

CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of April 7, 2021

**SUBMITTED BY:** Jose Cortez, Associate Planner 

**APPROVED BY:** Alexis Morris, Planning Manager 

**SUBJECT:** **Vista Diablo Mobile Estates (UP-21-01)**

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**RECOMMENDED ACTION**

It is recommended that the Planning Commission take the following actions:

1. Adopt the resolution approving a Use Permit for an expansion of a mobile home park subject to the conditions of approval (UP-21-01).

**DISCUSSION**

**Requested Approvals**

The applicant, Vista Diablo Mobile Estates, LP, requests approval of a Use Permit to add six (6) new sites to the existing 150-site mobile home park. Three (3) of the six (6) proposed sites are located within the existing park and three (3) would be located on an adjacent parcel under the same ownership. The sites would be developed in two phases: the first phase would be the three (3) infill sites within the park and the second phase would be the three (3) off-site sites. The project site is located on the east side of Somersville road, South of Buchanan Road at 2901 Somersville Road. (APN's 076-010-029).



### Environmental

This project has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15303 New Construction.

### Background

The site currently houses a 150-unit mobile home park. The mobile home park site was approved by the Planning Commission on November 28, 1973, by means of a re-zoning to R-2T (Mobile Home District) with the Council adopting the Ordinance to re-zone the parcel on January 8, 1974. Subsequent Zoning Ordinance updates amended the zoning to R-10T, keeping the intent of the original R-2T district.

On October 15, 2008, the Planning Commission approved the Use Permit for the expansion of the existing mobile home park. The project proposed six (6) new sites to the existing 150-site mobile home park. After receiving one extension, the prior applicant did not act on the approval and it subsequently expired on October 15, 2011.

On August 19, 2015, the Planning Commission reviewed and approved the Use Permit identical to the Use Permit approved in 2008. The applicant did not act on the approval and it subsequently expired on August 19, 2017.

The current application is identical in form to the two previously approved applications.

## **ANALYSIS**

### **Project Overview**

The applicant proposes to add six (6) new sites at the existing mobile home park at 2901 Somersville Road. The project will develop in two different phases building three (3) sites in each phase. Three (3) of the six (6) proposed sites are “in-fills” located within the existing park, and three (3) proposed sites would occur on the vacant eastern parcel under the same ownership. There are no proposed changes to the park perimeter walls or enclosures on public street frontage, signs or access to the mobile home park from the public right of way, which would fall under the City’s jurisdiction.

### **General Plan, Zoning, and Land Use**

The General Plan designation of the site is Medium Density Residential. The zoning of the site is R-10 Manufactured Housing Combining District (R10T). The expansion of a mobile home park is subject to the approval of a Use Permit.

The surrounding land uses and zoning designations are noted below:

North:	Vacant Land / Medium High and High Density Residential District(R-20)
South:	Vacant Land/ Contra Costa Canal / Planned Business Center (PBC)
East:	Single Family Residential / Planned Development (PD) District
West:	Mobile Home Park / Manufactured Housing Combining District (R-20T)

### **Site Plan, Circulation and Parking**

The site is approximately 22 acres and is developed with 150 mobile homes. The site is accessed via driveways via Somersville Road. The applicant proposes no further site improvements other than those relating to the new mobile home sites.

Antioch Municipal Code § 9-5.1703.1 requires 2 parking spaces per unit. The applicant proposes each lot to provide the required two off street parking spaces. The original approval required one guest parking space per every five coach lots. This is consistent with the current off-street parking requirements for multi-family dwelling units. Although a total of 11 guest spaces will be removed, the site will still have 51 guest parking spaces, which is in excess of the required 31.

### **Density**

Vista Diablo Mobile Estates sits on approximately 22-acres. The current zoning allows for up to 10 units per acre. The current mobile home park houses 150 coach lots having

a density of approximately 6.5 units per acre. The addition of six (6) lots (resulting in a total of 156 lots) would increase the density to approximately seven (7) units per acre, which is still under the allowable density for the R-10T zoning.

### Use Permit

The City of Antioch Municipal Code requires a Use Permit for mobile home parks and the expansion of a mobile home park. Therefore, the applicant is requesting a Use Permit approval for the expansion of Vista Diablo Mobile Estates. Use Permits are required for land uses that may be suitable only in specific locations or require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The R-10T Zoning District provides for a district designation which shall be applied to land uses such as manufactured housing or trailer park uses, establish rules and regulations by which the city may regulate standards of lot, yard, and park area, landscaping, walls or enclosures, signs, access, and vehicle parking in relation to mobile home or trailer parks pursuant to the powers granted to the city under the California Health and Safety Code. The proposed use complies with the underlying zoning and goals in that it adds additional living units.

