

This option is the most direct approach, clearly establishing how each of the mobile home park sites could be developed. As would be the case with any Land Use District change to the General Plan, the land uses and land use designations surrounding the subject mobile home park is taken into consideration as part of the proposed land use change. It should also be noted that any land use district change is subject to the minimum district size established by the Development Code. In certain locations, this may require some of the property surrounding the subject mobile home park to be included in the proposed land use district change.

Should this be the Council's direction, the land use change would most likely be accomplished after the City's General Plan Update is completed and would include an addendum to the General Plan EIR as part of the Land Use Plan change. The park owner could sell his land based on the market value which would include the added value of General Plan designation. Reuse project applications would include the submittal of a Conditional Use Permit or Planned Development application and processed similar to typical development projects.

2. Establish a Mixed Use Land Use District and amend the General Plan to change each of the selected mobile home park sites to the Mixed Use designation.

The potential Mixed Use Land Use Designation could include the following provisions:

Maximum Residential Density	24 dwelling units per acre
Maximum Commercial Building Area	0.4 FAR (approx. 17,500 sq. ft./acre)
Development Standards	Per City Development Code

This option provides greater flexibility in the manner in which each park could be developed, which may make the reuse possibility more attractive. Implementation of this option would be the same as Option 1, where a General Plan Amendment is completed, along with the EIR Addendum. Reuse project applications would include the submittal of a Conditional Use Permit or Planned Development application and processed similar to typical development projects.

3. Establish a Mobile Home Reuse Overlay District and Development Reserve applicable to the selected mobile home park sites.

The potential Reuse Overlay District could include the following provisions:

<i>Individual Mobile Home Park Site</i>	
Maximum Residential Density	Base: 16 dwelling units per acre Max.: 24 dwelling units per acre
Maximum Commercial Building Area	0.4 FAR (17,500 sq. ft./acre)
Development Standards	Per City Development Code and Overlay Development Standards
<i>Development Reserve Caps</i>	
Total Potential Development Area:	48.5 acres (34.5 ac. @ RM-24, 14 ac. @ CG)
Total Dwelling Units:	828 (550 existing spaces)
Total Commercial Building Area:	245,000 sq. ft.