

COUNCIL NEIGHBORHOODS COMMITTEE MEETING FOR MOBILE HOME PARKS RESIDENTS

Meeting Report

Response to Comments at the June 24, 2010
Council Neighborhood Committee Meeting

Presented below are the City's responses to various issues and concerns raised at the June 24, 2010 Council Neighborhood Committee meeting with the Mobilehome Parks residents. If you have further questions about any of the following responses, please contact the responsible Department at the phone numbers noted below. General questions can be directed to Linda Lauzze, the City's Administrative and Neighborhood Services Manager, at (650) 903-6379.

CITY MANAGERS OFFICE – (650) 903-6301

- 1. Can the City Manager give a little update on the budget in connection to the General Plan and development plans?*

The structurally balanced budget adopted for FY 2010-11 was achieved through a series of strategies comprised of operational efficiencies, expenditure reductions, compensation cost containment and greater cost recovery for certain services. However, continuing to achieve a structurally balanced budget for future years will continue to be a challenge. City-wide policies that are being considered in the General Plan Update reflect this priority. Several goals in the General Plan address land use and economic development, recognizing the important connection between types and locations of land use and revenue generation for City services. Maintaining strong and stable sources of revenues to the City while balancing community needs such as housing and open space is an important policy in the General Plan for maintaining and improving the City's long-term fiscal health. The General Plan Update process has included significant community input and continues to allow for additional community input. Contact Martin Alkire, Senior Planner in the Community Development Department, at 650-903-6306 for further information about the economic development policies being considered in the General Plan Update.

- 2. Does the "balanced" budget allow for continuation of the Bookmobile?*

The FY 2010-11 Library Services operational budget includes continuation of the current bookmobile service. Although the limited period funding previously approved by the City Council for the bookmobile service to Castro School was not continued this year, a one-time grant from Google will enable the Castro School service to continue for FY 2010-11.

CITY ATTORNEYS OFFICE – (650) 903-6303

1. *My neighbors throw trash out their back door, stack carports full of beer cartons, and use their front porch as trash and overflow storage area. The County referred me to city; the city referred me to County. How can we get people to clean up their homes and yards? (440 Moffett Boulevard)*

Under state law, Mobile Home parks are under the jurisdiction of the State Department of Housing and Community Development, so the city does not have the authority to enforce its city code provisions at the mobile home parks in the city. Other than working directly with the neighbors, the options available to mobile home park residents with complaints regarding the appearance of their neighbor's property include contacting the manager of the mobile home park to enforce the park's rules and regulations, contacting the HCD (which has limited resources for enforcement) or contacting the free mediation service, Project Sentinel at 960-0495 to determine whether the neighbor would be interested in mediation to resolve the issue.

COMMUNITY DEVELOPMENT DEPARTMENT – (650) 903-6306

1. *Concerning the Avenidas Handyman Program - are the handymen bonded? How are the handymen screened prior to working for Avenidas?*

The City has looked into Avenidas' practices for hiring and assigning handymen under the Minor Home Repair and Home Access Program. Avenidas provided the City with some additional assurances that the handymen were qualified and would continue to be appropriately screened. Due to the federal requirements involved in administering the program, Avenidas decided to end its contract with the City, effective June 30, 2010. The City is seeking another agency to administer the program and anticipates that a new agency will be in place by July 1, 2011.

2. *Are there any plans to improve parking at El Camino Hospital?*

The El Camino Hospital project has installed all of the parking they were required to as part of their redevelopment. If there are problems with the parking supply or parking lot design, please identify the specific issues you have with the parking situation and then contact the hospital directly, or contact the Planning Division at 650-903-6306 and we can contact the hospital on your behalf.

3. *The lights at Shea Homes are shining on my house and are a problem. Is there something that can be done about this?*

Staff contacted Shea Homes, who subsequently installed light shields on all the lights to direct the light onto the project site and away from the neighboring properties. Please contact the Planning Division at 650-903-6306 if you are still experiencing problems with the lights.

4. *When the Shea project was initially approved part of the plans required Shea to plant trees along the fence line backing on to New Frontier Mobilehome Park to provide privacy and a sound barrier – how was Shea able to bypass this requirement?*

The project is still under construction and all conditions of approval required for the project will be completed before the project is signed off.

