



**PLANNING COMMISSION
Minutes of the Special Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
February 26, 2018
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

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

PRESENT: BUI, MANZO, Q.NGUYEN, RICE

ABSENT: A.NGUYEN

STAFF PRESENT:

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

2. SALUTE TO FLAG:

Commissioner Q. Nguyen led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Steven Ratkay reported there were no late communications.

4. EX PARTE COMMUNICATIONS - None

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 (Continued from February 12, 2018)

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

This is a continued public hearing from the February 12, 2018 meeting.

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.

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) Reconvene the continued public hearing from February 12, 2018.

(2) Close the public hearing. No action will be taken regarding the Conversion Impact Report and Case No. 2017-19.

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 brief presentation to the Commission. He stated that additional testimony regarding the Conversion Impact Report (CIR) would be heard during this continued public hearing, but there would be no action taken at the conclusion.

CHAIR MANZO RECONVENED THE CONTINUED PUBLIC HEARING FROM FEBRUARY 12, 2018.

David Hamner, Green Lantern resident, stated he was in favor of the park closure because he had already found a desired location for his move. He added that he believed that we live in a free economy and should "play the cards we have been dealt." He stated the Walsh family owned the land where he rents and they currently want him to leave, but felt his situation was not desperate and he would prefer decisions to be made so that he may "get on with his life."

Chris Valentino, a 3rd year law student and volunteer at The Legal Aid Society, stated the CIR does not satisfy the spirit or letter of the state of California statutory law or the City of Westminster's mobile home conversion ordinance. He offered, that from the spirit of the law perspective, the closure of the park endangers the lives, health, and safety of the residents because many residents not able to move their home and will have to find alternative housing with an increased rent burden that is beyond the means of the low and extremely low income residents. He offered from the letter of the law perspective, the CIR as submitted fails to adhere to multiple statutory requirements; providing the example that the CIR provides no information for accessibility of housing for disabled individuals. He concluded, the closure of Green Lantern will only harm its residents and continue to exasperate Orange County's housing shortages which is at issue with the spirit and the letter of both California state law and local Westminster municipal ordinances.

Tho Nguyen, Green Lantern resident, read a letter he wrote to the Commission into the record. The letter was submitted as late communication.

Luis Santiago, Green Lantern resident, stated he started living at Green Lantern in 2013 and took exception that the owner did not disclose that he was planning on closing the park when he filled out his application. He added that five (5) additional residents moved into the park after 2013. He stated that the owners are only offering him \$80,000 for his home plus five percent, but he still owes \$98,000; adding that other parks would cost him \$149,000 to \$160,000 for a similar home, so he didn't feel the offer was fair.

Kay Lehman, Green Lantern resident, stated she found Green Lantern Village 15 years ago after being laid off and she has lived there ever since. She offered that she is now living on Social Security and is unable to afford the rents at other locations. She added that she is also unable to locate 50 miles away due to all of her doctors, family, and friends who are located close to her current home; adding that would be a 100 mile drive for a visit. She stated that her older home is unable to be moved and the offer was too small to purchase another home anywhere. She concluded it would be a horrible hardship if Green Lantern Mobile Home Park were to close.

Dorothy Wilder, Green Lantern resident, stated that she and her husband moved to Green Lantern Mobile Home Park in 1988; adding that her church, doctor, shopping, entertainment, and affiliations are all centrally located to her current home. She stated that she was 98 years, she hoped this was her last home, and wished that her daughter may be able to continue to live in the home after she is gone.

Judith Rhoads, Green Lantern resident, stated she was Dorothy Wilder's daughter and she agreed that everything is near their current location. She added that she and her mom are both on Social Security, it was difficult to find an affordable location to live. She felt that there would be so many people out on the street without a place

to live if the park closed. She opined that she couldn't see how anyone with any good conscience would promote closing the park and she hoped the Commission also felt similarly.

Paul Labouchere, Green Lantern resident, stated he brought the real estate section from the Orange County Register dated February 18, 2018 to share with the Commission as the information there is very pertinent. He offered some figures regarding housing options throughout the state of California as listed in the article. He stated that residents would simply not be able to afford an amount double what they are paying now; adding many people are senior citizens and on a fixed income. He felt that the owner has intentionally lowballed the offers while using the same appraiser for the assessment and felt that everyone deserved a fair market value for their homes. He asked the Planning Commission and any City Council members that might be present to please have mercy on the residents at Green Lantern.

Charlie Hoang, Green Lantern resident, filled out a speaker slip for the February 12, 2018 meeting but did not speak; he was also not present for the continued public hearing this evening.

Ly Qui, Green Lantern resident, filled out a speaker slip for the February 12, 2018 meeting but did not speak; she was also not present for the continued public hearing this evening.

David Griffin, Green Lantern resident, stated he felt the CIR was inaccurate and that a lot more seniors live in the mobile home park than what is reported. He added that the City already had a transient problem and felt the closure of Green Lantern would cause residents to also be put out on the street. He agreed with a previous speaker stating that the park is not offering fair market value for the homes and felt the offers were lowballed at the appraiser level. He stated that after he received a letter from the management company, he was told that he could not sell his home so they are holding the residents hostage.

Chuc Truong, Green Lantern resident, stated through a translator that she is 72 years old and has been suffering the effects of a stroke for 20 years. She added her health is very poor and since hearing about the park closure, she has been having a lot of anxiety and breathing difficulties. She didn't feel she could move from Green Lantern since all of her doctors are nearby to treat her medical conditions. She pleaded with the Commission for help.

