



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner 
DATE: September 9, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 17296 (HUNTINGTON SHORECLIFFS
MOBILEHOME PARK CONVERSION)

APPLICANT: Boyd Hill, Hart, King & Coldren, 200 Sandpointe, Fourth Floor, Santa Ana, CA 92707

PROPERTY

OWNER: Shorecliff, LP, 200 Sandpoints, fourth floor, Santa Ana, CA 92707

LOCATION: 20701 Beach Blvd., 92648 (west side of Beach Blvd., south of Indianapolis Ave. –
Huntington Shorecliffs Mobilehome Park)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The proposed tentative tract map is a request to subdivide an existing 37.06 net acre, for-rent, mobilehome park with a total of 304 units into 309 lots for ownership purposes. The tentative tract map also depicts the creation of five additional lots for mobilehome coaches bringing the total number of units to 309. The applicant proposes to convert the for rent park to enable the existing park residents to purchase their own lots. The project also includes an appeal filed by the applicant on August 27, 2009 of the applicable code requirements. The applicant argues that a majority of the code requirements identified as being applicable to the project are “unlawful” pursuant to State law.

The mobilehome park was established in 1969 and expanded over the next several years to its current size. Permitting and enforcement authority over the mobilehome park lies with the State Department of Housing and Community Development (HCD). HCD enforces the California Code of Regulation, Title 25, which establishes development and operational standards for the mobilehome park. Fire authority, however, lies with the City of Huntington Beach Fire Department.

Subdivision of the park for proposes of converting it from for-rent to ownership is regulated by Section 66427.5 of the Subdivision Map Act (SMA). The SMA requires the subdivider to provide a report on the impact of the conversion upon residents of the mobilehome park to be converted. The applicant submitted a report that indicates no displacement of residents will occur in that those residents who decide not to purchase a unit may remain renting within the mobilehome park (Attachment No. 6). The SMA also requires the subdivider to obtain a survey of support of residents of the mobilehome park. The applicant submitted a survey that indicates out of a total of 296 surveys, 188 were returned (Attachment No. 7). Of the 188 returned surveys, 97 respondents declined to state their opinion, 45 respondents indicated that they do not support the conversion of the park, 40 respondents indicated that they support the conversion, and 6 respondents indicated that they support the conversion but would not be purchasing a unit.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RMH-25 (Residential Medium High Density – Max. 25 units per acre)	RMP (Residential Mobilehome Par)	Mobilehome park
North of Subject Property (across Frankfort Ave.):	RMH-25	RMH-A (Residential Medium High Density – Subdistrict A Overlay)	Single family residential
East of Subject Property (across Beach Blvd.):	RL-7 (Residential Low Density – Max. 7 units per acre) RM-15 (Residential Medium Density – Max. 15 units per acre)	RL (Residential Low Density) RM (Residential Medium Density)	Single family and multi-family residential
South of Subject Property:	RM-15	RM	Multi-family residential
West of Subject Property (across Delaware St.):	RMH-25-d (Residential Medium High Density – Design Overlay) OS-P (Open Space – Park)	RMH OS-PR (Open Space – Parks and Recreation Subdistrict)	Single family and multi-family residential and public park

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

August 28, 2009

MANDATORY PROCESSING DATE(S):

October 17, 2009

Tentative Tract Map No. 17296 was filed on September 18, 2008 and deemed complete August 28, 2009. The application is scheduled for public hearing before the Planning Commission on September 22, 2009.

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt pursuant to Section 15301(k), Class 1, of the California Environmental Quality Act, which states that division of existing multiple family or single-family residences into common-interest ownership are exempt from further environmental review.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Fire, Public Works and Planning have reviewed the application and identified suggested conditions of approval (Attachment No. 4) and applicable code requirements (Attachment No. 5). The applicant does not concur with the all of the suggested conditions of approval and has appealed a majority of the applicable code requirements (Attachment No. 10).

PUBLIC MEETINGS, COMMENTS AND CONCERNS

The project is scheduled for a Subdivision Committee meeting on September 2, 2009 to review the subdivision map. Subdivision Committee comments on the proposed subdivision will be provided in the September 29, 2009, Planning Commission staff report. In addition, the applicant will be hosting a

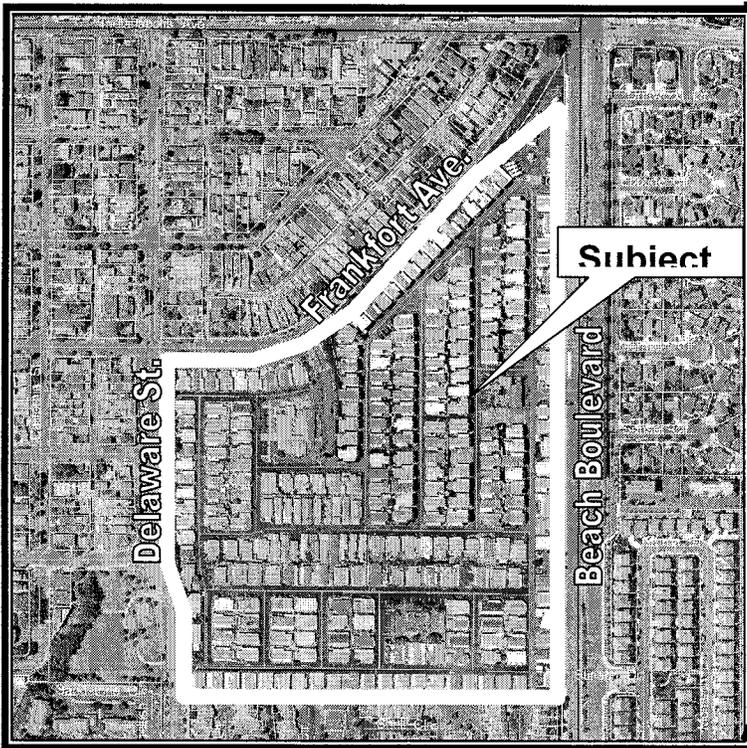
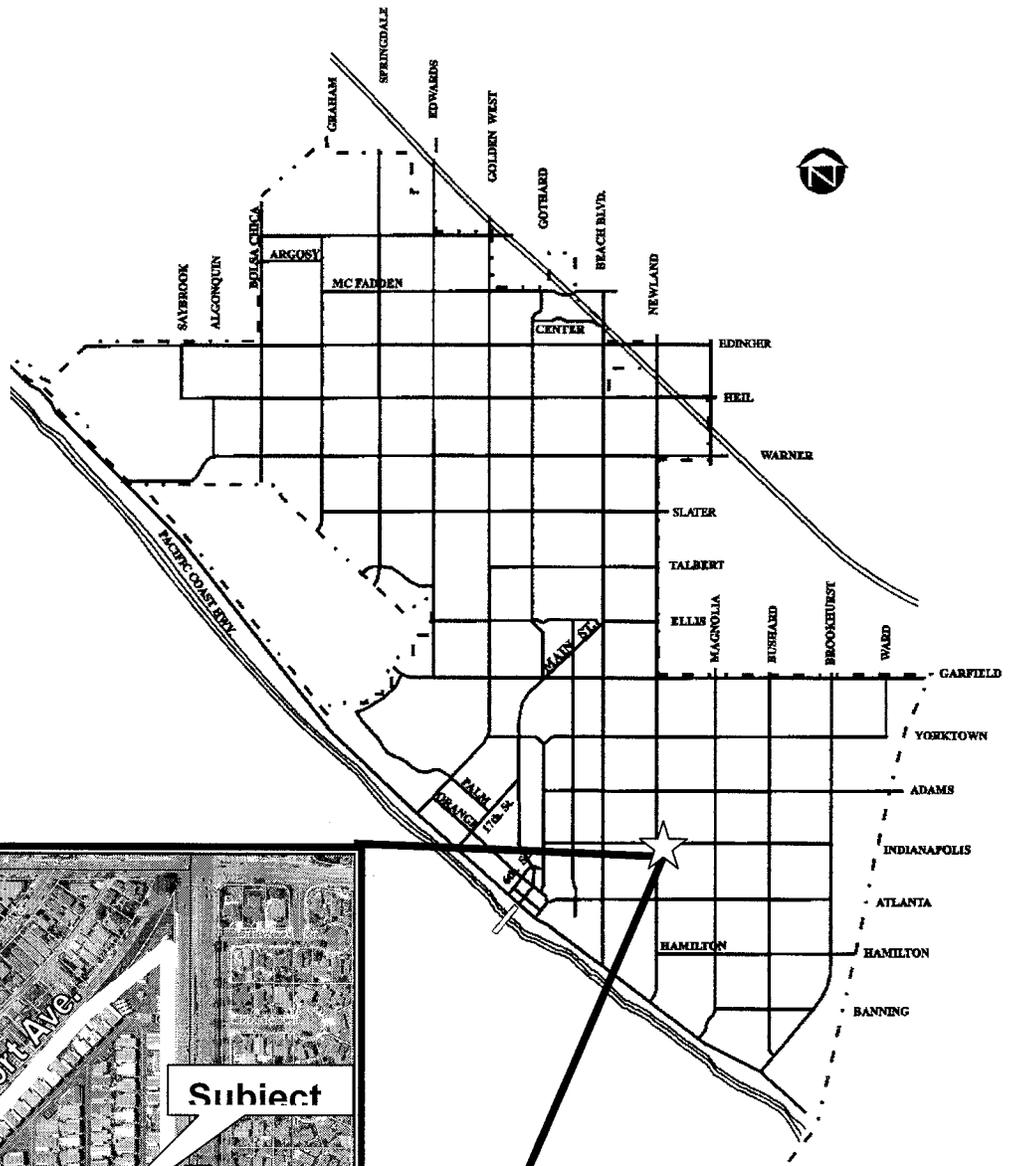
community meeting at the mobilehome park meeting room on September 9, 2009, at 2:00 pm. To date, there have been 77 comment letters received from the public regarding this request.

PLANNING ISSUES

Major issues with the processing of the application include age of the infrastructure within the park, economic impacts associated with the subdivision, limited authority of the City to condition such requests, and appeal of applicable code requirements. Many letters have been received from residents of the park citing concerns with the outdated infrastructure within the park. The applicant indicates that the strict application of State law precludes the ability to require any improvements to the park as a condition of the approval of the tentative map. The applicants indicates that the State law mandates that the scope of a hearing for the approval of a tentative map to convert a mobilehome park from for-rent to ownership purposes shall be limited to the economic impacts associated with the subdivision. Furthermore, the applicant indicates that a majority of the code requirements identified in Attachment No. 5 are “unlawful” pursuant to Section 66427.5 of the Subdivision Map Act.

ATTACHMENTS:

1. Vicinity Map
2. Project Narratives received September 18, 2008
3. Tentative Tract Map No. 17296 dated August 4, 2009
4. Suggested conditions of approval from the Departments of Planning and Public Works dated August 20, 2008
5. Code Requirements Letter dated August 25, 2009
6. Report on Impact of Conversion Upon Residents dated March 6, 2009
7. Survey of Residents dated May 4, 2009
8. Comment letters received from residents of the mobilehome park
9. Letter from the applicant dated August 25, 2009
10. Appeal Letter dated August 27, 2009



VICINITY MAP
TENTATIVE TRACT MAP NO. 17269
(HUNTINGTON SHORECLIFFS MOBILEHOME PARK CONVERSION 20701
BEACH BLVD., 92648)



James R. Wilson
jwilson@hkclaw.com

September 18, 2008

Our File Number: 36014.112/4811-7507-1234v.1

PERSONAL AND CONFIDENTIAL

Hand Delivered

Rami Talleh, City Planner
City of Huntington Beach Planning Dept.
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

City of Huntington Beach

SEP 18 2008

Re: Huntington Shorecliffs Mobile Home Park
20701 Beach Boulevard, Huntington Beach, CA. 92648
Subdivision Application (Tentative Tract Map)

Dear Rami:

Enclosed please find the Subdivision Application (Tentative Tract Map) ("**Application**") for the Huntington Shorecliffs Mobile Home Park located at 20701 Beach Boulevard, Huntington Beach, CA. 92648 ("**Park**"). We propose to convert the Park into a resident-owned park with three hundred nine (309) numbered lots and one (1) lettered lot encompassing the Park's common amenities (e.g., clubhouses, pools, landscaping and private streets).

