



**PLANNING COMMISSION**  
**Minutes of the Special Meeting**  
**Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**February 12, 2018**  
**6:30 p.m.**

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**1. PLANNING COMMISSION ROLL CALL:**

**BUI, MANZO, A.NGUYEN, Q.NGUYEN, AND RICE**

PRESENT: BUI, MANZO, A.NGUYEN, RICE

ABSENT: Q.NGUYEN

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Shelley Dolney, Administrative Assistant; Rick Zimmer, Contract Principal Planner; Christian Bettenhausen, Assistant City Attorney.

**2. SALUTE TO FLAG:**

Chair Manzo led the salute to the flag.

**3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS**

Planning Manager Steven Ratkay reported there were four late communications related to item 8.1.

**4. EX PARTE COMMUNICATIONS**

Commissioner Bui reported he visited the site for item 8.1 and took pictures.

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS**

There were no members of the public wishing to speak during oral communications.

**7. APPROVAL OF MINUTES – NONE**

**8. PUBLIC HEARINGS**

**8.1 Case No. 2017-19 – Conversion Impact Report**

**Location:** 14352 Beach Blvd (APN #s 091-090-18, 091-090-26, and 091-090-27)

**Applicant:** Walsh Properties, LLC – Dane McDougall, Authorized Agent

**Project Planner:** Rick Zimmer, Contract Principal Planner

The applicant has applied for a conditional use permit proposing to close the Green Lantern Mobile Home Park under the provisions of Section 17.400.090, et. seq. (Mobile Home Park Conversions) of the Westminster Code (WMC). As part of the application process, the applicant is required to prepare and submit a Conversion Impact Report.

The WMC requires the Planning Commission to hold a public hearing to take testimony on the Conversion Impact Report within thirty (30) days of the report being deemed complete. No action is required by the Commission other than to take the testimony of interested parties.

The Legal Aid Society of Orange County is representing the residents of the Green Lantern Mobile Home Park and has requested the Commission continue this hearing. Staff recommends the Commission open the public hearing as required by the WMC, take testimony only from those interested parties who cannot attend the future meeting and then continue the public hearing to February 26, 2018.

**CEQA COMPLIANCE:** Since the Commission takes no action on it, the submittal of the Conversion Impact Report is not a project as defined by the California Environmental Quality Act (CEQA). Therefore, no environmental review is required of the CIR.

The underlying application for the conditional use permit (CUP) to close the park is a project as defined by CEQA. Environmental review of the CUP is underway and will be completed before the Commission holds its hearing and takes action on the CUP, as is required by CEQA.

**RECOMMENDATION:** That the Planning Commission:

(1) Open the public hearing as required by the Westminster Municipal Code and request that testimony be limited to those who cannot attend a subsequent hearing.

(2) Continue the public hearing to the Council Chambers, at 6:30 PM, on Monday, February 26, 2018.

*A video and audio recording of this meeting was captured and is available to the public through contacting the Planning Division.*

Planning Manager Steven Ratkay provided a presentation to the Commission. He stated the public hearing was specifically to receive testimony related to the Conversion Impact Report (CIR). He added that there was a letter included in the agenda packet, from the Legal Aid Society of Orange County, requesting a

continuance due to some of the Vietnamese speaking residents not receiving a copy of the CIR when requested.

CHAIR MANZO OPENED THE PUBLIC HEARING, HE ASKED THOSE PRESENT WHO WOULD BE UNABLE TO ATTEND A SUBSEQUANT MEETING PROPOSED FOR FEBRUARY 26, 2018 TO SPEAK.

Dane McDougall, authorized agent representing the owners of Green Lantern Mobile Home Park, stated that he was available to answer any questions that might arise as to the content or form of the CIR. He also indicated that he was agreeable to the continuation of the meeting to February 26, 2018.