5. *Preservation of Mobilehome Parks*

- *Some members involved in the long-range development planning seem to have very little sympathy for mobilehome residents. Mobilehome parks should be an integral part of the City's future planning!*
- *In the future development of Mountain View, what is the City's vision for mobilehome parks?*
- *What incentives are available for mobilehome park owners to retain the land as a mobilehome park rather than sell for development?*

The Mountain View City Council has a consistent record of adopting policies to preserve mobile home parks and address the housing needs of Mountain View residents. There have been a number of protections implemented for mobile home residents. These include Housing Element policies on preserving mobile home parks, special Zoning and General Plan categories for mobile parks, and an adopted Mobile Home Park Conversion Ordinance. Mobile home parks cannot be redeveloped without an extensive application and public hearing process to change the zoning and General Plan and the City Council has the authority to deny such an application. The substantial difficulty in getting approvals to redevelop a mobilehome park creates an incentive for owners to maintain their mobilehome parks, rather than apply for conversions.

Mobile home parks are recognized in the City's Housing Element as a vital part of the community's housing opportunities. The Housing Element establishes the City's official policy concerning mobile home parks, which is:

Policy 8 Preserve the six major mobile home parks as a vital part of housing opportunities in the community.

This same policy has been included in the City's new draft Housing Element.

All of the six mobile home parks in Mountain View have special zoning and General Plan designations that recognize the long-term value of mobile home housing (this does not include the small trailer parks on Fairchild Drive). The City has not received an application to convert any of these six mobile home parks. A special Mobile Home Park General Plan designation was given to the six parks when the Council adopted the 1992 General Plan. The General Plan outlines the long-term vision for the community and changes to the General

Plan are infrequent and highly scrutinized. Any proposed change must go through extensive public hearings and analysis before the City Council would make a decision. Park residents would be notified of any rezoning or General Plan amendment applications and would have opportunities to address the Council.

In addition to the special zoning and General Plan designations, in 1989, the Council adopted a Mobile Home Park Conversion Ordinance that adds an additional level of protection for mobile home park residents. The Ordinance establishes procedures to thoroughly investigate the impacts on park residents of any proposed conversion and gives the Council the authority to adopt measures to mitigate those impacts. Any proposed rezoning or General Plan change would be subject to the Mobile Home Park Conversion Ordinance and would require a Conversion Impact Report. Mobile home park residents would be given ample opportunities to comment and provide input to the Council on the report and the conversion request.

In 2004, the Council Neighborhoods Committee started holding a biannual mobilehome park community meeting, which provides an ongoing forum for discussion of mobilehome park issues with City Councilmembers.

6. *Is a work permit required for bars to be installed on shower bathroom or installation of a ramp?*

The State Housing and Community Development (HCD) Department is responsible for building permits issued within mobilehome parks in Mountain View. They indicated that handicap bars installed in a bathroom do not require a permit, however, installation of a ramp would require a permit and inspections. They have a standard ramp installation package for mobilehomes that homeowners can use instead of drafting and submitting their own plans and details. For more information, contact the HCD northern region for mobilehome permits and inspections at 916-255-2501. You can also find information on their website at <http://www.hcd.ca.gov/>.

POLICE DEPARTMENT – (650) 903-6350

1. *What can residents do to better direct an emergency vehicle to a specific mobilehome in any of the mobilehome parks in Mountain View?*

Before an incident occurs, residents should prepare for an emergency by ensuring that their house numbers are clearly visible from the street and when possible painted on curbs. The Police and Fire Departments have specialized maps of each complex within the city, whether it be an apartment complex or mobile home park. These maps provide a detailed look at the complex including the locations of homes, buildings, side streets and fire hydrants; however, clearly visible numbers that can be seen in the dark are the best thing that a resident can do to prepare for an emergency at their home.

During an emergency, residents can assist emergency vehicles to a specific location by speaking to the 911 dispatcher in a calm, clear voice and by giving complete information,

including their full street address. If you have called 911 and there are additional people available to flag down the emergency vehicle, that is also helpful but we realize that it is not always possible. If you are waiting outside for emergency personnel, please make sure to stay out of the way of the apparatus while still making yourself visible (typically we recommend staying on the sidewalk).