The conversion will enable Park residents to purchase their own lot. A resident who elects not to purchase their lot may choose to continue leasing their space. Park residents will not be displaced. There will not be a "physical change" or "change in use" of the Park. Instead, the subdivision simply creates legal property lines on paper, thereby allowing the transfer of ownership of lots that already exist as mobile home park spaces.

In accordance with paragraph 5 on page 2 of the Application, we are providing the following information and materials. To the extent such items are not applicable, we have so indicated.

5(a) Environmental Assessment Form.

Conversion of a rental mobile home park to residential ownership is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.08 and the California Code of Regulations, Title 14, Section 15282(e).

5(b) Preliminary Title Report.

A Preliminary Title Report dated August 21, 2008, together with the legal description of the Park property is enclosed.

Rami Talleh
September 18, 2008
Page 2

5(c) Preliminary Soils Report and Engineering Geology Report.

There is no "physical change" or "change in use" of the Park. No soils and geology reports are not required or necessary.

5(d) Public Notification Requirements.

The public notification materials are enclosed.

5(e) Photographs of the Subject Property.

The photographs of the Park are enclosed.

5(f) Written Narrative:

(1) Existing Use of the Property and Present Zoning.

The Park is situated on a single parcel (APN 024-250-72) consisting of approximately 39 acres and operated as a mobile home park permitted for 308 mobile home spaces. The Park is currently zoned RMP. The General Plan Designation is RMH-25.

The Park was constructed in 1972, is located on the west side of Beach Boulevard, south of Indianapolis Avenue, and north of Atlantic Avenue. There are approximately 1,900 feet of street frontage along Beach Boulevard and approximately 1,100 feet of street frontage along Delaware Street. Street access is provided by Beach Boulevard and Frankfort Avenue. The Park is improved with 2 clubhouses and pools, office, conference center, and laundry facilities. There is an RV storage lot on Park property.

(2) Proposed Use of the Property.

There is no proposed "physical change" or "change in the use" of the Park. The proposed use of the Park is to maintain the existing use as a mobile home park.

(3) Statement of the Proposed Improvements and Public Utilities.

There are no proposed improvements or utilities.

(4) Public Areas Proposed.

There are no public areas proposed.

(5) Tree Planting Proposed.

There are no tree plantings proposed.

(6) Restrictive Covenants Proposed.

Upon approval of the Application, the Park will form a Homeowners Association and prepare customary covenants, conditions and restrictions utilized in planned mobile home communities.

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September 18, 2008
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5(g) Coastal Development Permit Application.

The Park is not within the Coastal Zone and no permits are required.

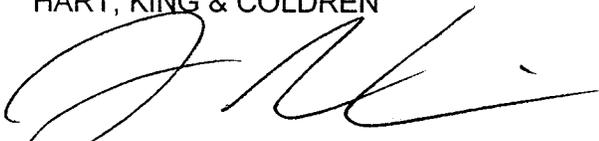
In accordance with the current City of Huntington Beach Planning Department Fee Schedule, we are including the Tentative Tract Map filing fee of \$30,420.00 (\$21,150.00 plus \$30.00 for each of the 309 lots) ("**Fee**"). We are tendering payment of the Fee "**Under Protest**" and reserving all of our rights to protest and object to the Fee pursuant to applicable laws and regulations, including, but not limited to, the Mitigation Fee Act (California Government Code Section 66000 et seq.).

The regulation and subdivision of mobile home parks is governed by California State law, including, but not limited to Government Code Section 66427 et seq., and Health & Safety Code Section 18300 et. seq., which preempt and limit the role of local governments in processing a mobile home park subdivision. The City's review and approval should not require the time and resources generally utilized in processing traditional subdivisions. The Fee is excessive and bears no reasonable relationship to the actual costs necessarily incurred by the City to process the Application.

Please feel free to contact me with any questions or comments you may have.

Best Regards,

HART, KING & COLDREN



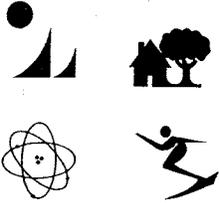
James R. Wilson

JRW/dmg

cc: John Saunders
Michael Cirillo
Robert S. Coldren
Burt Mazelow

Enclosures:

Subdivision Application
Tentative Tract Map
Legal Description of Park Property
Preliminary Title Report dated August 21, 2008
Public Notification Materials
Park Photographs
Filing Fee



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

August 20, 2009

Boyd Hill
Hart, King & Coldren
200 Sandpointe, Fourth Floor
Santa Ana, CA 92707

**SUBJECT: TENTATIVE TRACT MAP NO. 17269 (HUNTINGTON SHORECLIFF
SUBDIVISION)
SUGGESTED CONDITIONS OF APPROVAL**

Dear Mr. Hill,

Please find enclosed suggested conditions of approval for the aforementioned project received from the Public Works and Planning Departments for consideration by the Planning Commission. If you would like a clarification of any of these comments or you would like to discuss them in further detail, please contact me at 714-374-1682 and/or the Public Works Department representative – Steve Bogart (714-374-1692).

It should be noted that these suggested conditions of approval, which may be adopted by the Planning Commission if the project is approved, are in addition to applicable "code requirements provided to you under a separate letter.

Sincerely,

Rami Talleh,
Senior Planner

Enclosure

cc: Herb Fauland, Planning Manager
Steve Bogart, Public Works
Shorecliff, LP, 200 Sandpoints, fourth floor, Santa Ana, CA 92707
Project File



DRAFT

**CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT**

PROJECT SUGGESTED CONDITIONS OF APPROVAL

DATE: June 25, 2009
PROJECT NAME: HUNTINGTON SHORECLIFFS MOBILEHOME SUBDIVISION
ENTITLEMENTS: PLANNING APPLICATION NO. 08-0190; TENTATIVE TRACT MAP NO. 17296
PROJECT LOCATION: 20701 BEACH BLVD., 92648 (WEST SIDE OF BEACH BLVD., SOUTH OF INDIANAPOLIS AVE.)
PROJECT PLANNER: RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org
PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 18, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The Tentative Tract Map No. 17296 for Subdivision of an existing mobile home park received and dated September 18, 2008 shall be the approved layout with the following modifications:
 - a. The maximum number of lots created by the subdivision shall not exceed the total number mobile home units (304) approved for the site by the California Department of Housing and Community Development.
 - b. A landscaped planter between the perimeter fencing and public sidewalk improvements along Beach Boulevard shall be provided.
2. Incorporation of sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
3. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:

- a. The subdivider shall obtain necessary permits from the California Department of Housing and Community Development (HCD) to re-identify the lots if determined necessary.
 - b. The Subdivider shall demonstrate to HCD compliance with all applicable provisions of Title 25 pertaining to setbacks. If the mobile home park is deficient in compliance with the applicable setbacks, the subdivider shall obtain all necessary applicable alternate approvals from HCD.
4. The subdivider shall offer each existing tenant an option to either purchase his or her subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant. (Subdivision Map Act Section 66427.5)
5. The subdivider shall be required to avoid the economic displacement of all non-purchasing residents in accordance with the following:
- a. As to non-purchasing residents who are not lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period. (Subdivision Map Act Section 66427.5)
 - b. As to non-purchasing residents who are lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period. (Subdivision Map Act Section 66427.5)

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**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

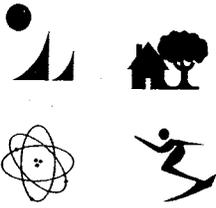
DATE: AUGUST 6, 2009
PROJECT NAME: HUNTINGTON SHORECLIFFS MOBILE HOME PARK
ENTITLEMENTS: TENTATIVE TRACT MAP 17296
PLNG APPLICATION NO. 2008-0190
DATE OF PLANS: SEPTEMBER 18, 2008
PROJECT LOCATION: 20701 BEACH BLVD
PROJECT PLANNER RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SBM for*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL TRACT MAP TO THE CITY FOR REVIEW:

1. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address all current surface water quality issues.
2. The subdivider shall refer to the California Department of Housing and Community Development (HCD) for domestic and irrigation water metering requirements.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP:

1. Encroachment permits for work within the Caltrans' right-of-way (for construction of sidewalks, driveways, water connections, etc.) shall be obtained by the applicant or contractor from Caltrans prior to start of work. A copy of each permit, traffic control plans, environmental review and other permission granted by Caltrans shall be transmitted to Public Works.
2. The applicant shall provide an analysis of the existing onsite sanitary sewer system. If any improvements are required per said analysis, they shall be constructed and comply with all associated requirements of HCD.
3. Prior to the recordation of the Map, all required landscape planting and irrigation shall be installed, inspected and approved by the City Landscape Architect/Inspector.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

August 25, 2009

Boyd Hill
Hart, King & Coldren
200 Sandpointe, Fourth Floor
Santa Ana, CA 92707

**SUBJECT: TENTATIVE TRACT MAP NO. 17269 (HUNTINGTON SHORECLIFFS
SUBDIVISION)
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Hill,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation should the Planning Commission approve your project.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission if the project is approved. Please note that if the design of your project or site conditions change, the list may also change.

The Planning Director has interpreted the relevant Sections of the Zoning and Subdivision Ordinance to require that your project satisfy the following development standards. Should you disagree, pursuant to Section 248.24A, you have ten (10) days from the date of this notice to file an appeal with the Planning Department. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

Rami Talleh,
Senior Planner

Enclosure

cc: Leonie Mulvihill, Senior Deputy City Attorney
Gerald Caraig, Building and Safety Department – 714-374-1575
Darin Maresh, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Planning Manager
Jason Kelley, Planning Department
Shorecliff, LP, 200 Sandpoints, fourth floor, Santa Ana, CA 92707
Project File

G:\Talleh\2008\Planning Commission\20701 Beach (Huntington Shorecliffs)\20701 Code Letter.doc

Phone 714-536-5271

Fax 714-374-1540

ATTACHMENT NO. 5.1
www.surfcity-hb.org



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

DRAFT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: August 24, 2009

PROJECT NAME: HUNTINGTON SHORECLIFFS MOBILEHOME SUBDIVISION

ENTITLEMENTS: PLANNING APPLICATION NO. 08-0190; TENTATIVE TRACT MAP NO. 17296

PROJECT LOCATION: 20701 BEACH BLVD., 92648 (WEST SIDE OF BEACH BLVD., SOUTH OF INDIANAPOLIS AVE.)

PROJECT PLANNER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org

PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 4, 2009. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
 - a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map.
 - b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). (HBZSO Section 254.16)
 - c. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
2. Prior to conversion of the mobile home park, the following shall be completed:
 - a. The final map shall be recorded with the County of Orange.
 - b. All improvements shall be completed in accordance with approved plans.

3. The Departments of Planning, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning Director and Public Works Director shall be notified in writing if any changes to parcel map are proposed during the plan check process. Permits shall not be issued until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO.
4. Tentative Tract Map No. 17296 shall not become effective until the ten calendar day appeal period has elapsed Planning Commission approval.
5. Tentative Tract Map No. 17296 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date.
6. The subdivision shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein.
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
8. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
9. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.

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HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: AUGUST 20, 2009

PROJECT NAME: HUNTINGTON SHORECLIFFS MOBILE HOME PARK

ENTITLEMENTS: TENTATIVE TRACT MAP 17296

PLNG APPLICATION NO. 2008-0190

DATE OF PLANS: AUGUST 4, 2009

PROJECT LOCATION: 20701 BEACH BLVD

PROJECT PLANNER RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL TRACT MAP TO THE CITY FOR REVIEW:

1. A Hydrology and Hydraulic Analysis for existing site drainage and tributary upstream drainage shall be submitted for Public Works review and approval (10, 25, and 100-year storms and back-to-back storms shall be analyzed). In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite detention analysis. Any drainage improvements required by the aforementioned analysis shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development or deficient downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. (ZSO 255.12)
2. Based on the Fire Department's requirement for a separate dedicated private on-site fire hydrant system, a hydraulic water analysis is required to identify any off-site water improvements necessary

to adequately protect the property per the Fire Department requirements. The subdivider shall be required to upgrade/improve the City's water system per Water Standards to meet the water demands to the site and/or otherwise mitigate the impacts of the property at no cost to the City. The subdivider shall provide the City with a site plan showing the existing and proposed on-site and off-site water improvements (including pipeline sizes, fire hydrants, meters, and backflow device locations). The subdivider shall be responsible to pay the City for performing the analysis using the City's hydraulic water model. (SMA 66428.1(d) and ZSO 255.04(E))

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP:

1. The Tentative Tract Map received and dated August 4, 2009 shall be the approved layout.
2. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map.
3. The Final Tract Map shall be consistent with the approved Tentative Tract Map. (ZSO 253.14)
4. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
5. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
6. Provide a digital-graphics file of said map to the City per the following design criteria:
 - c. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - d. File Format and Media Specification:
 - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF

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- ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
- 7. The improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
- 8. All improvement securities (Faithful Performance, Labor & Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney. (ZSO 255.16)
- 9. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. (ZSO 253.12K)
- 10. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
- 11. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
- 12. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
 - e. Onsite landscaping and irrigation improvements
 - f. On-site sewer and drainage systems
 - g. Best Management Practices (BMP's) as per the approved Water Quality Management Plan (WQMP)

The aforementioned items shall be addressed in the development's CC&R's.

