

Mobile Home Advisory Board [MHAB]

Meeting Notes

August 26, 2013



1. **Call to Order:** Elizabeth Alex called the MHAB meeting to order at 6:00 PM, at Huntington Beach City Hall, 2000 Main Street, Room B-8, Huntington Beach, CA.

2. **Roll Call**

Members Present: Elizabeth Alex, Mary Jo Baretich, Michael Cirillo, Daniel Kittredge, Vickie Talley, Patricia Taylor, and Manuel Vizinho

Excused Absent: Sharon Dana and Amber Monte

Council Member Present: Jim Katapodis

Staff Present: Kellee Fritzal and Denise Bazant

3. **Approval of the Meeting Notes from July 22, 2013:**

Motioned by Kittredge, seconded by Baretich, to approve meeting notes of July 22, 2013. The motion passed unanimously.

4. **New Business:**

Update regarding next steps of Moratorium of Restricting Senior Mobile Home Parks from becoming Family Parks through an Overlay Zone – Kellee Fritzal provided an update regarding the conversion of senior mobile home parks to family parks through an overlay zone since the August 5, 2013 City Council meeting. She informed the Board that the moratorium approved by the City Council is valid for 45 days. The City Council will review the moratorium at its regular meeting of September 16, 2013. At that time, the City Council will consider extending the moratorium for 10 months, 2 days. Approval of extending the moratorium will require six (6) votes from Council members. At this time, Fritzal answered questions from the Board and audience regarding the moratorium.

Fritzal reported on the land use schedule for the overlay zone. She reported that the Environmental Review process will be completed late fall/early winter. The Environmental Report and the zoning code will be presented to the MHAB for review. In late winter, the Planning Commission will review and consider. Then a study session will be presented to the City Council. In Spring 2014, the overlay zone will be presented to the City Council for a public hearing and adoption. Again, Fritzal answered questions from the Board and audience regarding the land use timeline.

Cirillo noted that in order to be consistent with Federal government terminology the word “senior” is referred to as someone 62 years old and over. Since the parks are 55+, the term used is “housing for older persons”. The term “Family Parks” is not used, but the term “All Aged Community.”

5. Public Comments:

Tim Geddes spoke regarding the review of the Environmental documents and overlay zone ordinance by the MHAB before the City Council takes action on the item.

Alan Belasco spoke in favor of the overlay zone and reported how he would be financially harmed if Rancho Huntington converted to a family park.

Betsy Crimi pointed out the attendance of residence from Rancho Huntington and expressed interest in HOA negotiating with park owners and is hopeful for a resolution. She is concerned with timeline of adoption of the overlay ordinance and the effects that a 7-8 month process will have on the residents.

Nancy Agostini commented regarding senior communities vs family communities.

Julie Paule, Western Manufactured Housing Communities Association, commented that the overlay ordinance is headed for litigation. A similar case is American Canyon Waterhouse Park vs. American Canyon which had a negative outcome for the city.

Tom Olson, resident of Rancho Huntington, commented on owners and their intent for the park.

Anne Coble, resident of Rancho Huntington, commented regarding the effects of a park change to her as an owner.

6. Member Comments:

Baretich spoke regarding the differences between the Senior Park and Family Park as it relates to theft, pool usage, graffiti, and children.

Taylor commented that mobile home parks provide affordable senior housing and supports maintaining senior parks.

Vicky Talley suggested the the September MHAB meeting be held at 3pm.

Fritzal announced that the application process to fill vacant positions on the MHAB will conclude September 1. A memo from staff to the Council liaisons presenting the applications will be sent shortly after September 1.

Alex commented on the recent news articles and statements regarding her being a board member. She stated that her purpose to be on the board is to give back to the community and help residents.

7. Next Meeting Agenda Items: Presentation on Atlanta Street Widening Project.

8. Adjournment: Moved by Alex and seconded by Kittredge to adjourn meeting at 7:07 pm to the next scheduled meeting of September 23, 2013, at 6:00 PM held at City Hall, 2000 Main Street, Huntington Beach, Room B-8.