Lilli Graham, attorney with Legal Aid Society of Orange County, representing the Green Lantern Residents Association, submitted a late communication package with numerous letters enclosed from the residents of the mobile home park. She stated the CIR was not consistent with the City's General Plan or Housing Element, adding the CIR was also in violation of the Subdivision Map Act and Government Code (65863.7A). She offered that closing the mobile home park would eliminate a substantial stock of affordable housing and take away housing opportunities for the residents since many are extremely low income. She asked for denial of the Conditional Use Permit request when the conversion comes before the Commission.

Discussion ensued regarding the continuation of the public hearing to a subsequent date and allowing those that could not attend the future hearing to speak during the hearing tonight. Ms. Graham indicated that the Legal Aid Society would agree to a continuation of the hearing. There was also a consensus among the Commissioners that a continued meeting date of February 26, 2018 was agreeable.

Michelle Kim, attorney with the Legal Aid Society of Orange County, stated she would be unable to return for the continued hearing date. She commented that the CIR contains a number of inaccuracies, such as the number of seniors living in Green Lantern, the number of people living in each home, and the descriptions of the homes including improvements. She felt that the CIR would not be able to meaningfully review the impact to residents with so many inaccuracies. She asked the Commission to deny the owner's application.

Sarah Gregory, attorney with the Legal Aid Society of Orange County, stated she would be unable to return for the continued hearing date and she would be speaking in opposition to the application. She commented on the importance of mobile home parks as an affordable housing stock for many low to moderate income residents in Orange County. She also urged the Planning Commission to consider the City's Housing Element, adding that the preservation of the Green Lantern Mobile Home Park is consistent with the City's Housing Element and with California housing laws which provide for affordable housing preservation and development.

Linda Tang, representing the Kennedy Commission, thanked the Commission and the planning staff for reaching out to residents, adding that the outreach allowed residents to have a better understanding of the planning process. She stated the CIR was inadequate with replacement housing options. About 82% of the homes interviewed are low income or below paying a range of \$900 - \$975 for their monthly rent and the replacement options would price many residents out of the market where they would have nowhere to go. She also stated that the CIR did not address schools near the replacement housing for children or accessibility of single story replacement housing for displaced senior residents.

Tony Lam, Westminster resident, spoke about the history of the Mobile Home Conversion Ordinance and his time serving the City of Westminster as a Council member. He asked the Commission to look into all the facts and offered that the Commission may choose to recommend to the City Council to set up some type of independent committee to look into the history of mobile home park conversions. He stated that it would be detrimental to the residents if they have to be evicted, adding that the owner of the mobile home park is not offering the full value to displaced residents.

Evelyn Lund, Green Lantern resident, stated she would be unable to return for the continued hearing date and she has been a resident at Green Lantern for 17 years. Ms. Lund stated that she did not agree with the level of impact described in the CIR. She added that the impact would be devastating and the amount of monetary compensation being offered is not acceptable. She referred to Exhibit F in the CIR which showed available home spaces and units for rent or purchase within 100 mile radius of Green Lantern Mobile Home Park, stating that the monetary compensation offered isn't even close to what she would need to find affordable housing. She asked for the Commission's assistance to avoid the mobile home park closure.

Cambinh Nguyen, Green Lantern resident, stated she does not want to move out of Green Lantern Village. She offered that the monthly rent is affordable at \$950 per month and she is close to the Vietnamese community, grocery store, and her doctors. She added that her daughters study at a local elementary school and if she had to move, she was not sure where they would go to school, or if she could afford another home or if they would be homeless. She concluded that the reimbursement rate offered by the park owner is not sufficient to purchase a new mobile home and the offer does not include upgrades that she made to her home after purchase.

Charlie Huong, called for public hearing comment, but did not come up to speak

Qui Le, called for public hearing comment, but did not come up to speak

Kimmie Phan, Green Lantern resident, stated through a translator that Green Lantern is her home and the offer is not sufficient to buy another place. She added she has been affected emotionally since hearing of the closure of the mobile home park. She offered that if the park closes, she is unsure if she will find a place similar nearby

conveniences and 130 families will be homeless and out on the street. She concluded that if the City of Westminster allows this park to close, it will set a precedence and other mobile home parks will also close.

