

**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of September 10, 2019  
**TO:** Honorable Mayor and Members of the City Council  
**SUBMITTED BY:** Ron Bernal, City Manager *REB*  
**SUBJECT:** 701 Wilbur Avenue Code Enforcement Violations

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**RECOMMENDED ACTION**

It is recommended that the City Council discuss and provide direction to the City Manager.

**FISCAL IMPACT**

There is no fiscal impact associated with this item.

**DISCUSSION**

The property owner at 701 Wilbur Avenue has been renting space to recreational vehicles ("RVs") and trailers for over ten years. Attempts to work cooperatively with the property owner to resolve the unpermitted uses on this property have been unsuccessful resulting in violations and citations for ongoing unpermitted occupied RVs and an unpermitted RV storage facility. The deadline for bringing the property into compliance is October 1, 2019. Bringing the property into compliance will result in the displacement of persons currently occupying the RVs and trailers.

The property owner has told me that he has issued each occupant a 60-day Notice to Vacate effective October 1, 2019. The owner and tenants have attended and spoke at recent public meetings about the difficulty of finding alternative locations for their mobile homes.

The property in question has a High Density Residential General Plan Land Use designation and R-25 Zoning designation meaning up to 25 units per acre. Past attempts to entitle low income multi-family housing on this and the adjacent parcel have been unsuccessful to date.

Staff has not been involved in the relocation efforts to date nor has the property owner attempted to rezone his property to a use that would allow the current occupancy.

Without relieving the property owner of his responsibility to bring the property into compliance by October 1<sup>st</sup>, I am seeking Council direction on: (1) whether to investigate

and recommend relocation opportunities and means of assistance for the current tenants, and (2) whether to research and return to City Council with recommendations concerning the feasibility of rezoning of the property to bring it into compliance with the current uses.

**ATTACHMENTS**

A. Map – 701 Wilbur Avenue