- 13. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - h. Existing AC curb along the Beach Boulevard frontage shall be removed and replaced with curb and gutter per Public Works Standard Plan No. 202 and per Caltrans requirements. (ZSO 255.04 and SMA 66428.1(d))
 - i. Six (6) foot wide sidewalk and a nine (9) foot wide curb adjacent landscaped parkway along the Beach Boulevard frontage shall be constructed per Public Works Standard Plan No. 207. (ZSO 255.04 and SMA 66428.1(d))
 - j. The existing earthen storm drain channel along the Beach Boulevard frontage shall be replaced with a 54-inch storm drain pipeline (unless otherwise designed and sized by Hydraulics Report which is submitted to Public Works for review and approval) to convey the 100-year storm flow as quantified in the City's 2005 Master Plan of Drainage. (ZSO 255.04 and SMA 66428.1(d))
 - k. Street lights shall be installed along the Beach Boulevard project frontage. Lighting standards shall be per City of Huntington Beach guidelines. (ZSO 255.04)
 - l. ADA compliant access ramps shall be installed on the easterly curb returns on Delaware Street at Mermaid Lane per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))

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- m. An ADA compliant access ramp shall be installed on the southeast corner of Delaware Street and Frankfort Avenue per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - n. An ADA compliant access ramp shall be installed on the southeast corner of Delaware Street and Frankfort Avenue per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - o. ADA compliant access ramps shall be installed on the south curb returns of Frankfort Avenue at Shorecliff Drive (at the subject site's northerly entrance) per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - p. An ADA compliant access ramp shall be installed on Frankfort Avenue where it intersects Hill Street per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - q. Damaged curb and gutter along the Frankfort Avenue frontage (at Hill Street) shall be removed and replaced per Public Works Standard Plan No. 202. (ZSO 255.04 and SMA 66428.1(d))
 - r. Based on the Fire Department's requirement for a separate dedicated private on-site fire hydrant system, the subdivider shall comply with the following requirements:
 - i. The existing two (2) 4-inch compound manifold metering system serving the fire, domestic and irrigation water systems shall be replaced with a single meter for domestic and irrigation purposes only. The new meter must be sized to meet the minimum requirements of the California Plumbing Code (CPC) and constructed per Water Standards. (SMA 66411.5(a) and ZSO 255.04(E))
 - ii. Backflow protection devices shall be constructed per Water Standards at each fire service connection to the to the City's water system. (SMA 66411.5(a) and ZSO 255.04(E))
 - s. The existing 8-inch backflow device configuration is non-conforming placing the City's water supply at risk of potential contamination. As a result of health and safety concerns, the subdivider shall reconstruct or replace the existing backflow device to comply with current Water Standards. (Resolution 5921, Title 17 State Regulation, SMA 66411.5(a), and SMA 66428.1(d))
 - t. An onsite storm drain shall be designed per the final approved hydrology and hydraulics study, City Standards and per the City adopted 2005 Master Plan of Drainage. The storm drain system located within private streets shall be private and maintained by the Homeowner's Association. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (ZSO 255.04A)
14. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
- u. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - v. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - w. Standard landscape code requirements apply. (ZSO 232)

- 15. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
- 16. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
- 17. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)
- 18. A Drainage Fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,270 per gross acre is subject to periodic adjustments. This project consists of 41.223 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$547,029. City records indicate the current use on the subject property has never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48) In lieu of the payment of the aforementioned Drainage Fee \$547,029, Public Works will accept the construction of the on-site master planned facilities per the City of Huntington Beach, Municipal Code Section 14.38.030.
- 19. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
- 20. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
- 21. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
- 22. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52) Based upon these requirements, a separate water meter and backflow prevention device shall be provided for landscaping along Beach Blvd.

THE FOLLOWING DEVELOPMENT REQUIREMENTS ARE REQUIRED TO BE COMPLETED PRIOR TO RELEASE OF IMPROVEMENT SECURITIES:

- 1. Complete all improvements as shown on the approved improvement plans.

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**CITY OF HUNTINGTON BEACH
FIRE DEPARTMENT**

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: August 24, 2009

PROJECT NAME: HUNTINGTON SHORECLIFF MOBILE HOME SUBDIVISION

ENTITLEMENTS: PLANNING APPLICATION NO. 08-190: TENTATIVE TRACT MAP NO. 17296

PROJECT LOCATION: 20701 BEACH, HUNTINGTON BEACH, CA

PLANNER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org

PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org

PROJECT DESCRIPTION: **TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.**

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 4, 2009. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

1. Tract Map No. 17296 for the subdivision of the Huntington Shorecliffs Mobile home park for purposes of converting an existing 304 space for-rent mobile home park for ownership purposes shall comply with the following requirements:
 - a. Fire Hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements.
 - b. Fire flow based on fire area and construction type (HBFC Appendix B, Table B-105.1, Appendix C, Table C-105.1), shall be provided at 1500 gpm from each hydrant spaced every 500 feet.
 - c. Private water systems shall be installed to service on-site fire hydrants.

2. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be complied with:

- a. A site plan depicting all locations of fire lanes shall be submitted for review and approval by the Fire Department.
 - b. Plans portraying the fire hydrants shall reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes and shall be submitted to the Public Works Department for review and approval by the Public Works and Fire Departments.
 - c. Plans depicting the private water system shall be submitted for review and approval by the Fire Department.
 - d. Fire Lanes shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.
 - e. A current fire flow test in compliance with the Huntington Beach Fire Code shall be performed by a licensed fire protection contractor with the supervision of the Fire Department. All test results shall be submitted to the Fire Department for Review and Approval.
3. Prior to recordation of the final tract map, the following conditions shall be complied with:
- a. Fire Hydrants pursuant to Code Requirement No. 1 referenced above, shall be installed.
 - b. A fire service main pursuant to Code Requirement No. 1, referenced above, shall be installed in compliance with NFPA 13 and 24, 2002 Editions.
 - c. Private water system pursuant to Code Requirement No. 1 shall be installed.
 - d. Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (1½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building.
 - e. Individual units shall be identified and numbered per City Specification # 409 Street Naming and Address Assignment Process through the Planning Department. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process, in the plan notes and portray the address and unit number of the individual occupancy area.

4. The following conditions shall be maintained during construction:
 - a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition.
 - b. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites.

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants: The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

HK&C
HART, KING & COLDREN

Boyd L. Hill
bhill@hkclaw.com

March 4, 2009

Our File Number: 36014.112/4826-5517-4147v.1

PERSONAL AND CONFIDENTIAL

VIA FACSIMILE AND OVERNIGHT MAIL
(714) 374-1540

Rami Talleh
Planning Department
City of Huntington Beach ("City")
2000 Main Street
Post Office Box 190
Huntington Beach, CA 92648

RECEIVED

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City of Huntington Beach
City Attorney's Office

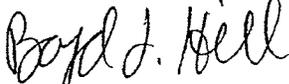
**RE: Huntington Shorecliffs Mobile Home Park ("Park")
Application for Tentative Tract Map No. 17296 ("Application")
Submission of Revised Resident Impact Report**

Dear Rami:

This letter will follow up on our telephone conversation this afternoon. We discussed that the March 3, 2009 draft revised Report of Impact of Conversion Upon Residents ("Report") addresses the issues raised in the City's January 27, 2009 letter. Therefore, we are submitting the revised Report in final form dated March 4, 2009 for formal consideration and acceptance by the City Planning Department. As we discussed, we anticipate the tenant survey results to be submitted within two weeks, at which point the Application should be complete. Please immediately confirm acceptance of the Report as part of the Application. Thank you

Best Regards,

HART, KING & COLDREN



Boyd L. Hill

BLH

cc: Jennifer McGrath, City Attorney
Leonie Mulvihill, Assistant City Attorney ✓
John Saunders
Michael Cirillo
Robert S. Coldren

A Professional Law Corporation
200 Sandpointe, Fourth Floor, Santa Ana, California 92707
Ph 714.432.8700 | www.hkclaw.com | Fx 714.546.7457

ATTACHMENT NO. 6.1



REPORT ON IMPACT OF CONVERSION UPON RESIDENTS

Huntington Shorecliffs Mobilehome Park

March 4, 2009

SECTION I. SCOPE OF REPORT

This "Report on Impact of Conversion upon Residents" ("**Report**") is submitted by the "**Applicant**" for a Tentative Tract Map subdividing the Huntington Shorecliffs Mobile Home Park ("**Park**"). The subdivision will be created by the conversion of the Park from rental spaces to resident owned lots. The Park is located at 20701 Beach Boulevard, City of Huntington Beach ("**City**"), State of California, 92648. The Report is being filed with the City as part of the Tentative Tract Map Application and will be made available to the Park residents prior to the City's hearing on the Application pursuant to California Government Code Section 66427.5, a copy of which is attached hereto as Exhibit "A." The Report contains the Applicant's assessment of the impact upon the Park residents of conversion to resident ownership.

The Park currently has 308 spaces, 243 of which are rented under long term lease agreements, and only 50 of which rented out under month to month tenancies. The remaining spaces are either vacant (6), Park owned (6) or occupied by homes under storage agreements with mobilehome dealers (3).

SECTION II DEFINITIONS

2.1 **Conversion Date**: The "**Conversion Date**" is the date after the subdivision final map has been approved by the City and after the Department of Real Estate has approved the subdivision for sale and is the date on which the first Lot in the Park is sold.

2.2 **Hearing Date**: The "**Hearing Date**" is the date on which the subdivision Application is first heard by the City Planning Commission.

2.3 **Home**: The "**Home**" is the manufactured home that occupies the Space where the Resident is living as of the Hearing Date

2.4 **Lot**: A "**Lot**" is the land and fixed improvements within the Space on which the Resident's Home is located as of the Hearing Date, plus a 1/308th share of the common area and facilities and one membership in the Homeowners' Association to be formed as part of the subdivision process.

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200 Sandpointe, Fourth Floor, Santa Ana, California 92707
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ATTACHMENT NO. 6.2



2.5 **Resident:** A “Resident” is a person living in a Home in the Park who meets the requirements for receiving protections afforded by applicable law.

2.6 **Space:** The “Space” is the leased premises on which the Resident’s Home is located as of the Hearing Date.

SECTION III **NO ECONOMIC DISPLACEMENT OF RESIDENTS FROM CONVERSION BECAUSE OF STATUTORY RIGHT TO PURCHASE OR CONTINUE LEASING**

Upon conversion, all Residents will have the opportunity to either purchase the Lot on which their Home is situated or to continue leasing their Space with statutory protections on rental rates after the Conversion Date. (Govt. Code § 66427.5 (a), (f)) Therefore, upon conversion of the Park to resident ownership, the Residents are statutorily protected against economic displacement.

3.1 **No Economic Displacement from Sale of the Lots**

The Residents are protected from economic displacement pertaining to sale of the Lots upon conversion by having both the option purchase their Lots at the eventual sales price and the option to continue leasing their Space. Government Code Section 66427.5 (a) requires the subdivider to “offer each Resident an option to either purchase his or her ... subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.” Thus, if the Resident cannot purchase his or her Lot upon conversion, the Resident is not required to move and may continue to lease his or her Space following the Conversion Date.