### **ATTACHMENTS**

- A. Resolution
- B. Project Plans
- C. Project Description

# **ATTACHMENT A**

## **Resolution**

**PLANNING COMMISSION  
RESOLUTION NO. 2021-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING  
A USE PERMIT FOR THE EXPANSION OF THE VISTA DIABLO MOBILE ESTATES  
MOBILE HOME PARK AT 2901 SOMERSVILLE ROAD**

**WHEREAS**, the City of Antioch ("City") received an application from Vista Diablo Mobile Estates, LP ("Applicant") for approval of a Use Permit for the expansion of the existing mobile home park located at 2901 Somersville Road from 150 units to 156 units (UP-21-01) (APN 076-010-029);

**WHEREAS**, this project has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15303;

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and

**WHEREAS**, the Planning Commission on April 7, 2021, held a public hearing and received and considered evidence, both oral and documentary.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission makes the following findings for approval of a Use Permit:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The property is currently zoned for medium density residential units and is located within a district which specifically allows for manufactured housing units;

2. The use applied at the location indicated is properly one for which a use permit is authorized.

Although this site was originally approved and zoned for a mobile home park, the zoning has since changed from R-T2 to R-10T which under current zoning regulations requires a Use Permit;

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required. Title 25, Chapter 2 of the California Codes and Regulations clearly defines the development standards for mobile home parks. The City's approval of only lots which can meet these standards does

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ensure that the mobile home park coach sites will complement the existing development;

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is currently developed and is located off of Somersville Road, which is adequate in width and pavement type to carry the minimal additional traffic that will be generated by the proposed use; and

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

That General Plan designation for this site is medium density residential; the granting of such use permit will be consistent with this designation and does not adversely affect the comprehensive General Plan.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Antioch does hereby **APPROVE** the Use Permit for the expansion of the existing mobile home park from 150 units to 156 units contingent upon compliance with Title 25, Chapter 2 of California Codes and Regulations ("Mobile home Parks and Installations") and approval from the California Department of Housing and Community Development (HCD), subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The development and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards, unless a specific exception is granted thereto or approved by the City Engineer.
2. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
3. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other monies that are due.
4. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.

5. That this approval expires two years from the date of approval (Expires April 7, 2023), unless a building permit has been issued by the Department of Housing and Community Development and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Planning Commission. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
6. All required easements or rights of entry for off-site improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
7. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.
8. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.
9. All cracked, broken or damaged concrete curb, gutter and/or sidewalks in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer and at no cost to the City.
10. On site Asphalt paving shall be designed for a minimum traffic index (TI) of 5.5 and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
11. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Construction is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.

2. The project shall comply with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with the contact number of the Developer, the Bay Area Air Quality Management District and the City.
4. Driveway access to neighboring properties shall be maintained at all times during construction.

**C. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire District shall be met.

**D. FEES**

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code and all pass-through fees required of the project.

**C. PROJECT SPECIFIC CONDITIONS**

1. That only sites which meet the requirement of Title 25, Chapter 2 of California Codes and Regulations (“Mobile home Parks and Installations”) and approval from the California Department of Housing and Community Development (HCD) shall be included as part of this approval.
2. That all building and engineering requirements of the Department of Housing and Community Development shall be fulfilled.
3. That all agency requirements (utilities, fire, health, etc.) shall be met by the applicant prior to the City of Antioch Planning Division sign off of the State of California Department of Housing and Community Development “Mobile home Park, Recreational Vehicle Park, Campground and Associated Structures Plan Review Booklet”.
4. That the Contra Costa Water District shall sign off on the “Mobile home Park, Recreational Vehicle Park, Campground and Associated Structures Plan Review Booklet” prior to the City of Antioch Planning Division and that the following conditions recommended by the Contra Costa Water District be addressed:

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- a. That the applicant shall have no access to the Contra Costa Canal right of-way during construction
- b. That no grading be conducted in the Contra Costa Canal right of way.
- c. That all sewer lines to be installed shall be a minimum of 3 feet away from the Canal property line fence.
- d. Sewer line size depth and distance from the canal fence should be defined on the drawings.

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 7th day of April 2021.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