J. Carmichael, Green Lantern resident, stated he cannot attend the continued public hearing date and asked the Planning Commission to do the right thing and deny the mobile home park conversion. He added that most of the residents living at Green Lantern were elderly and on a fixed income. He offered that homelessness in the State of California is high and opined the main reason was large corporations, like Walsh Corporation, buying out locations where low income residents reside. He stated he wanted to keep a roof over his head but he was being offered way less than his mobile home was worth. He added that he believed that the owners of the park were untrue regarding the statement in the CIR that the existing park could not continue with the existing infrastructure. He concluded that he wished to stay at Green Lantern Village Mobile Home Park.

Gina Garcia, Green Lantern resident, stated she has lived in the mobile home park for 36 years. She added that she only makes less than \$1,000 per month which barely covers her rent, her coach was too old to move and relocation was not an option based on rent being too high in other locations. She stated she had no relatives or anyone to help her and that it was insensitive of the City to close the mobile home park as she would be homeless and left to die in the streets. She pleaded with the Commission to keep the mobile home park open.

Tin Tran, Green Lantern resident, stated she has lived in the mobile home park for 20 years. She added that both she and her husband are almost 80 years old and it was hard for them, both having medical issues. She stated her house was older than 10 years and is not able to be moved; adding that the offer from the company was not enough to buy another house due to the high prices of housing and there is not enough monthly income to cover higher rents. She concluded by asking for the Planning Commission to help them stay in Green Lantern Village.

Nga Waugaman, Green Lantern resident, stated she has lived in Green Lantern for 31 years. She offered that her husband passed away 12 years ago and she has a lot of memories with her husband created in her home. She is really looking for an intervention from the City to help residents of Green Lantern to be able to remain in their homes; adding that residents are at risk of being homeless with the small amount of compensation offered by the landlord. She offered that she saw a flyer for a similar home in Stanton for \$69,000 and the landlord is not offering enough funds to cover similar housing. She concluded that she really does not want to move as she wished to be close to the memories shared with her husband in her home.

Lynn Truong, Green Lantern resident and President of the Green Lantern Association, she asked for Planning Commission support not to close the Green Lantern mobile home park and stated that she found a lot of inaccuracies in the CIR. She offered that most of the information in Exhibit F, listing available mobile home spaces available, is

incorrect as she personally called a lot of the mobile home parks listed in the report and found that the rent rates and home prices are incorrect. She urged the City to conduct their own research to verify the information provided by the owner. She stated that on page eight of the CIR it is noted that only nine of the existing homes met the 10 year age criteria to be moved to another mobile home park. She added that there were 130 homes in the park and that meant 121 homeowners will lose their homes. She commented that she was sure that the City would not want to put the elderly, the low income, and the disabled out on the street. She stated her parents earn \$1,500 per month in social security income and would not be able to afford paying a higher rent. She added that the land owner has only offered 1/3 of the price that residents paid for their mobile homes, so they are unable to purchase another home with that amount. Since the land owner announced the intent to close the mobile home park, many residents, including my parents, are having anxiety and health problems. She concluded by asking the Planning Commission to deny the request to close the mobile home park.

Nho Truong, Green Lantern resident, stated through a translator that he used to live in Pomona but moved to Green Lantern Mobile Home Park for medical reasons. He added that he found a happy senior community with Green Lantern and immediately signed a lease. Upon signing the lease, he was told that the park would be reserved for seniors in the community.

Ana Monroy, Green Lantern resident, stated she was unable to return for a later hearing date. She offered that on page 10 of the CIR that the offer would be an appraised value plus five percent (5%) and noted that the appraised value she was given comes to \$12,863 with the five percent included in the figure. She commented that no home within Westminster is worth such a minimal amount; she added that the home was older than 10 years so it could not be moved. She stated that if the conversion was approved, it would be a financial strain on the family; adding that the cheapest comparable mobile home would be \$119,000. She concluded that the 100 mile radius is ludicrous, since Westminster is close to their schools and jobs; she pleaded with the Commission for a denial.

Kay Lehman, present for the public hearing, but stated she could return to the next public hearing date.

