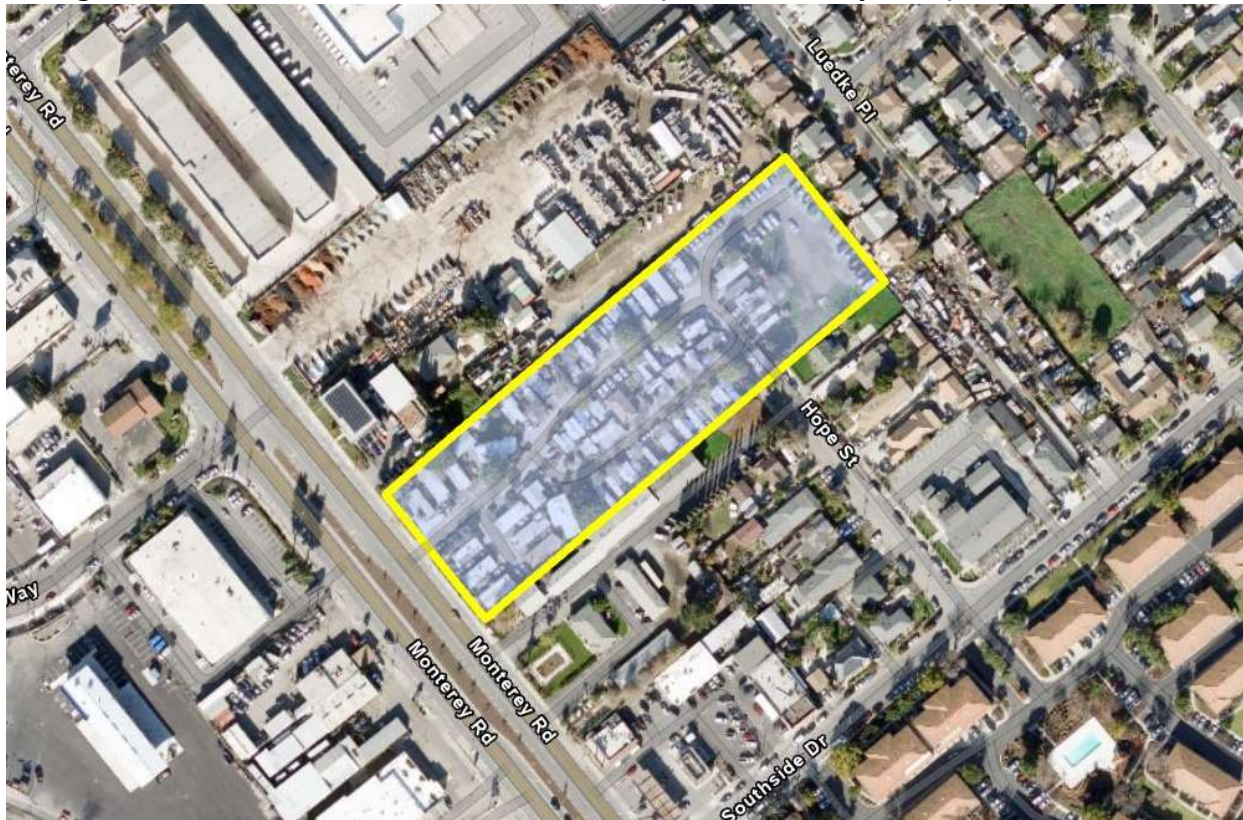


Figure 36: Aerial of Site Triangle Trailer Park (1410 North 10th Street)



Figure 37: Aerial of Site Villa Teresa Mobile Community (5680 Santa Teresa Boulevard)



Figure 38: Aerial of Site Village of the Four Seasons Mobilehome Park (200 Ford Road)**Figure 39: Aerial of Site Walnut Mobilehome Park (4320 Monterey Road)**

Figure 40: Aerial of Site Western Trailer Park (2784 Monterey Road)



Figure 41: Aerial of Site Whispering Hills Mobilehome Park (2780 East Capitol Expressway)



Figure 42: Aerial of Site Willow Glen Mobilehome Estates (1850 Evans Lane)

