

# **Bond Case Briefs**

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## **ZONING - CALIFORNIA**

### **218 Properties, LLC v. City of Carson**

**Court of Appeal, Second District, Division 8, California - May 14, 2014 - Cal.Rptr.3d - 14  
Cal. Daily Op. Serv. 5320**

Two mobilehome park operators petitioned for writs of mandate challenging city's denial of applications to convert the parks to resident ownership. The Superior Court directed city to approve the conversions. City appealed.

The Court of Appeal held that:

- City properly denied conversion application based on unanimous survey of residents; but
- City abused its discretion in denying conversion application based on survey of residents showing opposition of majority of respondents; and
- City council could not deny conversion application on basis that owner's Tenant Impact Report (TIR) purportedly was incomplete.