This Report cannot make determinations about impacts to the Residents resulting from the eventual sale price of the Lots under the purchase option. That is because the sale price of the Lots will not be established until some time after the tentative map subdivision approval. The Residents cannot make a rational decision to buy, continue to rent, or move his or her mobilehome until the tenant is given an option purchase price and a proposed rental price. (See *El Dorado Palm Springs Ltd. v. City of Palm Springs* (2002) 96 Cal.App.4th 1153, 1179-1180)

After tentative map approval, the subdivider must next follow procedures and obtain approval of the subdivision from the Department of Real Estate under the Subdivided Lands Act. Only after approval by the Department of Real Estate will all of the factors that affect the Lot purchase price be established. The Resident will learn the option price for his or her Lot only after the Department of Real Estate approves the



Report on Impact of Subdivision to Residents
March 4, 2009
Page 3

subdivision and issues its public report on the subdivision, when the subdivider offers the lots for sale.

The subdivider is not required to disclose an offer price at the time of filing of the Application and of this Report, and indeed is forbidden by the Subdivided Lands Act from making such a disclosure at that time. The first time that the Resident may become aware of even a tentative offer price for the Lot will be several weeks or months later, just prior to filing a notice of intention to sell with the Department of Real Estate under the Subdivided Lands Act. (See Bus. & Prof. Code § 11010.9 (c); See *El Dorado Palm Springs Ltd. v. City of Palm Springs* (2002) 96 Cal.App.4th 1153, 1179-1180)

Nevertheless, as previously explained, because the Resident has the option to either purchase his or her Lot or to continue leasing his or her Space under whatever lease arrangement may be existing on the Conversion Date with the statutory rental rate protections discussed below, the Residents will be protected against economic displacement from sale of the Lots upon conversion.

3.2 No Economic Displacement from Continued Lease of the Spaces

The Residents who do not exercise the option to purchase their Lots and instead exercise the option to continue renting their Spaces are protected from economic displacement by statutory restrictions on rental rates after the "Conversion Date." Government Code Section 66427.5 (f) limits the amount of rent increases for Residents that can take place upon conversion, thereby avoiding economic displacement, if any, from any rental increases after the Conversion Date.

For non-purchasing Residents who are not lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may only increase to market levels as determined by appraisal, and then only over a period of four years.

For non-purchasing Residents who are lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may only increase by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period. To qualify as a Low Income Household in Orange County, the following income limits were established for calendar year 2008.



Report on Impact of Subdivision to Residents
March 4, 2009
Page 4

Household Size (# of Persons)	1	2	3	4
Income Must be at or Below:	\$52,100	\$59,500	\$66,950	\$74,400

Thus, under the current statutory scheme, the Legislature has defined the exclusive and preempted scope of “mitigations” respecting any “economic displacement,” assuming, without admitting, that increases in rent can be considered an economic displacement.

3.3 Benefits of Conversion

Subdivision provides Residents with a choice to own the Lot on which their Home is located. Lot ownership gives the Residents greater flexibility with regard to financing for their Homes and other credit opportunities. Lot ownership allows the Residents to control their economic future. Residents do not have to be tied to monthly rental payments if they choose. Lot ownership also gives the Residents the freedom to use their Lot without all of the restrictions or costs that a landlord might impose. The Residents will have the opportunity to control the Park amenities that they will enjoy and pay for through the Homeowner’s Association.

SECTION IV NO CLOSURE OR CHANGE IN ZONING

4.1 No Change in Zoning or Closure

The Park is currently zoned MHP. The Application does not request a zoning change. The Application does not request closure of the Park. The Application seeks merely to convert the existing Spaces to Lots available for purchase. Therefore, the conversion to Resident ownership will not result in economic displacement that might occur with a zoning change or closure of the Park.

This Report is not required to discuss or provide mitigation against any unlikely future closure or change of use application. It will be unlikely for the Park to close or change use following the conversion because of the subdivision of the individual lots and the common area interests. A subsequent closure or change in use would have to take into account rights that Lot owners and the Homeowners’ Association will have in their lots and in the common areas following conversion. A different report containing express mitigation pertaining to relocation would be required for any future closure or change of use application, as discussed in Section 4.3 below.



4.2 Technical “Conversion” or “Change in Use” Only

The term “conversion” relating to a mobilehome park sometimes is used to describe the closure of the park to enable an alternative use. This is NOT what is occurring as a result of subdivision of the Park. The Park will remain a manufactured housing community, with the existing Residents having the right to either buy their Lot or to remain and rent their Space.

While conversion of a rental mobilehome park to a Resident-owned mobilehome park is identified as a “change of use” under California Mobilehome Residency law and under the Chapter 234 of the City’s Ordinance, it is more accurately described under the Subdivision Map Act as a change in the form of ownership. The Park is not being closed and the Residents are not being required to vacate the property.

4.3 Relocation Assistance Not Applicable

When a subdivision is created from conversion of a rental mobilehome park to resident ownership, a different type of impact report is required than when a subdivision created from a change of use to a non-mobilehome park use or when the mobilehome park is closed.

Government Code Section 66427.5 governs the type of report that must be prepared for a subdivision which is created from conversion of a rental mobilehome park to resident ownership. This Government Code Section 66427.5 Report, which does not deal with a change in use of the property or closure of the Park, is simply required to explain the options of the Residents regarding their choice to purchase their Lot or to rent their Space.

This Report need not discuss displacement of Residents, replacement housing or mitigation of the reasonable costs of relocation, which issues would be involved in any subdivision resulting from a change of use of a mobilehome park or from closure of a mobilehome park. In fact Government Code Sections 66427.4 and 65863.7, which apply to subdivisions created from change of use to a non-mobilehome park use or to closure of a mobilehome park, expressly exempt from their requirements subdivisions that are created from conversion of a rental mobilehome park to resident ownership. (See Govt. Code §§ 66427.4 (e), 65863.7 (a))

SECTION V. CONCLUSION

This Report discusses the impacts upon the Residents of conversion to Resident ownership pursuant to subdivision of the Park. Upon conversion, the Residents are



Report on Impact of Subdivision to Residents
March 4, 2009
Page 6

statutorily protected from economic displacement by the option to either purchase their Lots or continue leasing their Spaces with statutory restrictions on rent increases. Residents on long-term leases will continue to have their rights under the leases after the Conversion Date.

All of the Resident protections discussed in this Report are based upon the Applicant's assessment of the currently existing statutory scheme, and are not a promise, representation, or warranty on the part of the Applicant or its agents. The operative date for the time frame and protections described above is the Conversion Date as described in Section 2.1 above. Of course, should the law change, the Applicant reserves the right to implement the conversion in accordance with the applicable valid and enforceable laws.

Dated: 3/4/09

Hart, King & Coldren

By: 

Robert S. Coldren
Attorneys for Applicant
Shorecliff L.P.
JS Stadium, LLC
Huntington BSC Park, LP
Shorecliff Main, LP

Exhibit A
California Government Code Section 66427.

36014.112/4824-8902-5027v.1

ATTACHMENT NO. u.8

Section 66427.5 of the Government Code:

66427.5. At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a rental mobilehome park to resident ownership, the subdivider shall avoid the economic displacement of all nonpurchasing residents in the following manner:

- (a) The subdivider shall offer each existing tenant an option to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.
- (b) The subdivider shall file a report on the impact of the conversion upon residents of the mobilehome park to be converted to resident owned subdivided interest.
- (c) The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the hearing on the map by the advisory agency or, if there is no advisory agency, by the legislative body.
- (d) (1) The subdivider shall obtain a survey of support of residents of the mobilehome park for the proposed conversion.
(2) The survey of support shall be conducted in accordance with an agreement between the subdivider and a resident homeowners' association, if any, that is independent of the subdivider or mobilehome park owner.
(3) The survey shall be obtained pursuant to a written ballot.
(4) The survey shall be conducted so that each occupied mobilehome space has one vote.
(5) The results of the survey shall be submitted to the local agency upon filing of the tentative or parcel map, to be considered as part of the subdivision map hearing prescribed by subdivision (e).
- (e) The subdivider shall be subject to a hearing by a legislative body or advisory agency, which is authorized by local ordinance to approve, conditionally approve, or disapprove the map. The scope of the hearing shall be limited to the issue of compliance with this section.
- (f) The subdivider shall be required to avoid the economic displacement of all nonpurchasing residents in accordance with the following:
 - (1) As to nonpurchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period.
 - (2) As to nonpurchasing residents who are lower income households, as defined in Sec. 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

May 4, 2009

Boyd Hill
Hart, King & Coldren
200 E. Sandpointe Ave. 4th Floor
Santa Ana, CA 92707-5747

RE: *Huntington Shorecliffs - Resident Survey*

Dear Mr. Hill:

The results of the resident survey have been compiled. The pertinent information is listed below:

There were 296 surveys sent out and 188 were returned.

40 Persons responded that they were in support of the conversion of Huntington Shorecliffs to resident ownership.

23 persons indicated that they will likely finance the purchase.

8 persons indicated that they will likely pay cash for their lot.

21 persons indicated that they were lower income and would likely need government assistance to purchase their lot.

6 persons indicated that they supported the conversion but could not buy their lot.

45 persons indicated that they do not support the conversion of the park to resident ownership.

97 persons declined to state their opinion.

A blank copy of the survey is attached for your reference.

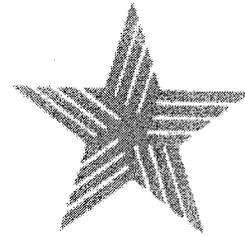
Sincerely,
STAR MOBILEHOME PARK MANAGEMENT



By: Michael A. Cirillo
For: Huntington Shorecliffs

enc: survey form

Matter Ref: 2008-6022 - HS Subdivision



**The
Star
Companies**
Mobilehome Communities

1400 East 4th Street
Santa Ana, CA 92701

714-480-6828
714-480-6830 fax

Z:\TMW8\DATA\files\2008-6022\MIKE\090504162932.WPD



ATTACHMENT NO. 7.1

HUNTINGTON SHORECLIFFS MOBILEHOME PARK
SURVEY OF COMMUNITY RESIDENTS
BALLOT FORM

This ballot is provided to you pursuant to the requirements of Government Code § 66427.5. The purpose of the ballot is to show Huntington Shorecliffs Mobilehome Park resident support for the proposed conversion of the Park from a rental mobilehome community to a resident owned mobilehome community subdivision. Each occupied space shall have one vote. Please indicate below whether or not you support conversion to a resident owned mobilehome community subdivision and please sign and date where indicated below.

By law, we cannot provide you with an estimated purchase price at this time.

I support conversion of Huntington Shorecliffs Mobilehome Park from a rental mobilehome community to a resident-owned manufactured home community subdivision, and intend to purchase my space as follows:

- A. I think I will be able to obtain, and intend to apply for financing
- B. I intend to purchase my space with cash
- C. I think I am a lower-income resident, and may need government assistance in order to purchase my space

I support conversion of Huntington Shorecliffs Mobilehome Park from a rental mobilehome community to a resident-owned mobilehome community subdivision, but cannot buy. (For example: I am sub-leasing, I am unable to obtain credit at this time or my resident status prevents me from buying a space.)

I do not support conversion of Huntington Shorecliffs from a rental mobilehome community to a resident-owned mobilehome community subdivision.

I decline to state my opinion at this time.

This home represents my primary residence (check if this applies to you)

I understand that this form does not constitute an offer to sell at a specific price, nor is it a commitment to purchase an interest in the mobilehome community. It is merely an indication of support/non-support for the community's conversation in accordance with California Government Code § 66427.5.

Signed: _____

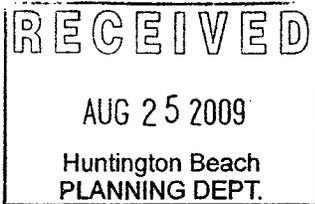
Space #: _____

Name: _____

Date: _____

***The information on the following page is optional and will be kept confidential
The information may be used to determine the availability of financial assistance***

ATTACHMENT NO. 7.2



Jerry E. Stover
20701 Beach Blvd. #28
Huntington Beach, CA 92648
714-849-1495
714-242-7477 (fax)

August 25, 2009

Mr. Rami Talleh
Senior Planner, Dept. of Planning
City of Huntington Beach
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

SUBJECT: Application to Subdivide Property at 20701 Beach Boulevard
Huntington Shorecliffs Mobile Home Park -- Tentative Tract Map No.
17296

Dear Mr. Talleh:

I received a notice directed to "Interested Parties" from Mr. Scott Hess about a Subdivision Committee meeting set for September 2nd to consider a request by Shorecliff, LP to subdivide the property at 20701 Beach Boulevard. Before I set forth my views about the proposed subdivision, I want to take serious exception to the wording of Mr. Hess's notice in the section captioned "REQUEST." The last sentence of that section says, "The applicant proposes to convert the for rent park to enable the existing park residents to purchase their own lots." On its face, that is a very benign statement. However, it is factually not correct. It would be correct if reworded to say, "...to enable any and all interested persons or organizations to purchase lots." As stated in the Notice, one would get the impression that the Subdivider is focused on helping current residents participate in the creation of a Resident Owned Park, when in fact the real focus is on attracting non-resident buyers.

