

**FINDINGS FOR APPROVAL
TENTATIVE PARCEL MAP 9700**

**1150 West Winton Avenue
PL-2007-0576**

- A. The approval of Tentative Parcel Map 9700, the conversion of an existing rental mobile home park to a residential subdivision, cooperative, or condominium for mobile homes is statutorily exempt [California Environmental Quality Act (CEQA) Guidelines, Section 15282(e)].
- B. The tentative parcel map, as conditioned, substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations and the City's General Plan.
- C. The site is physically suitable for the proposed type of development.
- D. Existing streets and utilities are adequate to serve the project.
- E. None of the findings set forth in Section 66474 of the Subdivision Map Act¹ have been made, and the approval of the tentative parcel map is granted subject to the recommended conditions of approval.
- F. There will be no actual or economic eviction or displacement as a result of the conversion process, the Residents will have the choice to remain renting or to purchase an interest in the Park in which they live.
- G. The purchase rights and rental protections are being offered only to persons who are defined as Residents in the Park as of the Conversion Date.
- H. The purchase rights, Lease programs, and protections will be offered only if the Park is converted to a Resident-owned mobilehome park. Such programs become effective on the effective date of the Map Act Rents or the "Offering Date," which is the date of issuance and delivery of the Final Public Report from the California Department of Real Estate, whichever is the later occurrence.
- I. Upon conversion of the Park to Resident ownership, the current owner of the Park, as well as subsequent owners of Condominium Interests in the Park, shall abide by all terms

¹ The findings of Section 66474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the designs of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

and conditions set forth in the TIR. The TIR is a covenant that encumbers each individual Unit.

- J. The conversion of the Park from a rental park to a Resident-owned park provides the Residents with an opportunity of choice. Park Residents may choose to purchase a Condominium Interest or continue to rent.

- K. All Residents choosing to continue to rent will have occupancy rights exactly as they have now, and all existing Leases and/or Rental Agreements will be honored, subject to Government Code Section 66427.5, Mobilehome Residency Law, Mobilehome Parks Act and other California law, as applicable. The protections and programs offered to the Residents are greater than those required by law and are better than the Residents currently have as rent-paying tenants in the Park.