

City of Yucaipa
City Council Minutes
Special Meeting of November 2, 2015

A Special meeting of the City Council of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California, on November 2, 2015 at 4:30 PM.

PRESENT: Denise Hoyt, Mayor
Greg Bogh, Mayor Pro Tem
David Avila, Councilmember (Arrived at 4:45 PM)
Bob Duncan, Councilmember
Dick Riddell, Councilmember
Ray Casey, City Manager
Tammy Vaughan, Deputy City Clerk/IS Technician
Jennifer Shankland, Deputy City Manager/City Clerk (Arrived at 4:55 PM)
David Snow, City Attorney

ABSENT: None

CONVENE CITY COUNCIL

The meeting was opened with the Pledge of Allegiance led by Captain Onodera.

PUBLIC COMMENT (Limited to Items on this Agenda)

Shelly Cleland, Yucaipa, stated that she is a resident of Carriage Trade Manor and expressed concerns about the new ownership of the park and requested that Council consider material that was provided during a previous meeting.

DEPARTMENT REPORT

1. **SUBJECT:** AMENDED LEASE AGREEMENT - 35058 YUCAIPA BOULEVARD

RECOMMENDATION: That the City Council:

1. Approve the revised lease agreement with Brewcaipa, LLC, a tenant of a City-owned building located at 35058 Yucaipa Boulevard; and
2. Authorize the City Manager to execute the necessary documents to complete the lease agreement process.

DISCUSSION: Director of Community Development Toomey presented the Agenda Report.

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After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER RIDDELL, SECOND BY COUNCILMEMBER DUNCAN, CARRIED 4-0-1-0 (COUNCILMEMBER AVILA ABSENT), TO APPROVE STAFF RECOMMENDATION.

STUDY SESSION

2. SUBJECT: MOBILE HOME PARK REUSE STUDY SESSION

RECOMMENDATION: That the City Council conduct a Study Session and:

1. Review the Mobilehome Park Conversion Mitigation procedure options and direct staff to return with a mobilehome park conversion ordinance/policy (as appropriate) for Council consideration; and
2. Review potential land use designation options for park locations that meet the criteria established by Council and direct staff to return with a mobilehome park development reserve overlay district ordinance for Council consideration; and
3. Direct staff to return with an ordinance removing selected all-age mobilehome parks out of the Mobilehome Park Overlay District.

DISCUSSION: Director of Community Development Toomey presented Recommendation No. 1 of the Agenda Report.

Clay Hage, Director of Operations at Las Casitas MHP, stated his opposition to the ordinance and is concerned for the residents of the seven parks that have been targeted for reuse when discussion of a possible conversion becomes public knowledge.

Julie Paule, a representative of Western Manufactured Housing Communities Association (WMA), stated her concerns with a closure ordinance and suggested that the City observe state law and try closing one park first and revisit the need for an ordinance at that time. Ms. Paule further stated that mobilehome park closure ordinances keep mobilehome parks open by way of in place market value.

Peter Herzog, a representative of Manufactured Housing Educational Trust (MHET), explained why the figures in the MHP Reuse Study are principal to determining the feasibility of a closure and stated that a closure ordinance is not needed and largely restricts the benefits to residents.

Tony Slaick, YMRA Chairman, stated his support for the closure ordinance over state law and referenced the closure ordinance adopted by the City of Huntington Beach as a good example to follow overall and requested that City Council reach out to Mary Jo

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Baretich of Golden State Manufactured-Home Owners League (GSMOL) for input should the City consider moving forward with an ordinance.

Craig Heaps, Yucaipa, stated that a mobilehome park closure is a long process and it is important not to lose sight of the welfare of the residents. Residents need to be protected with policy and procedure to ensure that they are justly compensated.

Vickie Talley, a representative of Manufactured Housing Educational Trust (MHET), stated that they are not opposed to mobilehome park closures as long as the process protects the rights of park owners. Ms. Talley stated that cities with closure ordinances make the process of closing a park more difficult and urged City Council to keep it simple and follow state law.

After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER RIDDELL, SECOND BY COUNCILMEMBER AVILA, CARRIED 5-0, TO APPROVE RECOMMENDATION NO. 1.

DISCUSSION: Director of Community Development Toomey presented Recommendation No. 2 of the Agenda Report.

Clay Hage, Director of Operations at Las Casitas MHP, stated that he is neutral to Recommendation No. 2 and requested the opportunity to provide input prior to determining land use designations. Mr. Hage responded to comments made by Mayor Pro Tem Bogh.

Peter Herzog, a representative of Manufactured Housing Educational Trust (MHET), stated that he is in favor of removing the MHP Overlay, agrees that rezoning does incentivize things, and requested that the City refrain from any specifics and go through a General Plan amendment with the property owners.

David Friedman, Yucaipa, stated that he approves the removal of the MHP Overlay and urged the City to consider increasing the density of the reuse in order to insure feasibility.

After Council discussion, the following Motion was made:

ACTION: MOTION BY MAYOR HOYT, SECOND BY COUNCILMEMBER RIDDELL, CARRIED 5-0, TO APPROVE RECOMMENDATION NO. 2.

DISCUSSION: Director of Community Development Toomey presented Recommendation No. 3 of the Agenda Report.

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Julie Paule, a representative of Western Manufactured Housing Communities Association (WMA), stated that she is in favor of lifting parks out of the MHP Overlay and that there are creative ways of addressing parks in disrepair.

After Council discussion, the following Motion was made:

ACTION: MOTION BY COUNCILMEMBER DUNCAN, SECOND BY MAYOR PRO TEM BOGH, CARRIED 5-0, TO APPROVE RECOMMENDATION NO. 3.

ANNOUNCEMENTS

None

ADJOURNMENT

The meeting adjourned. The next regularly scheduled meeting will be November 9, 2015 at 6:00 PM.



DENISE HOYT, MAYOR

ATTEST:



JENNIFER SHANKLAND
CITY CLERK