

Mobile Home Advisory Board [MHAB]

Meeting Notes

September 23, 2013



1. **Call to Order:** Elizabeth Alex called the MHAB meeting to order at 6:02 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

Staff Present: Kellee Fritzal and Denise Bazant

3. **Public Comments (agenda items):**

Fran Crandlemire, resident of Huntington Shorecliffs, spoke regarding police activity involving a neighbor which is causing a public nuisance and the application process for renters of a mobile home.

Chris Waring is interested in the Atlanta Street Widening project and the expansion of Pacific Mobile Home Park.

Talley commented that Public Comments were placed on the agenda twice. Fritzal responded that Public Comments are to be at the beginning of the meeting per the Brown Act. A motion was made by Cirillo to direct staff to have public comments at the beginning of the meeting only and not again at the end of the meeting. After discussion, the motion was withdrawn.

4. **Approval of the Meeting Notes from August 26, 2013, 2013:**

Motioned by Talley, seconded by Kittredge, to approve meeting notes of August 26, 2013. The motion passed unanimously.

5. **New Business:**

Fritzal reported that the City Council Liaisons Katapodis and Sullivan have been given the names of the applicants who applied for the vacancies on the MHAB. Talley asked how many applicants applied. Fritzal responded that there were two (2) resident member applications; four (4) at-large member applications; and two (2) Park Owner/Manager applications.

6. **Old Business:**

a. **Atlanta Street Widening update Presentation on Draft Relocation Plan – Questions and Answers** - Fritzal introduced staff members Luis Gomez, Real Property Agent, and Joe Claudio, Senior Civil Engineer. Luis Gomez introduced Georgia Marquis, Paragon Partners, who will be handling the relocation plan for the project.

Luis Gomez spoke regarding the Atlanta Avenue update to the construction and draft relocation plan for eight (8) residences since the Council approved December 2011. Claudio spoke regarding the mobile homes that will be affected by the widening of Atlanta Street, and the engineering and construction of the arterial street. Marquis stated the City is following Federal and State regarding the guidelines for relocation of residents. She stated that there are seven (7) owner-occupied mobile homes and one (1) park-owned mobile home. Gomez stated that a draft relocation plan is scheduled for release on September 27, 2013, which will have a 30-day review. The plan will be submitted to Planning Commission November 2013, and submitted to City Council in December 2013. Gomez, Claudio and Marquis answered timelines and relocation questions from the Board and audience members.

- b. **Update regarding Ordinance Moratorium of Restricting Senior Mobile Home Parks from becoming Family Parks through an Overlay Zone** – Fritzal reported that the moratorium of restricting senior mobile home parks from becoming family parks was received by the City Council on September 16, 2013. The moratorium was approved by a vote of 6-1 to extend the moratorium. The Planning Department has been directed to move forward with the Environmental Assessment and a draft Ordinance which will have a public review period. The Ordinance will be reviewed by the Planning Commission in February 2014 and then the City Council by March 2014. At this time, Talley distributed a letter addressed to the City Council by MHAT notify them that the action taken was, in their opinion, a violation of the California Government Code.
- c. **Huntington Shorecliff Update** – Fritzal stated that staff did not have an update for the Board. However, Cirillo reported that Shorecliff Mobile Home sub-division map has been recorded by the County. Baretich inquired about a bus stop. Cirillo did not have an update. Dana inquired about Caltrans' construction drainage ditch, procedures for nuisance tenants, and procedure for selecting rental tenants of mobile homes in Shorecliff. Cirillo responded that he cannot comment on legal matters as it pertains to Shorecliff Mobile Homes.

7. Public Comments (non agenda items):

Betsy Crimi commented that negotiations between the owners' of Rancho Huntington and the HOA are continuing and have not broken-down as reported at a City Council meeting.

Chris Warning commented on the effect of space rental increases at Pacific Mobile Home Park..

Maxine Bozanic, resident of Del Mar Mobile Home, spoke regarding nuisance of rental tenants in mobile home parks.

Chris Waring spoke regarding the impact of rent increases in Pacific Mobile Home Park.

Ken Friedland spoke regarding rents at Pacific Mobile Home and inquired about forming a Homeowner's Association.

Colette Chailloce spoke regarding Pacific Mobile Home Parks.

Rel Vrooman spoke regarding the development of HOA.

8. Member Comments:

Taylor questioned the ratio of 80/20 residency in an over 55 age park and the minimum age required by park rules. Monte clarified that only one person of the household is required to be over the age of 55. She added it would also depend on what is dictated in the park rules.

Dana added that Pacific Shores was once a senior park then converted to a family park. Once the change occurred many senior would move which changed the dynamics of the park.

Talley suggested the Board address the public comment issue of two public comments in a meeting. Kittredge stated he was in favor of public comments at the beginning and end of the meeting. Dana, Baretich, and Taylor concurred. Alex recommended that the public speak one time, for 3 minutes, at the beginning and end.

Motioned by Dana, second by Kittredge, directing staff to agendize public comments at the beginning and end of the meeting. Each speaker will be provided 3 minutes to address the Board during public comment time period. Talley agreed that two public comments in a meeting would be beneficial; however, establishing ground rules for the public to speak is needed with no cumulative speakers. Motion passed unanimously.

9. Next Meeting Agenda Items: Fritzal announced that there may be an item regarding the Land Use change as a result of the moratorium for the Boards review. In addition, Brown Act Training has been scheduled for the Board at the regular meeting of October 28, 2013.

10. Adjournment: Moved by Dana and seconded by Kittredge to adjourn meeting at 7:20 pm to the next regular scheduled meeting of October 28, 2013, at 6:00 pm, held at City Hall, 2000 Main Street, Huntington Beach, Room B-8.