PUBLIC WORKS DEPARTMENT – (650) 903-6311

1. *In the morning and evening Grant Road gets very congested, what steps can be taken to relieve this? Getting out on Grant Road from the shopping center is very difficult.*

The traffic signals along Grant Road from Oak Avenue in Los Altos to Bentley Square are interconnected and synchronized during peak hours to facilitate traffic flow; however, approximately 35,000 vehicles each weekday use Grant Road and it does get very congested. To reduce the congestion, staff applied for and received a Transportation Fund for Clean Air (TFCA) grant, and the City Council approved the Grant Road Adaptive Signal Project, which will improve traffic flow along the corridor from Bentley Square to Oak Avenue in Mountain View and Los Altos by upgrading the existing traffic signal interconnect system with new adaptive traffic signal technology. An adaptive system adjusts the operation minute by minute in response to actual traffic conditions, resulting in more efficient traffic flow and traffic congestion relief. The projected benefits are up to a 20% improvement in travel times and a similar reduction in delay for all approaches. The construction contract is scheduled to begin by February 2011 with completion in May 2011.

2. *What studies have been done or are currently being done, to look at the major log jam on Highway 101 (north and south) and Shoreline Boulevard (north and south of Highway 101) prior to presentations at Shoreline Amphitheater?*

Currently, there are no studies underway or scheduled to address traffic congestion on Highway 101 or Shoreline Boulevard near Highway 101 prior to presentations at Shoreline Amphitheater.

However, the U.S. 101 Auxiliary Lanes Project to construct auxiliary lanes in each direction of a 3.2 mile segment of U.S. 101 between State Route 85 in Mountain View and Embarcadero Road in Palo Alto is scheduled to begin Summer 2011 with completion in Summer 2014. The purpose of this project is to relieve existing and future congestion along this segment of U.S. 101, and to improve safety along the 101 corridor by eliminating bottlenecks while providing additional capacity for vehicles to merge.

For more information on this project, please contact Valley Transportation Authority (VTA) Outreach at (408) 321-7575, TDD for the hearing impaired (408) 321-2330, or via e-mail at community.outreach@vta.org. Information is also available on the web at www.vta.org.

3. *What can be done about sidewalks damaged by tree roots and needing repair? Specifically, the sidewalks on El Camino Real and Highway 237/Grant Road in front of American Tire and across from Sahara Village at El Camino Real near Highway 85. The sidewalks caused a resident in a wheel chair to tip over.*

Repair of the sidewalks on El Camino Real between Highway 85 and Castro Street is scheduled to begin in November 2010.

PROJECT SENTINEL – (650) 960-0495

1. *What recourse do we have to get management to open the Community Center during the hours listed in the paperwork we received when we moved in – 8 am to 8 pm, currently only open 8am to 5pm. Thank You.*

Please contact Project Sentinel at 650-960-0495 to provide more information and get more information about this issue. They would need to look at the actual written lease and other “paperwork” to determine what can be done about this situation. If they determine that these hours are a requirement of the lease, it could be enforceable, although it is recommended that you try mediation first to resolve this issue. If this is not a requirement of the lease, Project Sentinel could still provide mediation services that may resolve this issue.

2. *Sahara Mobilehome Village is private, what jurisdiction does the city have with mobilehome parks?*

The primary statute governing mobilehome parks in Mountain View and every other location in California is the Mobilehome Residency Law, (MRL) California Civil Code Section 798-799.10. This statute regulates the rights of mobilehome owners, for example the right to meet and to own pets, and it regulates the content of lease agreements, it regulates sale of homes in a park and eviction, as well as a number of other central issues. No governmental entity, local or state, has jurisdiction to enforce this statute, it requires a private lawsuit by the owner in the local Superior Court.

The most important other statute and regulations is the Mobilehome Parks Act [MPA] , California Health & Safety Code Section 18200-18700, which regulates the physical operations of mobilehome parks in California including building code issues such as utility hookups, allowable construction practices, etc. The actual rules that describe specific requirements are in the State of California Regulations, Title 25. Enforcement for these regulations is assigned to the State of California Department of Housing and Community Development (HCD). HCD is responsible for building permits issued within mobilehome parks in Mountain View.

In light of the assignment of most jurisdictional responsibility to entities other than the City of Mountain View, the City has very little jurisdiction over mobilehome parks in Mountain View.

GENERAL COMMENTS

1. *Have free shredding more often.*