

# Mobile Home Advisory Board [MHAB]

## Meeting Notes

July 22, 2013

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1. **Call to Order:** Elizabeth Alex called the July 22, 2013, MHAB meeting to order at 6:03 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, Sharon Dana, Daniel Kittredge, Amber Monte, Vickie Talley, Patricia Taylor, and Manuel Vizinho

**Council Member Present:** Jim Katapodis

**Staff Present:** Kellee Fritzal and Denise Bazant

3. **Introductions & Oath of Office:** Fritzal welcomed new Board members Amber Monte, Patricia Taylor and Manuel Vizinho. All members of the Board introduced themselves. Council Member Katapodis administered the Oath of Office.

4. **Presentation:**

Housing and Community Development (HCD) representative Sal Poidomani, Codes and Standards Administrator, spoke regarding mobile home maintenance inspections, health and safety codes, types of permits required for mobile homes, and what types of construction does not require permits. Construction applications could be downloaded from the State's website at [www.hcd.ca.gov](http://www.hcd.ca.gov).

Linda Cortes, Mobile Home Registration Supervisor, spoke regarding Title requirements to register a mobile home. Several forms and information regarding inspection and registration were made available to the board and meeting attendees.

Both speakers responded to any questions regarding mobile home regulations.

5. **Approval of the Meeting Notes:**

Motioned by Talley, seconded by Cirillo, to approve meeting notes as amended from the regular meeting of April 22, 2013. The motion passed unanimously.

6. **New Business:**

- a. **Review of City Council Approval Restricting Senior Mobile Home Parks from becoming Family Parks through an Overlay Zone** – Fritzal distributed the City Council item that was presented to the City Council at its July 15, 2013 meeting submitted by Council Member Katapodis entitled "City Council Member item from the July 15, 2013, City Council Meeting – Restricting Senior Mobile Home Parks from becoming Family Parks." The report asked that the Council direct Planning and Building Director and City Attorney to draft a Senior Mobile Home Overlay District for consideration by the Planning Commission and the City Council. The item was approved by the City Council (5-1-1). Fritzal explained the process in which a zone change occurs: (1) a zoning code ordinance is drafted; (2) environmental assessment with public notice; and (3) Determination of Environmental. The process could take 8 to 12 months. However, Council directed the City Attorney's office to draft an ordinance for a moratorium from changing from a Senior Park to a Family Park to be presented at its August 5, 2013 Council meeting.

- b. **Guest Speaker for October 28, 2013 meeting** – No guest speaker will be scheduled. The Board will discuss the Overlay Ordinance.

**7. Old Business:**

- a. **Huntington Shorecliff Update** – Fritzal reported that at the July 15, 2013 City Council meeting, the Council accepted the subdivision map. Cirillo reported that the map will be recorded by the County of Orange within the next two days. Cirillo also reported that there is no new information regarding Caltrans schedule.
- b. **Atlanta Street Widening Update** – Fritzal reported that the City is moving forward with a new consultant to work on the project. The consultant will perform new appraisals and develop a new relocation plan. This item will be presented to the MHAB for input.

**8. Member Comments:**

Dana thanked HCD for coming to the MHAB meeting. She felt the information provided was very helpful and informative.

Taylor questioned if the sub-committee project was still on-going.

Baretich stated the importance of having public comments at the beginning and end of the meeting. Talley mentioned that no other board or committee provides public comments two times in a meeting. Talley explained that Public Comments should be at the beginning or the end of the meeting, not both times. Dana added that if Public Comments are at the beginning of the meeting, an item can be added to the agenda for the next meeting. Dana supports two Public Comment items. Kittredge mentioned that one public comment is more effective. Cirillo supports Public Comments one time in the meeting. Monte also supports one Public Comment period during the meeting. Alex directed staff to place Public Comments at the end of the agenda, provided that the Board could add to the next agenda if needed.

Talley mentioned training of the Brown Act for the new members. Fritzal reminded Board members that the Board is governed by the Brown Act and Public Records Request. A Board Member cannot have serial meetings via email. All discussions and deliberation should be at the meetings and in public view. Members will be notified regarding Brown Act training.

**9. Public Comments:**

Alan Belasco, resident of Rancho Huntington Mobile Home Park, spoke regarding tenancy agreement that was received by the owners of the park.

Richard Kushnir, Vice President of HOA and resident of Rancho Huntington Mobile Home Park, spoke regarding Code of Ethics and perhaps a conflict of interest for Board members who are in the mobile home business. He wanted to file a complaint that the owners of Rancho Huntington are harassing residents, fail to provide proper information, and intimidation of rent increases if residents do not sign new agreements.

Tim Geddes stated he was disappointed at the Board for not recognizing the value of not hearing Public Comments at the beginning and end of the meeting. He also stated that he wanted the Board to "go on record" stating that they were in support of a moratorium.

At this time, Amber Monte announced that a meeting with residents of Rancho Huntington Mobile Home Park will be held on Friday, July 26, 2013, at 10:00 am.

Betsy Crimi, resident of Rancho Huntington Mobile Home Park, spoke regarding the intimidation and harassment by the park owners to sign new agreements. Crimi supported Public Comments in the beginning of meeting.

Monte stated that all notice postings in the park to residents are required by law.

Talley noted that the Board represents every mobile home owner, not just seniors.

10. **Next Meeting Agenda Items:** Next meeting will have a Questions and Answer item on the agenda to discuss the overlay moratorium.
11. **Adjournment:** Moved by Alex and seconded by Kittredge by to adjourn meeting at 7:56 pm to the next regularly scheduled meeting of October 28, 2013, at 6:00 PM held at City Hall, 2000 Main Street, Huntington Beach, Room B-8.