I am writing to oppose very vehemently the Application presently under consideration by the City of Huntington Beach to subdivide the Huntington Shorecliffs Mobile Home Park located at 20701 Beach Boulevard, Huntington Beach, CA 92648. That application contemplates the subdivision and subsequent sale of the subdivided lots on a "condo-ized" basis. Let me be clear, though: I am not opposed in principal to the Subdivision. In fact, in principal I support the Subdivision concept. I am, however, opposed to approval of the Subdivision without the City of Huntington Beach placing conditions on the approval that would protect the interests of the substantially more than 300 Senior Citizens who presently call the Huntington Shorecliffs Mobile Home Park their Home. These are people who are, by virtue of retirement, living on fixed incomes, and who are largely without the substantial resources required to retain outside Counsel to protect their interests. They rely on the City of Huntington Beach to protect their interests, just as it would protect the interests of any other citizens.

ATTACHMENT NO. 8.1

Here are a number of factors that I think the Planning Process should consider:

First, consider the demographics of the Park. It is a senior park. The vast majority of the Park's residents are well beyond retirement age. A goodly number of them (I don't know the exact number) can be classified as low-income persons. A substantial number, however, can be classified as "living on fixed incomes." In many cases, their mobile homes constituted their last major purchases, and they purchased their homes in the belief that their homes would provide them with a lifetime roof over their heads, at reasonable rental rates.

Second, California Code Section 66427.5 (hereinafter "the Code") requires the subdivider to file a report about the impact of the conversion on residents. I have reviewed the Application File twice and have failed to find any such impact report in the file. The Code is not very revealing about what such a report should contain, but I think it reasonable to expect that such a report would be at least as complete as any similar report about the impact of a new bridge on the snail darter or the ruby crested hummingbird. Naturally, as one would expect, the conversion might have a tremendous negative impact on the emotional health of residents.

Beyond the emotional impact, though, the conversion will certainly have an enormous negative impact on the financial health of many, if not most, of the residents. The Impact Report **MUST** address that. Of course, at present, given the failure of the Subdivider to provide even the most rudimentary data about his plans, we residents can only guess what is in store for us. However, since the Subdivider paid about \$60 Millions to acquire the Park, the average sale price of any one of the 309 lots must be close to \$190,000. At that price, the Subdivider would recoup his initial purchase price. Of course, to make himself whole for any expenses incurred while he owned the Park, the lot prices would have to be adjusted upwards. It's safe to say that the offering price of any lot would necessarily be between \$200,000 and \$300,000.

There are very few seniors in the Park who could afford to pay cash for that amount. Moreover, since many lenders have suddenly "got religion" as a result of the numerous recent financial crises, the odds of a 75 year old resident being able to find favorable mortgage terms to facilitate the purchase are slim to none.

As for those residents who might elect to continue renting their lots, the Code provides in very vague terms that the subdivider may increase the pre-conversion rent rates to "market levels" in four (4) equal annual increments. Again, the Subdivider has been noticeably reticent about letting residents know what that increase might ultimately amount to.

What happens to those residents who can afford neither the purchase price of their lots or the increased rent rates? This is where the too often made comparison between Apartment to Condo Conversions and Mobile Home to Condo Conversions falls apart. In the Apartment to Condo scenario, the tenant who finds he can afford neither the price nor the increased rent can easily move elsewhere and take his assets with him. In the Mobile Home to Condo scenario, however, the tenant who finds that he must move elsewhere is forced to leave behind him a significant asset: his dwelling! In my own case, for example, five (5) years ago I moved into Shorecliffs and bought a brand new mobile home for \$200,000 in cash. I was working then, and was preparing for

retirement. I am retired now. If I find that I cannot afford to buy my lot OR to pay the increased rent rates, I will have to move elsewhere and leave my house – a \$200,000 investment – behind me. Even if it were practical to move a manufactured home to another site in the Huntington Beach area, I would have to pay nearly another \$100,000 or more to acquire an aging mobile home on an existing space in another park, have it demolished and then have my own home moved, installed and refinished. The additional expense would be extremely high.

Another area that the Impact Report must address is what the impact will be on current residents of the Subdivider's plans to change the Park's demographics. In this particular case, the Subdivider's representatives/agents have given clear signals that they are contemplating (if they have not already made the decision) changing the Park from a Senior to a Family Park. That makes good economic sense for the Subdivider, since a younger demographic will most likely have the higher incomes needed to purchase the converted lots. In my case that would have the effect of totally negating one of the two main reasons I moved into Shorecliffs. As an educator, I spent the last 44 years working with children and their parents. I loved it. However, now that I am retired, I need a break! I don't want to be putting up with children, with their parents, and with the additional community expense required to provide safe play and recreation facilities for them. I think my view is shared by the majority of my fellow residents.

Incidentally, if the Subdivider does in fact intend to convert the park to a "family" park, then I submit that a substantive change of use is involved, and that the Subdivider's Application's representation that no change of use is involved is false on its face.

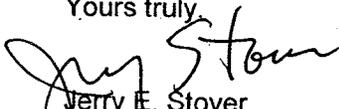
Third, once conversion has been approved at all levels, the Subdivider, as the owner of all the lots in the Park, will be, perforce, the controlling member of the new Homeowners Association, and will continue as such until a majority of the lots have been sold to unrelated private parties. It will not be until that time that we will know what our monthly Association Fees will be. Nor will we know what will be the plans for remedying common area deficiencies that already exist, and which have not as of this writing been cured. What is certain is that the Subdivider's agent, Star Management, has a palpable record of unresponsiveness. (In the interest of brevity I will not go into that at this time, but, on request, I have and can provide tangible documentation of that unresponsiveness as it relates to my own situation.) Since the Subdivider will for all practical purposes exercise virtual dictatorial power within the new Homeowners Association for a period of at least a couple if not several years, a non-purchasing current resident of the Park will lose many, if not all, of the small protections he presently enjoys against the Park management.

Fourth, the Code requires that the Subdivider provide a written survey of residents to determine the level of support for the conversion among the residents. In addition to requiring that the survey be written, the Code requires that it be conducted pursuant to an agreement with a resident homeowner's association independent of the Subdivider/Park Owner. The Survey that the Subdivider provided to the City does not meet this last requirement. On information and investigation, the conclusion is inescapable that the Survey was improper in that it did not involve an independent homeowners association. Moreover, the agents who submitted the Survey as *bona fide* to the City were aware of its impropriety. Given their membership in the California Bar, that raises certain ethical issues that I think warrant a review by the City Attorney.

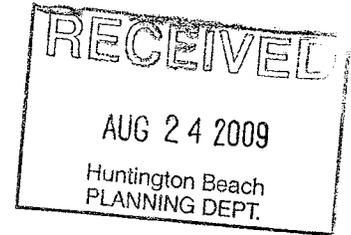
For all the foregoing reasons, I believe that a basis exists for supposing not only that certain problems exist within the Park, but also within the Application itself, that render the Park unsuitable for conversion until and unless the foregoing matters have been addressed by the Park's present ownership. Until that has been done, I confess that I continue to share the suspicion of many fellow residents that this application is nothing more than a poorly disguised attempt at a "sham Conversion," in order to do an end run around the existing City Conversion Ordinance that the previous Park owners tried, without success.

Finally, it seems to me that the Planning and Development activities of any government unit should be governed by one overriding concern: is what we are being asked to do in the interest of the General Public? There are so many factors here that appear to say NO!

Yours truly,


Jerry E. Stover
Space 28
Huntington Shorecliffs

**The Planning Commission
Huntington Beach, California**



RE: Huntington Shorecliffs Proposed Subdivision

My wife and I are 17 year resident retirees of Huntington Shorecliffs living on a fixed income!

During a Huntington Shorecliffs Owner General Meeting in November 2008, two informal proposals were brought forth by their legal council.

Changing Huntington Shorecliffs from a 55 Senior Park to an open Family Park, and converting rental spaces to ownership spaces.

A very vocal show of hands by residents rejected both inquiries. WE STRONGLY OPPOSE THIS SUBDIVISION AND REQUEST THE APPLICATION BE DENIED

The Huntington Shorecliff, LP motive for this scheme is to drive out current residents with over inflated lot prices, limitless rent increases, and offering unacceptable buyouts of pennies on the dollar.

Huntington Shorecliff LP made poor business decisions at the downturn of the real estate market! In an effort to attain their projected profit numbers they are willing to disrupt and displace hundreds of senior citizens!

Conversely, Ownership & Management are unresponsive and arrogant when problems need attending to within the park! Continuous flagrant traffic violations, speeding and failure to stop at posted signs (install speed bumps).

**Upholding Senior Park occupancy rules
Sections of the park with long standing uncorrected drainage problems.**

**Appreciate your consideration,
Lori & Don Luckham Space 257**

**MIKE & LOIS MERRITT
20701 BEACH BLYD., SPACE #88
HUNTINGTON BEACH, CA 92648
714/374-6838**

August 21, 2009

The Planning Commission
Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISION
Fax: 714-374-1540

Dear Commissioners:

Please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

We are opposed to this subdivision and request that you deny the application.

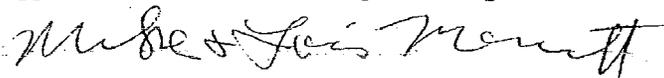
Also, we are very concerned about the water coming under my home. Our driveway had begun to sink & it took five (5) months & five letters for the owners to approve a patch repair job. The driveway, in less than three (3) weeks is already showing signs of sinking again. The blacktop was put on over standing water.

Whether we will be able to afford the rent on our home if the subdivision is approved.

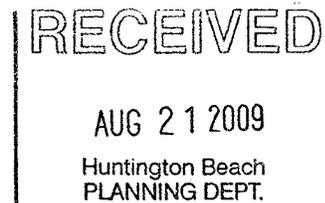
That if we do sell our home after the subdivision is approved, we won't have enough money to move to a new residence.

Young people have already been allowed to move into our park – against all of the leases that were previously signed. If the trend continues, we will see higher crime rates, vandalism, and increased noise levels.

We've worked hard all of our lives & played by the rules. It's time for our elected & appointed officials to start doing what is right for the seniors!



Mike and Lois Merritt.



Bill and Margaret Bergeron
20701 Beach Blvd., Space #89
Huntington Beach, CA 92648
714-374-4259

August 21, 2009

The Planning Commission
Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISION
Fax: 714-374-1540

Dear Commissioners:

Please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

We are opposed to this subdivision and request that you deny the application.

Also, we are very concerned about the water coming under my home. Our driveway had been sinking in 6 places and we have asked many times about getting it fixed, and still, several years later, it has not been fixed, or repaired. The blacktop was put on over standing water.

Whether we will be able to afford the rent on our home if the subdivision is approved.

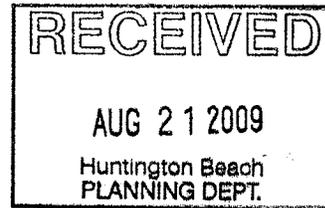
That if we do sell our home after the subdivision is approved, we won't have enough money to move to a new residence.

Young people have already been allowed to move into our park - against all of the leases that were previously signed. If the trend continues, we will see higher crime rates, vandalism, and increased noise levels.

We've worked hard all of our lives & played by the rules. It's time for our elected & appointed officials to start doing what is right for the seniors!

Bill and Margaret Bergeron





August 21, 2009

The Planning Commission

Huntington Beach, CA-92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVIONS

Fax Number: 714 374-1540

We are opposed to this subdivision and we respectfully request that you deny the application. There are many reasons we think this proposed needs to be further investigated.

