

**CITY OF FRESNO**

**NOTICE OF PUBLIC HEARING  
SUFFICIENCY OF CONVERSION IMPACT REPORT FOR LA HACIENDA MOBILE ESTATES  
104 E. SIERRA AVENUE**

NOTICE IS HEREBY GIVEN that the Fresno City Council, in accordance with Sections 65090, 65091, 65863.7, and 65863.8 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code (FMC), will conduct a public hearing to consider the items below pertaining to the "Conversion Impact Report and Relocation Plan" issued by Autotemp, Inc. on behalf of La Hacienda Mobile Estates, LLC (Applicant), pertaining to La Hacienda Mobile Estates (formerly Trails End Mobile Home Park), located at 104 East Sierra Avenue, on the north side of Sierra Avenue between North Blackstone Avenue and North Fresno Street:

1. **The sufficiency of the Conversion Impact Report and Relocation Plan:** A finding as to whether or not approval of the park closure and the park's conversion into its intended new use, taking into consideration both the impact report as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction, in accordance with Section 95863.7(e)(1)(B) of the Government Code.

**FRESNO CITY COUNCIL**

Date/Time: Thursday, November 16, 2023 at 3:00 p.m., or thereafter

Place: City Hall Council Chamber, 2<sup>nd</sup> Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the City Council agenda found here: <https://fresno.legistar.com/Calendar.aspx>


Any interested person may also participate electronically during the public hearing to speak in favor or against the matter, by Zoom meeting with instructions provided on the City Council Agenda, and present written testimony at least 24 hours in advance, pursuant to the City Council rules and procedures, or they may be excluded from the administrative record of proceedings.

NOTE: This notice is being provided in writing to Applicant La Hacienda Mobile Estates, LLC, pursuant to the requirements of Government Code Section 65863.8.

**APPLICANT IS HEREBY INFORMED:** Section 798.56 of the Civil Code sets forth the required "just cause(s)" for termination of a tenancy in a mobilehome park, and imposes upon Applicant a duty to notify residents and mobilehome owners of the mobilehome park of the proposed change in use.

**APPLICANT IS HEREBY ORDERED:** By no later than 5:00 p.m. Friday, November 10, 2023, submit an affidavit signed under penalty of perjury, verifying that residents and mobilehome owners of the mobilehome park have been notified of the proposed change in use. This order is pursuant to Section 65863.8 of the Government Code. The full text of Civil Code Section 798.56 is attached for your review.

For questions or additional information, you may contact the Clerk's Office at (559) 621-7650 or [clerk@fresno.gov](mailto:clerk@fresno.gov).

  
Sarah Papazian  
Senior Deputy City Attorney  
Office of the City Attorney, Code Enforcement, Mobilehome Parks Division  
Dated: October 9, 2023