



# Information Item

**Date: August 31, 2012**

To: Mayor and City Council  
From: David Martin, Director of Planning and Community Development  
Subject: Village Trailer Park Development Agreement Project Revisions

## **Summary**

During the Planning Commission and City Council review of the Village Trailer Park (VTP) proposal, public comments were received requesting retention of a portion of the existing trailer park. In response, on August 13, 2012, the developer submitted a revised project that includes the partial closure of VTP and the retention of ten spaces on the easternmost portion of the park. The revised project now includes three buildings with 377 units (161 apartments and 216 condos), which represents a 14% reduction in the number of residential units, additional ground floor open space, and an 8% reduction in total square feet. Please see Attachment A for the revised site plan.

After receipt of the revised application, staff prepared revisions to the EIR to analyze the revised project. The majority of environmental impacts would be less than those identified for the previously analyzed project in areas such as Traffic, Noise, Air Quality, and Greenhouse Gas. However, the revised project would result in a new significant impact with respect to shade and shadows. Therefore, portions of the EIR are being recirculated for public review in compliance with CEQA Guidelines Section 15088.5. The 45-day public review period will end on October 15, 2012.

Staff will continue to work with the developer on the details of the revised project, including further refinements to the proposed relocation plan. These details may include

additional relocation benefits for VTP residents who choose relocation options such as Mountain View Mobilehome Park.

Staff will also work with the developer to develop a plan for the ownership and operation of the retained portion of VTP. This plan may include the donation of the land to a non-profit housing provider who would operate the park, and who may eventually develop the property as affordable rental housing.

The revised project will be presented to City Council following the completion of the revised Final Environmental Impact Report and negotiations on the development agreement.

Prepared by: Jing Yeo, Special Projects Manager

Attachments:

1. Revised Site Plan

# ATTACHMENT 1 – REVISED VILLAGE TRAILER PARK SITE PLAN



**CUNINGHAM GROUP**

**EAST VILLAGE**

SARASOTA, FLORIDA

**Village Trailer Park, L.L.C.**

Alternate Study for City Council Review

**OPTION 'A'**

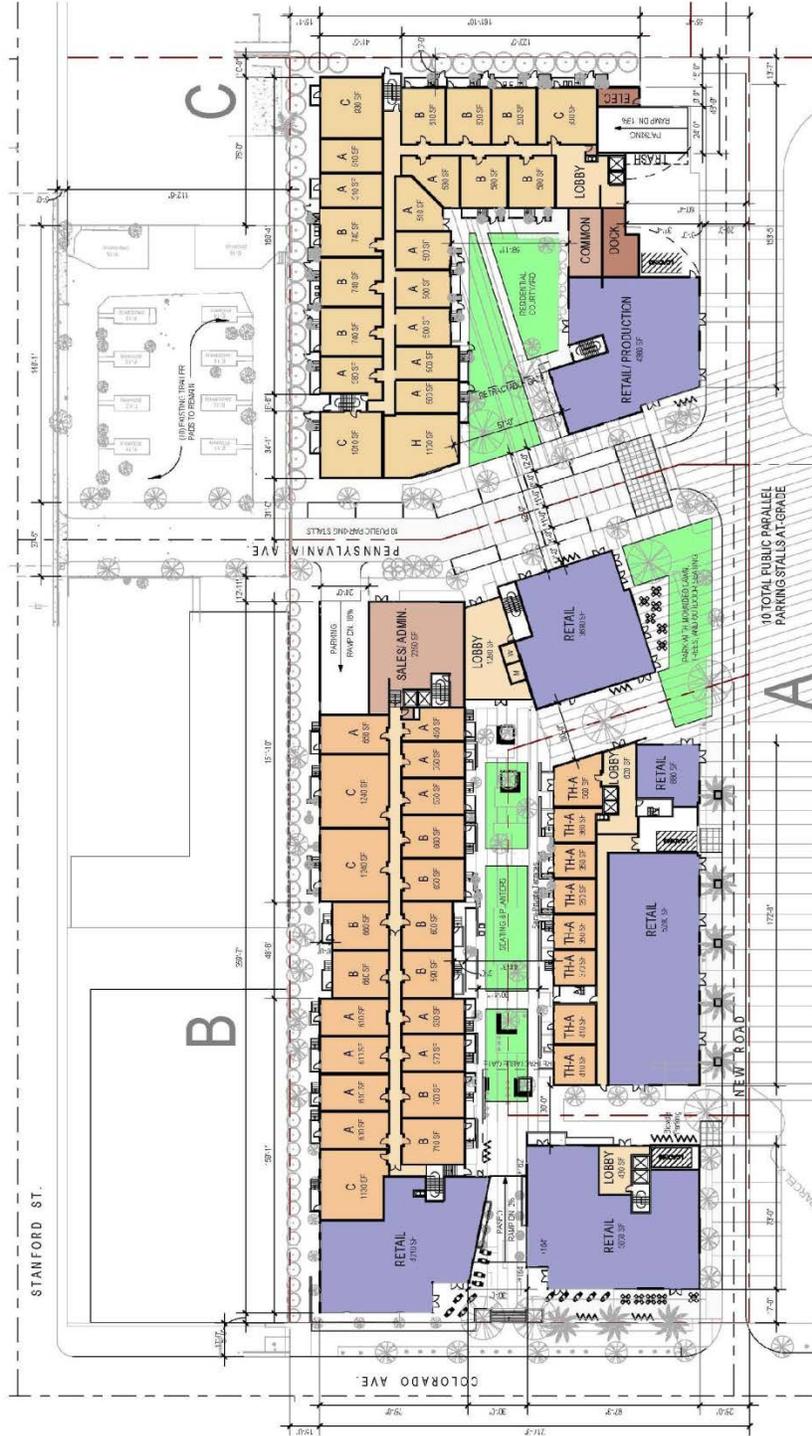


**SITE PLAN**

Date: August 10, 2022

**201**

Scale: 1" = 50'-0"



**SITE PLAN**  
1" = 50'-0"