- 1) We need the owner to conduct a statutorily proper survey of residents.
- 2) Water and drainage is a major concern within the park. There is a water storage tank in the RV yard that collects the water runoff daily, and then dumps the water into the street during the late night or early morning hours. This water has a lot of rust in it and it stains the concert. (It was very recently replaced as old pavement was in a ruined state.) A major concern is that this rusty water go in the drain and then to the ocean. This can't be a asset for Surf City. During the time when everyone is very unhappy about pollution and how it harms the water this is a concern.
- 3) According to a recent survey where a subdivision was completed, the value of a resident's coach was reduced by 95%, because the value is considered in the land therefore the coach has little or no value. We understand this is because the land has to be sold before the resident's coach can be sold. This is extremely hard for seniors who invested their savings to pay for their coach believing they would be able to stay in their home. (Our coach was well over \$125,000) less than seven years ago. Currently our rent is justified, but the pass through fees add up to several hundred dollars for each resident's space each month.
- 4) There have been issues with under age residents in the Park which is against the Civil Code for a senior park. The majority of the residents moved here because it is a Senior Park. It would be a major concern as far as parking of vehicles in Huntington Shorecliffs, and the safety of small children in the street if the age requirement is not in place.

Thank you for your consideration.


Larry and Maureen Schrock
20701 Beach Blvd., Space 183
Huntington Beach, CA 92648

**MIKE & LOIS MERRITT
20701 BEACH BLYD., SPACE #88
HUNTINGTON BEACH, CA 92648
714/374-6838**

August 21, 2009

The Planning Commission
Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISION
Fax: 714-374-1540

Dear Commissioners:

Please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

We are opposed to this subdivision and request that you deny the application.

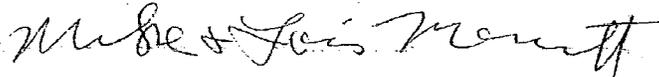
Also, we are very concerned about the water coming under my home. Our driveway had begun to sink & it took five (5) months & five letters for the owners to approve a patch-repair job. The driveway, in less than three (3) weeks is already showing signs of sinking again. The blacktop was put on over standing water.

Whether we will be able to afford the rent on our home if the subdivision is approved.

That if we do sell our home after the subdivision is approved, we won't have enough money to move to a new residence.

Young people have already been allowed to move into our park – against all of the leases that were previously signed. If the trend continues, we will see higher crime rates, vandalism, and increased noise levels.

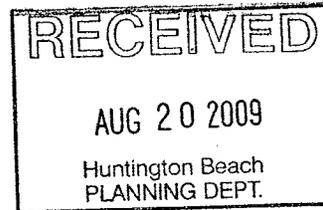
We've worked hard all of our lives & played by the rules. It's time for our elected & appointed officials to start doing what is right for the seniors!



Mike and Lois Merritt



August 19, 2009



Mr. Rami Talleh
Senior Planner, Department of Planning
City of Huntington Beach
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

Re: Application of Subdivide Property at 20701 Beach Blvd., Huntington Beach, CA
(the "Park")

Dear Mr. Talleh:

As a result of the subject pending application and certain on-going litigation concerning the Park, the Home Owner's Association requested maps from the City Engineer's office showing the drainage of storm water into, through and out of the Park. We received three maps of different scales purporting to show the drainage facilities in and around the Park. Unfortunately, the only date indicated on one of the maps titled "Plan of Improvement" is 1966.

As pointed out in other correspondence and in meetings with various City staff, the Park is subject to potentially disastrous amounts of runoff from the neighborhood above the Park to the north.

We believe, but have been unable to verify, that an easement across the land which is now the Park may have been granted to an early developer of the parcels above the Park. Assuming that this was done prior to the development of the Park, that runoff likely spread out over an open field or ran into a swamp similar to that which now exists further down Beach Blvd. It appears that the original developer of the Park failed to install proper underground drainage facilities to accommodate the runoff.

The current situation is that any runoff from above the Park exits a 16" pipe just to the north of the park's main clubhouse. The water then travels through the Park via "V" gutters in the center of the streets. These gutters will likely be wholly inadequate to handle the runoff resulting from the amounts of rainfall some are projecting in the

coming years as a result of global warming. We are already hearing forecasts of a "moderate" El Nino year approaching this fall and winter.

Therefore, we strongly urge the City to require, as a condition of any subdivision of the Park, that the owner install appropriate and proper underground drainage facilities through the Park, whether or not they follow the old easement.

Best Regards,

A handwritten signature in black ink, appearing to read "Scott C. Steeper". The signature is stylized and cursive, with the first name "Scott" being more legible than the last name "Steeper".

Scott C. Steeper
President, Home Owners Association
Huntington Shorecliffs Mobile Home Park
20701 Beach Blvd., #204
Huntington Beach, CA 92648

FILED
AUG 24 2009
Huntington Beach
PLANNING DEPT.

Huntington Shorecliffs Proposed
Subdivision

Dear Commissioners

Please require that the owner
conduct a statutorily proper survey of
resident opinion on this subdivision

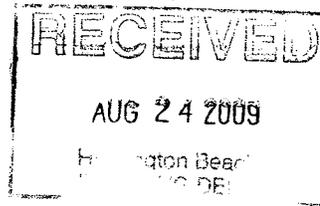
Also my concern

- 1) IF I can afford the
rent if the subdivision is approved
- 2) IF I sell after
subdivision is approved will my
value enough to move

Thank you -

W. J. Hall
State 260

The Planning Commission
Huntington Beach, Ca
8/22/09



Subject: Huntington Shorecliffs Proposed Subdivision

Commissioners

Please require that the owner conduct a proper survey of the residents as to their opinion on this subdivision

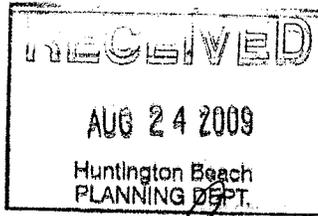
I am opposed to this subdivision and request that you deny the application

I have lived here for about 5 years, put in a new home, and then observed all of the water problems in the park. I did not think it would affect me, until cracks in my driveway, caused rust to come up from the ground and stain my driveway.

I don't know how the subdivision will affect my rent, but like many others here, I am in the upper 70 age group, with a wife I take care of with Alzheimers disease. Any large increases in my expenses on my residence would be a large burden.

Thank you for your consideration.


Paul G. Cannon Space 258, Huntington Shorecliffs.



8/20/09

The Planning Commission
Huntington Beach, Ca

Subject: Huntington Shores Proposed
Subdivision

Dear Commissioners,

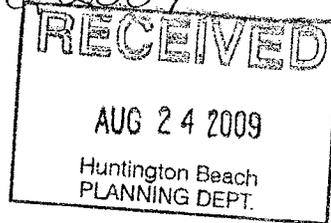
Please require that the owner
conduct a statutorily proper survey of
resident opinion on this subdivision.

I am opposed to this subdivision
and request that you deny the application.

Also I am concerned about the
storm drain situation in the park. There
is too much water coming into our park
from the hill above. Also concerned about
the water under my home from my
neighbors home. There also is standing
water in and around my home during the
winter rains and from the run off from the
neighborhood above our park all through the
year. I don't know whether I will be able
to afford the rent on my home if the sub-
division is approved or if I sell my home
after it would be approved, I won't have
enough money to move to a new residence.
Thank you for your Consideration

All Very Sincerely
#243 HUNT. SHORES
SHERIDAN

Aug 20 2009



The Planning Commission
Huntington Beach, CA

Dear Commissioners,

Please require that the Owner conduct a
statutorily proper survey of resident
opinion on this subdivision

I Am opposed to this subdivision
and Request that you DENY the Application

I Am also concerned with the following

(A) storm Drain situation in park.

There is too much water into our park
from the hill above City Street

(B) water during rains stands in front
of my home due to Park raising the road
(Neptune) higher than my front walkway
This water drains under my home
possibly causing MOLD !!

(C) Will I be able to Afford the Rent
on my home if the subdivision is Approved

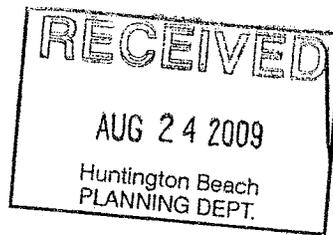
(D) IF I sell my Home After subdivision
is Approved I wont have enough money
to move to a new Residence

(E) Park owner built new roads too high
thus causing illegal Runoff.

(F) certain homes have standing water underneath
& may cause mold or other Medical prob.

→ These cannot be sold ←
(G) No cost of new lots provided, why NOT?
Owner will RAISE Rents without control
→ Sewers are BAD

M. A. Prince
Huntington Shoreline AND 116



THE PLANNING COMMISSION
HUNTING BEACH, CALIFORNIA

SUBJECT: HUNTINGTON SHORECLIFFS
PROPOSED SUBDIVISION

DEAR COMMISSIONERS:

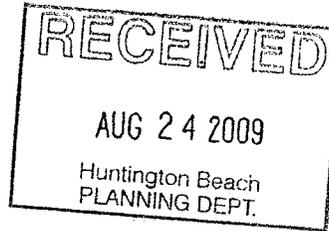
PLEASE REQUIRE THE OWNER CONDUCT
A STATUTORILY PROPER SURVEY OF RESIDENT
OPINION ON THIS SUBDIVISION.

I DO NOT, AT THIS TIME KNOW WHETHER
I AM OPPOSED OF SUBDIVISION OR
IF I APPROVE OF IT.

I AM CONCERNED ABOUT WHETHER
I WILL BE ABLE TO AFFORD THE
RENT ON MY HOME IF THE SUBDIVISION
IS APPROVED.

THANK YOU FOR YOUR CONSIDERATION.

Thelma L. Evans
SPACE NO. 3
HUNTINGTON SHORECLIFFS



The Planning Commission
Huntington Beach CA

Subject: Huntington Shorecliffs
Proposed Subdivisions

Dear Commissioners -

Please require the owner conduct a
statutorily proper survey of resident
opinion on this subdivision.

I am opposed to this subdivision
and request that you deny the application.

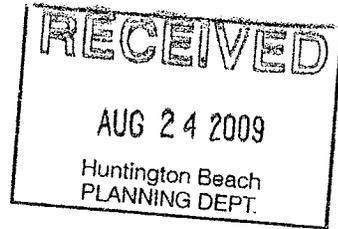
We have a water run off problem
that needs to be taken care of before
anything can be done to subdivide.

Will we be able to pay rent on
~~my~~ ^{our} home if the subdivision is approved.

Will we have enough money
to go to another home.

I am CONCERNED about all
of these problems if the subdivision
is approved.

Jeanine Stahley #12



The Planning Commission
Huntington Beach, California

Subject - Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

Please require that the owner conduct a
statutorily proper survey of resident opinion on
this subdivision

I am opposed to this subdivision and request
that you deny the application

also, I am very concerned about.

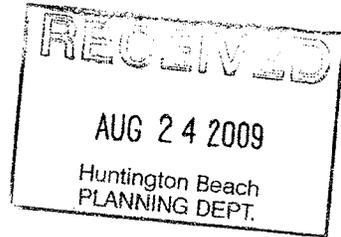
I am 86 years old on limited income
and could never afford to buy my lot
or pay the rent which I'm sure will
be increased. Because of the rumors
of subdivision the price of our homes have
fallen and so now I can't even sell my
home and find something else I can afford
in the Huntington Beach Area, which I
consider my home town

Thank you for your consideration

Elleen J. Long

Ap 13

Huntington Shorecliffs Mobil Home park



The Planning Commission
Huntington Beach, Ca

Subject: Huntington Shrediffs Proposed
Subdivision

Dear Commissioners,

Please require that the owner
conduct a statutorily proper survey
of resident opinion on this subdivision.

Also I am concerned about the
storm drain situation in the park.
The standing rain in and around
my home during the winter rains.
Whether or not I will be able to
afford the rent on my home if the
subdivision is approved or if I sell my
home after subdivision is approved I
won't have enough money to move to
a new residence.

Thank you for your consideration,

Deanna Bell

Space 15

Huntington Shrediffs

RECEIVED

AUG 24 2009

Huntington Beach
PLANNING DEPT.

The Planning Commission
Huntington Beach, Ca.

Huntington Shouliffe Proposed Subdivision

Dear Commissioners:

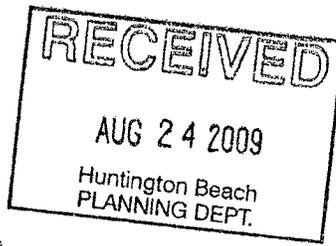
Please require the owner to conduct a statutorily proper survey of resident opinion on this subdivision.

