
Chapter 20.28 – Overlay Zoning Districts [MPH, PM, and SP]

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20.28.010 – Purposes of Overlay Zoning Districts

The purposes of the individual overlay zoning districts and the manner in which they are applied are outlined below. An overlay district may be initiated as a Zoning Map amendment in compliance with Chapter 20.80 (Amendments).

- A. MHP (Mobile Home Park) Overlay Zoning District.** The MHP overlay zoning district is intended to establish a mobile home district on parcels of land developed with mobile home parks. The regulations of this district are designed to maintain and protect mobile home parks in a stable environment with a desirable residential character.
- B. PM (Parking Management) Overlay Zoning District.** The PM overlay zoning district is intended to provide for areas appropriate for parking management.
- C. Development Review (DR) Overlay Zoning District.** The DR Overlay zoning district is intended to implement adopted policies and criteria applicable within specific areas of the City. The DR Overlay zoning district may be combined with any other base zoning district in areas where it is determined that special attention to overall project design is required due to the unique character of the area and to ensure that proposed projects are in harmony with other quality development in the area.

20.28.020 – Mobile Home Park (MHP) Overlay Zoning District

- A. Uses allowed.** Uses allowed in the MHP Overlay Zoning District include only those uses listed below. When an MHP Overlay Zoning District is applied to an area, all uses previously allowed in the underlying zoning district are no longer allowed.
 - 1. Mobile home parks.** Mobile home parks as regulated by the State of California.
 - 2. Accessory structures and uses.** Accessory structures and uses incidental to the operation of mobile home parks (e.g., recreation facilities and/or community centers of a non-commercial nature, either public or private, storage facilities for the use of the mobile home park residents, and any other structures or uses that are incidental to the operation of a mobile home park).
- B. Removal of the Mobile Home Park Overlay District.** The Council shall not approve a Zoning Map amendment that would remove the MHP designation from a property, unless all of the following findings have first been made:

1. The proposed zoning is consistent with the General Plan, and in the event the proposed zoning is Planned Community, the PC development plan has been submitted and is consistent with the General Plan;
2. The property which is the subject of the Zoning Map amendment would be more appropriately developed in compliance with the uses allowed by the underlying base zoning, or proposed zoning, and if the underlying base zoning or proposed zoning is Planned Community, that a PC development plan has been submitted and the property would be more appropriately developed with the uses specified in that development plan; and
3. A mobile home park phase out plan has been prepared, reviewed, and found to be acceptable.
 - a. A phase out plan shall not be found to be acceptable unless it includes all of the following:
 - (1) A time schedule and method by which existing mobile homes, cabanas, ramadas, and other substantial improvements and tenants are to be relocated or appropriately compensated;
 - (2) Methods of mitigating the housing impacts on tenants having low and moderate incomes, elderly tenants, and tenants who are handicapped; and
 - (3) The programs or other means that are to be implemented properly address the housing impacts on those described in Subparagraph (2), above, are mitigated.
 - b. For purposes of this finding, "low and moderate incomes" shall be defined in compliance with the provisions of the City's Housing Element.

20.28.030 – Parking Management (PM) Overlay District

- A. Parking management district plan required.** Before approving an amendment reclassifying land to a PM Overlay District, the Commission and Council shall approve a parking management district plan.
- B. Establishment of parking management program(s).** The parking management district plan shall identify existing and planned parking facilities and establish parking management programs necessary to adequately serve the parking needs of the area.
- C. Exemptions.** The parking management district plan shall also include a formula or procedure establishing the extent to which properties shall be exempted from the requirements of Chapter 20.52 (Off-Street Parking and Loading Standards).

20.28.040 – Development Review (DR) Overlay District

- A. Uses allowed.** Uses allowed within the DR Overlay zoning district shall be any use allowed in the base zoning district.

- B. Project approval.** Proposed projects within the DR Overlay zoning district shall be subject to approval of a Site Development Review in compliance with Section 20.66.070 (Site Development Review).

20.28.050 – Overlay Zoning Districts General Development Standards

The overlay zoning district development standards shall be established during review of the required permit (e.g., Conditional Use Permit, Minor Use Permit, Site Development Review).

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