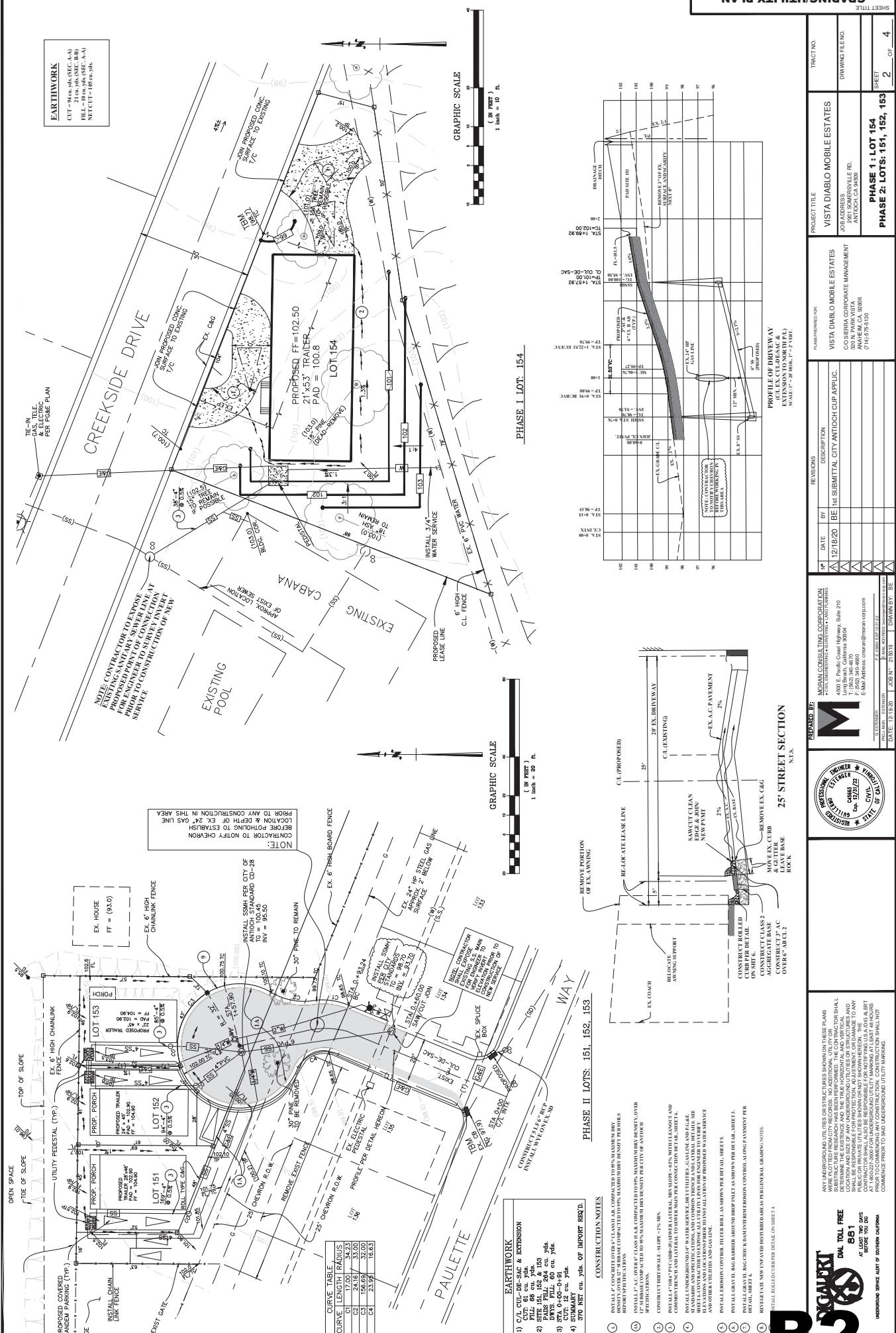
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**Forrest Ebbs**  
**Secretary to the Planning Commission**

## **ATTACHMENT B**

### **Project Plans**









# **ATTACHMENT C**

## **Project Description**

## **PROJECT DESCRIPTION**

### **CUP #20-\_\_\_\_\_**

#### **LOCATION**

Vista Diablo Mobile Estates 2901 Somersville, APN #076-010-029

The existing site consists of a fully improved mobilehome park in the City of Antioch on approximately ±22.79 acres.

#### **REQUEST**

This Conditional Use Permit application requests approval of a Use Permit to add six (6) new homesites to the existing 150-site mobile home park located at 2901 Somersville Road.

Three (3) of the six (6) proposed sites are “in-fills” located within the existing park, and three (3) proposed sites would occur on the vacant eastern parcel under the same ownership (*same APN #*)

The sites would be developed in two phases. Phase 1 consists of the three (3) “in-fill” sites. Phase 2 consists of the three (3) remaining sites on the eastern vacant parcel.

#### **BACKGROUND**

The Planning Commission approved this very request on August 9 2015 under UP-15-07. This Conditional Use Permit expired before all the improvements could be completed thus requiring this new application for re-approval.

The current application is identical in form to the previously-approved application.

The project site is located on the east side of Somersville Road, south of Buchanan Road. This parcel is zoned R-10T Medium Density Residential Manufactured Housing Combining District and its General Plan Designation is Medium Density Residential.

Surrounding land uses and zoning designation are as noted below:

North:	vacant parcels	(high density residential)
South:	vacant parcels, Contra Costa Canal	(Business Park)
West:	mobile home park	(high density residential)
East:	single family residential	(planned development))

The site currently houses a 150 coach mobile home park. The mobile home park site was approved by the Planning Commission on November 28, 1973, by means of a rezoning to R-2T (Mobile Home District) with the Council adopting the Ordinance to re-zone the parcel on January 8, 1974. Subsequent Zoning Ordinance updates amended the zoning to R-10T, keeping the intent of the original R-2T district.