I support the subdivision and request that you approve the subdivision.

My concerns are:

Will I be able to afford the rent if the subdivision is approved or if or when I'm deceased, that my handicapped daughter can afford to live at my residence.

Thank you,
Jelxomine Ciratola apc. 26



The Planning Commission
Huntington Beach, California

Huntington Shorecliffs Proposed Subdivision

Dear Commission,

Please have the owner conduct a
statutorily proper survey of resident
opinion on this subdivision.

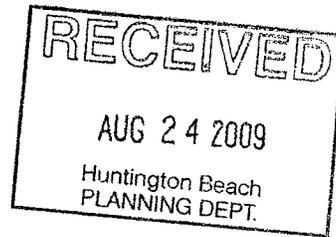
- I am opposed to this subdivision
and request that you deny this application.

- I am also concerned about the storm
drain situation, about the water coming
from the hill into the park; standing
water in $\frac{1}{2}$ around my home during
the winter rains and run off ~~the~~ from
the neighborhood above the park;
also what can I will be able to afford
the rent if it is approved or if I will
be able to afford the land price.

Thank you for your time and
consideration in this matter.

Sue & Joe Sanders
Spice 19
Huntington Shorecliffs

8/20/09



Planning Commission

Subj. Proposed Subdivision of
Huntington Shorecliffs

Gentlemen -

- ① Please require the Owner to conduct a Statutorily Proper Resident Survey
- ② I oppose the Subdivision
- ③ I am concerned about storm drains in the Park
- ④ I fear I am being economically evicted from my home.

Phil D Whisenand
Spore 28

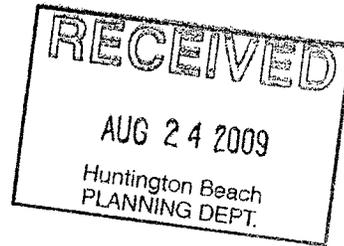


To whom it may concern

I am against to the subdivision
I am a senior and I'd rather pay rent
than buy. I want to take life easy
and enjoy

Sincerely
N.A. Brew
Space 29

The Planning Commission
Huntington Beach, CA



Dear Commissioners,

I am very concerned about
the rent on my home if the
submission is approved.

Thank you for your consideration.

Honoree Huffman
Space 3 r

RECEIVED
AUG 24 2009
Huntington Beach
PLANNING DEPT.

The Planning Commission
Huntington Beach, Ca.

Subject: Huntington Shorecliffs proposed subdivision

I am opposed to this subdivision and
request that you deny the application.

Thank you for your consideration.

J. A. Hoffmann
Space 32

RECEIVED

AUG 24 2009

Huntington Beach
PLANNING DEPT.

The Planning Commission
Huntington Beach, Ca.
Subject: Huntington Glencliffs
Subdivisions

Dear Commissioners

Please require the owner conduct
a statutory proper survey of
resident opinion on this
subdivision.

I am opposed to this subdivision
and request that you deny the
application.

Also I am very concerned about
the storm drain situation in
the park. There is too much
water coming into the park from
the hill above.

The standing water is all
around my home during the rains
and - whether I will be able
to afford the rent - if the
subdivision is approved
if I sell my home - will I be
able to afford a new residence?

Debra Morgan Sp. 33



The Planning Commission
Huntington Beach, California

Re: Huntington Shorecliffs
Proposed Subdivision.

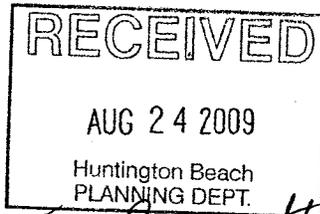
Dear Commissioners,

I am in support of the subdivision if the following problems are taken care of.

1. There is too much water flooding homes in my street as well as my home when it rains in winter.
2. I am a senior and so far no idea of what the selling price of my lot will be, as the majority of us are on Social Security.

Thank you for your consideration

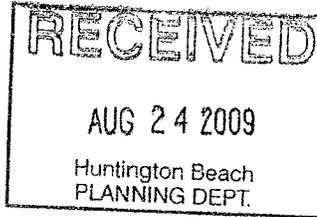
Marlene Steell Spall 37.
Huntington Shorecliffs
M. Steell



IF I CAN AFFORD TO PAY THE MONTHLY
PAYMENTS ON THE PURCHASE OF THE
PROPERTY I AM IN FAVOUR OF SUBDIVISION.
IF THE PAYMENTS ARE LESS THAN
RENTING. I HAVE TO CHOOSE WHAT
I CAN AFFORD

Shore
37
/

A large, stylized handwritten signature in black ink, appearing to read "Shore 37".



The Planning Commission
Huntington Beach, CA

Subject: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

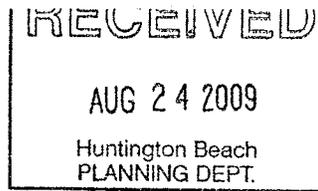
Please require that the owner conduct a statutorily proper survey of resident opinion on this Subdivision.

I am opposed to this Subdivision and request that you deny the application.

I am concerned if I will be able to afford the rent on my home if the Subdivision is approved.

Thank you for your consideration.

Thelma M. Keenum
Space # 38



August 20, 2009

The Planning Commission
Huntington Beach, California

SUBJECT: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

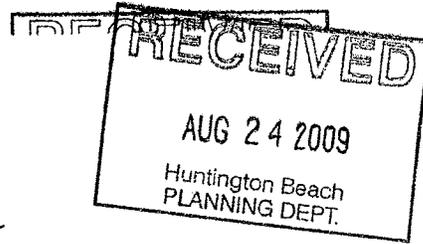
I'm asking that you please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

I am opposed to this subdivision and request that you deny the application.

I am concerned, also, about the storm drain situation in the park and standing water under and around homes during the winter rains.

I am also concerned whether I will be able to afford the rent on my home and then any home owner association fees that will be levied.

Thank you,
Huntington Shorecliffs
Gail Jordan
Unit # 58



The Planning Commission
Huntington Beach, California

Subject: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

Please require that the owner conduct a legal, proper survey if resident opinion on this subdivision, including a reasonable estimate of the cost to purchase my lot

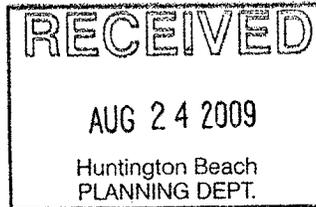
I am opposed to this subdivision at present and request that you deny the application

Also, I am very concerned about the standing water + Frankfort St runoff; and

I am concerned that the value of my home will be greatly lowered if the lot pricing and/or rent is unreasonably high

Thank you

Evelyn Geiser space 63



The Planning Commission
Huntington Beach CA
Subject: Huntington Shorecliff Proposed Subdivision

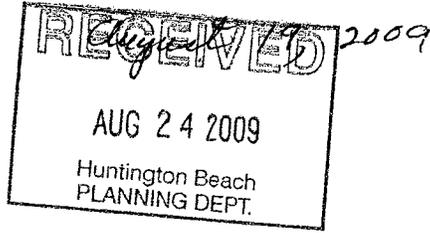
Dear Commissioners:

Please require that the owner conduct a
statutorily proper survey of resident
opinion on the Subdivision.

I am opposed to the Subdivision and
request that you deny the application.

Also I am very concerned about increasing
rents on my space if the Subdivision
is approved and that I would be
unable to sell the home for enough
money to move.

Thank you for your consideration
Charlene Cigriles Space 68



Attn: H. B. Planning Commission

Re: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

I am requesting that you please require the owner to conduct a statutorily proper survey of resident's opinion on this subdivision.

My concerns are focused upon the following:

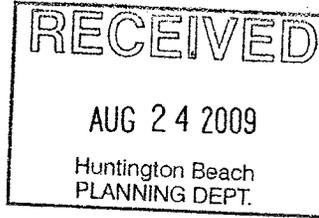
1. Not enough information as to supporting or not supporting, because no monetary amounts have been discussed.
2. The Park needs proper drainage, as there is too much water standing in park.
3. As seniors of 82, 78, and 95 yrs of age we are not sure if we will be able to afford the rent, or afford to move to a new residence.
4. Who will own the club houses, pools, etc?

Thank you for your consideration.

Estelle Roberts 78

Albert Sapawff 95 yrs.

20701 Beach Blvd #96



Huntington Beach
Planning Commission

8-19-09

Subject: Huntington Shorecliffs
Proposed Subdivision
New Commissioners:

Please require that the owners conduct a statutorily proper survey of resident opinion on this subdivision. We would consider subdivision, but question whether our concern over being able to have enough money to pay for my home AND my lot. If I am forced to move, I'm concerned that I will not be able to sell or move my home. I'm 83, my wife 78, and her brother 95. We are in a dilemma and under distress.

Respectfully,
William Sheets
20701 Beach Blvd., Spc. 96
H.B., 92648



The Planning Commission
Huntington Beach, CA

Subject: Huntington Shrecliffs proposed
subdivision

Dear Commissioners,

Please require that the owner
conduct a statistically proper survey
of resident opinion on this subdivision

I am opposed to this subdivision
and request that you deny the application

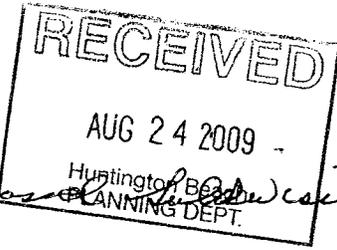
Also, I am very concerned about
whether I will be able to afford
the rent or will be willing to pay
a large rental fee on my home
if the subdivision is approved

Thank you for your consideration

Celia A. Carlson

#97 Huntington Shrecliffs

Planning Commission
Hunt. Bch, CA

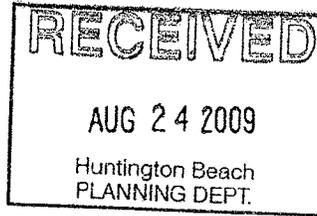


Re: Huntington Shorecliffs Proposal *Subdivision*

I am opposed to this subdivision & request
that you deny the application

I doubt I will be able to keep rent. If I
sell my home I'm worried I won't have
enough money if I sell my house. ~~too~~

Sharon Long #100
Huntington Shorecliffs



Planning Commission
Huntington Beach, CA

Re: Huntington Shoucliffs Proposed
Subdivision

Pls require that the owner conduct
a statutorily proper survey of resident
opinion for this subdivision.

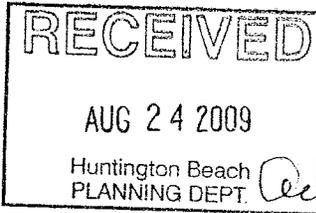
I am opposed to this subdivision
& request that you deny the
application.

Also I am very concerned about
whether I can afford the rent
if this is approved.

I cannot afford a mortgage &
am very worried about where
I will end up. I am very
low income & all my money
was used to buy my home
in cash. Its only worth
about 10% of what I paid
only 3 years ago.

Pls don't approve.

Joan Van Dorn
Spec # 103
Huntington Shoucliffs



Planning Commission
Huntington Beach, CA

Dear Commissioners

Please require that the owner
conduct a statistically proper survey of
resident opinion on this subdivision.

We have no information on which
we can make a judgement - what
value do they look for?

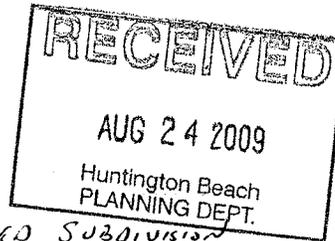
I understand there is a standing
water problem in part of the park - This
should be looked into and corrected.

Please we need facts - not
politics -

Thank you

Sincerely
Willi Gross
AT-117

THE PLANNING COMMISSION
HUNTINGTON BEACH, CALIFORNIA



SUBJECT: HUNTINGTON SHORECLIFF'S PROPOSED SUBDIVISION

DEAR COMMISSIONERS,

PLEASE REQUIRE THAT THE OWNER CONDUCT A STATUTORILY
PROPER SURVEY OF RESIDENT OPINION ON THIS SUBDIVISION.

ALSO, I AM VERY CONCERNED ABOUT WHETHER I WILL BE
ABLE TO AFFORD THE RENT ON MY HOME IF THE SUBDIVISION
IS APPROVED OR BE ABLE TO AFFORD TO PURCHASE MY LOT
IF I SO CHOOSE. I AM ALSO CONCERNED WHETHER I WILL HAVE
ENOUGH MONEY TO MOVE TO A NEW RESIDENCE IF I SELL MY
HOME AFTER THE SUBDIVISION IS APPROVED.