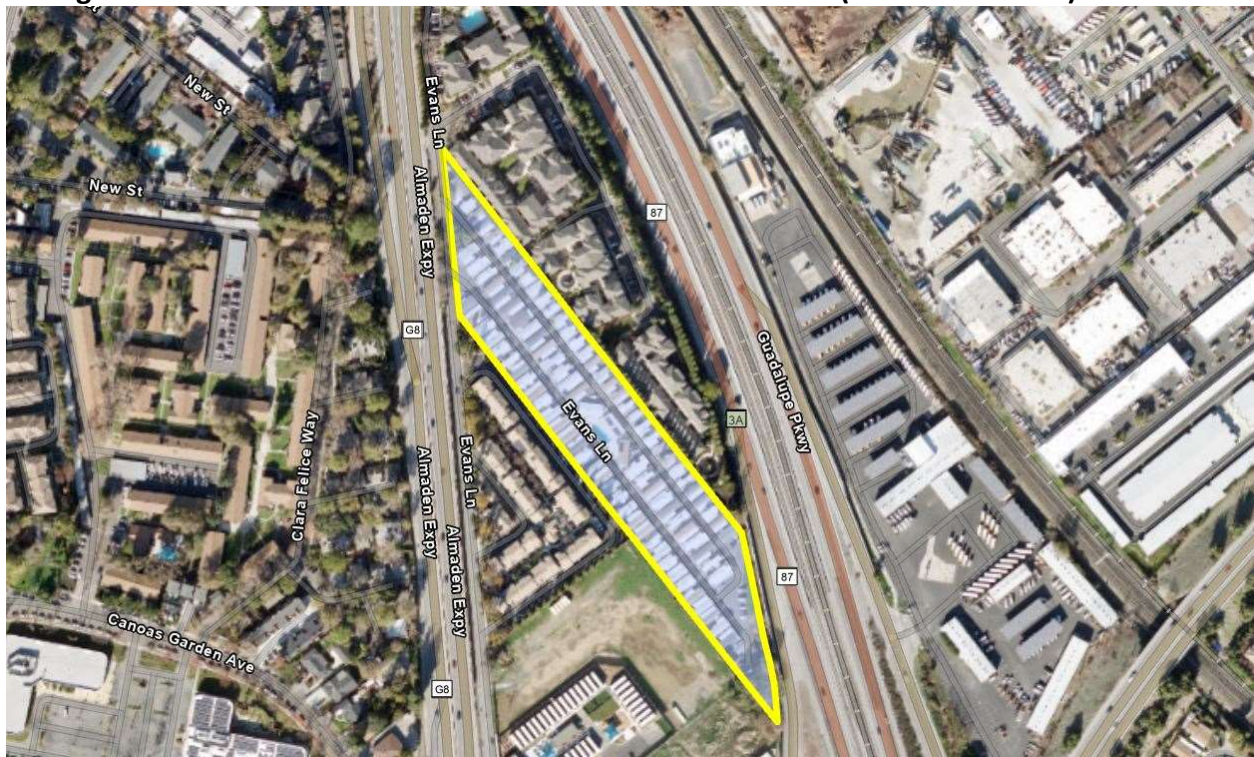
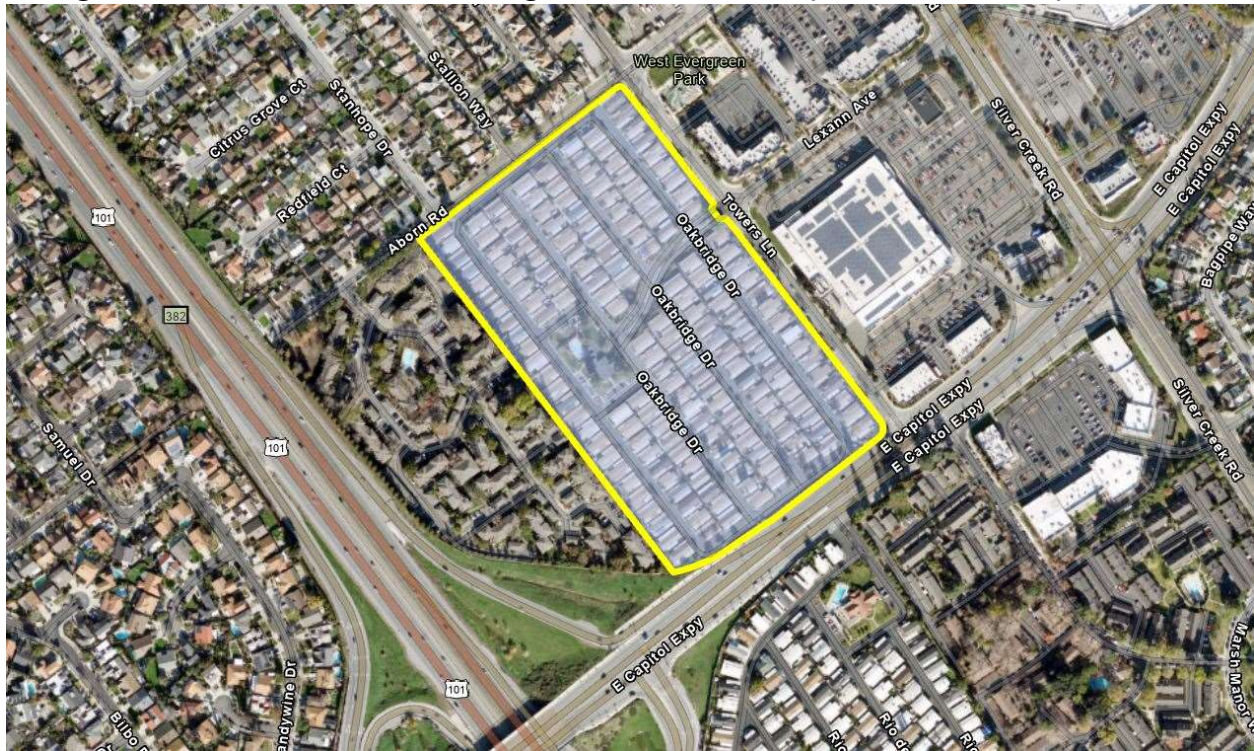


Figure 43: Aerial of Site Woodbridge Mobilehome Park (3051 Towers Lane)



GP24-005

Links to Attachment A-B

Click on the title to view document.

<u>Exhibit A: Draft Resolution</u>
<u>Exhibit B: Map of San José Mobilehome Parks with General Plan Designations (updated October 2023)</u>