Dorothy Wilder, present for the public hearing, but stated she could return to the next public hearing date.

Judith Rhoads, present for the public hearing, but stated she could return to the next public hearing date.

Hue Nguyen, Green Lantern resident, stated through a translator that she worked very hard to buy this mobile home. She had a difficult time with English when she arrived but she worked hard and does not want to move anywhere and hopes to live and die where she resides at Green Lantern Mobile Home Park. She added that she hopes

the land owner will not kick her out, she has been worried ever since the land owner announced the park closure.

Paul Labouchere, present for the public hearing, but stated he could return to the next public hearing date.

Bao Huynh, Green Lantern resident, stated that a meeting was held in April 2017 where the owners stated they had plans to close the park for the past 10 years; however, seven years ago the land owner hid his agenda from him or he would not have made the purchase. He added that much of the data in the CIR was incorrect and that he felt was an act of disrespect.

Sherry Paquette, Green Lantern resident, stated she and her husband moved into Green Lantern about five years ago. She stated it was difficult to find affordable housing in this area until they found the Green Lantern Mobile Home Park. She stated that she and her husband live modestly and she even supplements their income by being an Uber driver. She stated that moving would be very difficult to live and support themselves and they really love Orange County.

David Griffen, called for public hearing comment, but did not come up to speak

Nghia Bui, Green Lantern resident, stated through a translator that he knew this country has a lot of compassion for its citizens; adding America always responds to any disaster to support those affected. He offered that after he was released from prison camp, he chose this mobile home park as the last place to live out his life. He stated that there are about 500 people including the elderly, low income, and disabled living in the mobile home park and they will all become homeless. He asked the Commission to please be compassionate.

Luis Montoya, Green Lantern resident, stated he has lived at Green Lantern since 2010. He added that he is extremely low income and provided that he only receives \$1,258/monthly Social Security income while paying \$1,050/monthly for rent. He stated that although he has made many upgrades to his home, the company has only offered him \$25,000 for his home. He concluded that if he lost his home, he would be homeless and asked for the Planning Commissions consideration.

Son Do, Green Lantern resident, stated the CIR was incorrect. He offered the following items were incorrect: Statements about the number of elderly living in the mobile home park and the number of low or very low income residents. He requested that the planning commission consider the affected families, elderly, and the disabled when they review the CIR.

Chris Valentino, present for the public hearing, but stated he could return to the next public hearing date.

Tho Nguyen, present for the public hearing, but stated he could return to the next public hearing date.

Luis Santiago, present for the public hearing, but stated he could return to the next public hearing date.

THERE BEING NO ADDITIONAL SPEAKERS, CHAIR MANZO CONTINUED THE PUBLIC HEARING TO 2/26/2018.

**Motion: It was moved by Commissioner A. Nguyen, and seconded by Chair Manzo, to continue the open public hearing for Case No. 2017-19, to a special meeting date of February 26, 2018 at 6:30 PM in the City Council Chambers.**

AYES: BUI, MANZO, A.NGUYEN, RICE  
NOES: NONE  
ABSENT: Q.NGUYEN  
ABSTAIN: NONE

Vice Chair Rice requested that all the letters be translated into English so that we can read them in time for the next meeting.

Chair Manzo stated we should have an official translator for the next Planning Commission Meeting.

**9. REGULAR BUSINESS - None**

**10. REPORTS**

**11. MATTERS FROM THE PLANNING COMMISSION - None**

**11.1 AB 1234 REPORTS - None**

**11.2 MATTERS FROM STAFF- None**

**12. ADJOURNMENT – The meeting was adjourned at 8:58 p.m. to a regular meeting on Wednesday, February 21, 2018 at 6:30 p.m. in the City Council Chambers.**

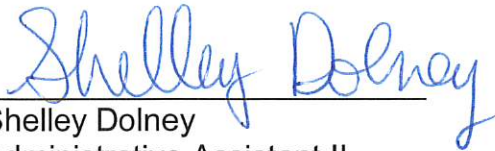
  
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Carlos Manzo  
Chair





Steven Ratkay  
Planning Commission Secretary

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