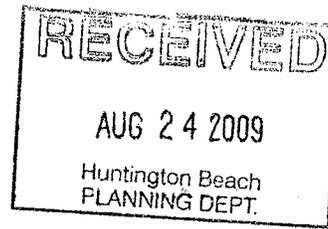
BEING ON A FIXED INCOME THESE CONCERNS ARE IMPERATIVE
TO PLAN MY HUSBAND AND I'S FISCAL FUTURE.

THANK YOU FOR YOUR CONSIDERATION

PHYLLIS ASENGORE SPACE 119

Phyllis Asengore

The Planning Commission
Huntington Beach, California



Subject: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners:

Please require that the owner conduct a statutorially proper survey of resident opinion on this subdivision.

I am opposed to this subdivision and request that you deny the application.

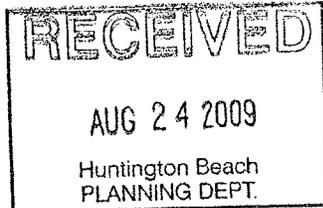
Also, I am very concerned about the drainage in the part. After even a moderate rain there is too much standing water.

I also am concerned about any rent increase and/or if we are given the opportunity to purchase the property whether or not we will be able to afford either one and definitely I am concerned about having to move and re-purchase a home!

Thank you for your consideration,

Huntington Shorecliffs
William J. Rasch #122
William J. Rasch

ATTACHMENT NO. 8.39



The Planning Commission.
Huntington Beach, California

Subject: Huntington Shorecliffs Proposed
Subdivision

Dear Commissioners,

Please require that the owner conduct a
statutorily proper survey of resident opinion on
this subdivision.

I am opposed to this subdivision and request
that you deny the application.

Also, I am very concerned about the
storm drain situation in the park is
not good. After even a moderate rain
there is too much standing water.

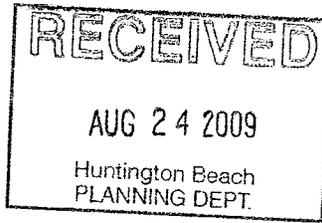
I am also concerned about any rent in-
crease and/or if we are given the
opportunity to purchase the property
whether or not we will be able to
afford either one and definitely I
am concerned about having to move
and re-purchase a home!

Thank you for your consideration.

Dorene L. Raehl

Huntington Shore Cliffs

122



The Planning Commission
Huntington Beach, CA.

Subject, Huntington Shorecliffs Proposed
Subdivision

Dear Commissioners

I am opposed to this
subdivision & request you deny the
application.

I am concerned about the
water around the park.

Sally Lyons
Huntington Shorecliff 123



The Planning Commission
Huntington Beach, Calif.

Subject: Huntington Shorecliffs
Proposed Subdivision

Dear Commissioners,

Please require that the owner conduct
a statutorily proper survey of resident
opinion on this subdivision.

I am very concerned about
storm drains in the park and
standing water

whether I will be able to afford
the rent on the land, & to buy
the land if priced fair

Thank you for your consideration

Paula McIntosh King

S-126

Aug 20, 2009



The Planning Commission
Huntington Beach, Ca

Subject - Huntington Shorecliffs
Proposed Subdivision

Dear Commissioners

Please require that the owners
conduct a statistically proper
survey of residents opinion on
this subdivision

I am opposed to this subdivision
& request that you deny the
application.

also I am very concerned about
whether I will be able to afford
the rent on my home if the
subdivision is approved.

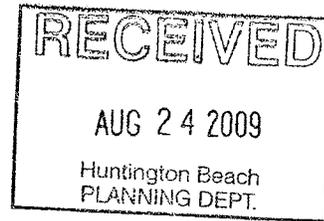
I will not qualify for my loan
to buy my property.

If I sell my home after the
subdivision I won't have enough
money to...and my whole

Elizabeth A. Clark

Ap 135

Huntington Beach Shorecliffs



THE PLANNING COMMISSION
HUNTINGTON BEACH, CA

SUBJECT: HUNTINGTON SHORECLIFFS PROPOSED
SUBDIVISION

DEAR COMMISSIONERS:

PLEASE REQUIRE THAT THE OWNER CONDUCT
A STATUTORILY PROPER SURVEY OF RESIDENT
OPINION ON THIS SUBDIVISION.

I AM OPPOSED TO THIS SUBDIVISION AND
REQUEST THAT YOU DENY THE APPLICATION.
ALSO

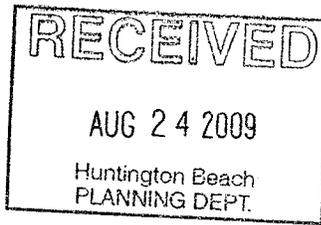
I AM CONCERNED ABOUT:

WHETHER I WILL BE ABLE TO AFFORD THE RENT
ON MY HOME IF THE SUBDIVISION IS APPROVED.

THAT IF I SELL MY HOME AFTER THE SUBDI-
VISION IS APPROVED I WON'T HAVE ENOUGH
MONEY TO MOVE TO A NEW RESIDENCE.

THANK YOU FOR YOUR CONSIDERATION

Debra M. Legier #142



The Planning Commission
Huntington Beach, CA.
Subject: Huntington Shorediffs Proposed
Subdivision

Dear Commissioners,

Please require that the owner conduct a
statutorily proper survey of resident
opinion on the Subdivision

Also, I am very concerned about the
storm drain situation in the park.

Thank you for your consideration

Best Regards,

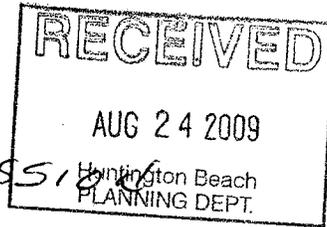
Vivian A Brown

Vivian Brown

Space Number; 160

Kathleen J. Mastos
Kathleen J. Mastos

Space; 160



THE PLANNING COMMISSION

SUBJECT: HUNT, SHORECLIFFS PROP, SUB DIVISION

COMMISSIONERS:

PLEASE REQUIRE THAT THE OWNER CONDUCT
A STATUTORILY PROPER SURVEY OF RESIDENT
OPINION ON THIS SUBDIVISION:

I AM OPPOSED TO THIS SUBDIVISION WITHOUT
FURTHER CLARITY OF THE FINAL OUTCOME.

MY CONCERN IS THAT THE COST TO THE
HOMEOWNER MAY SURPASS LIMITED INCOME.

JOHN MCGREW
SPACE # 161
HUNTINGTON SHORECLIFFS

RECEIVED

AUG 24 2009

Huntington Beach
PLANNING DEPT.

Planning Commission,
Huntington Beach, Calif.

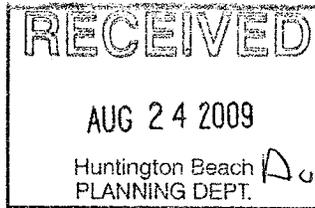
Dear Commissioners,

I am opposed to this subdivision
request that you deny the application

Thank you for your consideration

Nadene Weber Sp125

H. B. Shorliffs



Aug 20, 2009

The Planning Commission
Huntington Beach, Ca

Subject: Huntington Sheriffs Proposed Subdivision

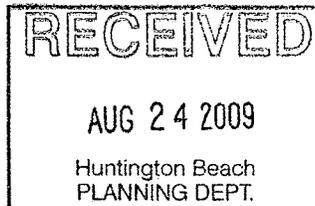
Please require that the owner
conduct a statutorily proper
survey of resident opinion on this
subdivision. The HOA (Homeowner Association)
needs to be involved in this survey.

I am opposed to this subdivision and
request that you DENY the application.

The following are my concerns

- (A) Storm Drain situation in Park
Too much water ^{comes} into Park from
Hill above Park (City Street)
- (B) Standing water in and around my
home during winter + other seasons
RAINS and increased runoff
from city streets above our park
through out the year
- (C) Whether I will be to afford the rent
on my home if the subdivision is approved
- (D) If I used my home after subdivision is approved
I won't have enough cash to move to a
new residence
- (E) Price on subdivision lots has not
been provided, why not?
- (F) Max is present due to (A) + (B) noise
due to roads built too high

Huntington Beach Sheriff's Office
Donald Bruce



The Planning Commission
Huntington Beach, Ca.

Subject: Huntington Shorecliffs Proposed
Subdivision -

Dear Commissioners,

Please require that the owner
conduct a statutorily proper survey of
resident opinion on this subdivision.

I support the subdivision and
request that you approve the subdivision.

I am concerned about the
water in and around my home
during the winter rains and from
run off from neighborhood above
our park all through the year.

I am concerned if I will be
able to afford to buy and if
I can afford the mortgage payments.

Thank you for your consideration.

Norme Steves

Sq. 180

Huntington Shorecliffs
Mobil Home Park



Aug. 20, 2009

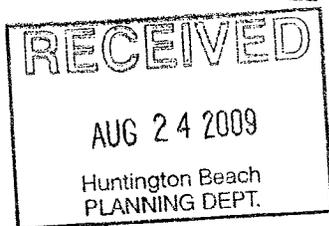
To Whom it May Concern;

I Rose T. Dalton support the subdivision
and request that you approve the subdivision.
One of my concerns on this subject
is the ⁽¹⁾ price.

- (2) the two lots will ~~be~~ not go on sale
- (3) is the home owners association ~~will~~ affordable
to all of us tenants
- (4) the price of lots
- (5) if I can not afford the new rent
will there be any services to assist
with monthly rent payments
- (6) if I can buy my lot - what will the
price of HOA be?

We, all the tenants will like very much to go on
with our lives - please let us know as soon
as possible —

Thank you,
Rose T. Dalton #193



8-20-09

The Planning Commission
Huntington Beach, California
Subject: Huntington Shorecliffs
Proposed Subdivision
Dear Commissioner,

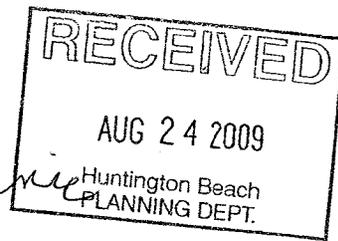
Please require that the owner conduct a Statutorily proper survey of resident opinions on this subdivision. The one I filled out originally was done without enough information available by owner.

Also, I am very concerned about the following:

1. Whether I will be able to afford the rent on my home if the subdivision is approved.
2. That if I sell my home after the subdivision is approved I won't ~~be able~~ have enough money to move to a new residence.

Thank you
Katherine G. Elstad Spae 194

The Planning Commission
Huntington Beach California



Dear Commissioners

Please require that the owner conduct a Saturday paper survey of residents opinion on this subdivision.

also I am very concerned about

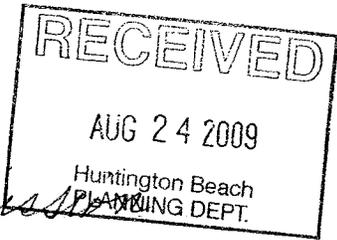
Whether I will be able to afford the rent on my home if the subdivision is approved

That if I sell my house the subdivision is approved I won't have enough money to move to a new residence.

Thank you for your consideration

Huntington Beach off Mobile Home
Park

Marna A Wilson
Space # 203



The Planning Commission
Huntington Beach, Ca.

Dear Commissioners,

Please require that the
owner conduct a statutorily proper
survey of resident opinion on this
subdivision.

Without more information we
cannot be for or against this!
I'm concerned about how much
rent will be! lot will be!
The storm drains; standing water;
more parking! recreation areas,
will they remain?

Thank you for your consideration.

Therese Young
Ap. # 218



Aug. 20, 2009

The Planning Commission
Huntington Beach, CA

SUBJECT: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

I am writing to you today to earnestly urge you to require that the owner conduct a proper survey of residents' opinions on the proposed subdivision of Huntington Shorecliffs.

I support the subdivision; however, it concerns me that the purchase price will be ridiculously high making it unaffordable to most of the residents.

Furthermore, while all the above is being considered, ~~that~~ I hope that you address other issues at Huntington Shorecliffs, such as the chronic problem of runoff water coming into the park from the hill above.

Thank you in advance for your consideration to this matter.

Sincerely,

Patricia M. Rodriguez, Space 219