Doanh Nguyen, Green Lantern resident, stated through a translator that he moved to Green Lantern in 2010 after retiring. He stated he and his girlfriend receive \$2,300 for their monthly income and their rent is about half of their monthly income; offering if he has to move with his limited income, he is not sure where he will be able to live.

Phuong Nguyen, Green Lantern resident, stated through a translator that she is a single mom living with a boyfriend and two children. She added that her boyfriend

just got laid off and they don't have any financial aid or assistance from the government. She stated it has been a struggle financially and Green Lantern is the only place she can afford while already working seven days a week. She stated that Green Lantern is located near her daughter's school, near her work, and that she has been under a lot of stress since the announcement of the park closure. She concluded by asking the Commission to help her family.

Brandon Nguyen, Green Lantern resident, stated he has lived in Green Lantern for two years and nine months after buying a new manufactured home; adding, he was never told of a potential park closure when he signed the paperwork with them. He felt that Green Lantern was cheating residents and stated it was a good time to make a new law.

Nha Do, Green Lantern resident, stated she and her husband are old, low income, and unable to afford more money. She asked the Commission to help them keep their home.

Kim Ahn Thi, Green Lantern resident, stated through a translator that she lived with her mother who is 79 years old. She added that she worked seven days a week to provide support and had to take a day off to come to the meeting tonight. She stated her mom is in poor health and has been very stressed since hearing of the potential park closure. She concluded by asking the Planning Commission to help her family and other families in the park to keep Green Lantern Park open and deny the park closure.

Phoebe Tran, Green Lantern resident, stated she moved to Green Lantern Mobile Home Park four years ago. She added that her Auntie put all of her life savings so that the family could live together in the same location. She looked up surrounding real estates and found that a single family house would be a minimum of \$450,000, a two bedroom apartment would be a minimum of \$1,800 per month, and a mobile home park similar to Green Lantern will be will be \$1,100 monthly with an \$80,000 mortgage. She stated the offer from Green Lantern was only \$25,000 and that would not allow them enough money to go anywhere. She stated that it is not fair for the owners of Green Lantern to close the park when there is really nowhere to go.

Kinh Nguyen, Green Lantern resident, stated he was present to ask the Commission to help the residents stay in Green Lantern Village.

Chi Charlie Nguyen, Westminster resident, stated that even though he didn't live in Green Lantern Mobile Home Park, he felt for the residents affected by the possible closure. He added that residents are crying for mercy and if we kick them out they will have nowhere to go. He offered that the County of Orange had recently dealt with the homeless who had taken up residence in the Santa Ana Riverbed; adding that services were provided to those displaced and indicated we should do the same for people living within our City boundary. He asked the Commission to try to see this situation from the resident's perspective.

Hue Nguyen, Green Lantern resident, stated through a translator that she wanted to thank the American people for helping them. She added that when they came to the United States, they made very little money but they were able to save enough money to afford a mobile home at Green Lantern. She stated that now that she is old, all she wanted to do is live in the place that we bought; and, every time we hear that the owner may kick us out, we are worried because we don't have enough money and there is no place to go. She concluded that she hoped the owner won't kick them out, otherwise they will be homeless.

Tin Tran, Green Lantern resident, stated she is 80 years old and has lived at green lantern for 20 years. She added that she felt this would be her last home before she died, but was shocked when she heard the news of the closure. She offered that she had just retired with a little bit of money and does not have enough money to buy another mobile home or rent an apartment; adding that her home was too old to move so she will lose her house. She stated that her health was poor and with nowhere to go, she may end up living with the homeless population at the Santa Ana River. She hoped the City can help her through this hardship.

Lynn Truong, Green Lantern resident, offered that the Commission had heard from many residents who are old, with no income, and who cannot afford to go anywhere. She stated that if the Commission approves the closure, only one family will be happy and richer while 130 families and 500 lives will be miserable and devastated. She added that there is nowhere for the residents to go, they will become homeless and will become a burden to this society. She concluded that she stood before the commission to ask for their compassion and mercy for all of the residents.

Josie Wible, on behalf of Green Lantern resident Elfida Cota, stated her mom has lived at Green Lantern since the mid 1980's and her home is paid off. She added that her mom is 85 years old, living on a limited Social Security income, and hoped she could live the rest of her life at Green Lantern with all her conveniences and family nearby. She stated that the compensation package is very confusing for her mom and the rest of the family as it is not written in layman's terms; additionally, the offer is not enough for her mom to move elsewhere.

Chon Nguyen, Green Lantern resident, stated through a translator that he was 83 years old and has lived Green Lantern for 10 years. He added that moving away would be difficult due to the current close proximity of his doctors, lack of funding to move elsewhere, and he really didn't know where he could go. He hoped the owner would reconsider and not kick the residents out.

Yen Pham, Green Lantern resident in space #80, stated that she moved to Green Lantern four years ago and was shocked when she heard the park may be sold. She added that she loved living in Green Lantern and her neighbors are very helpful. She hoped the Commission will help her and her family stay at the mobile home park.

Yen Pham, Green Lantern resident in space #63, stated through a translator that she wanted to continue to live at Green Lantern Mobile Home Park. She added that she had a young son that was very sensitive with some psychological concerns and she felt he would do poorly if asked to change schools. She stated she had difficulty finding an affordable place to live due to her limited income until she and her husband found Green Lantern Mobile Home Park.

THERE BEING NO ADDITIONAL SPEAKERS, CHAIR MANZO CLOSED THE PUBLIC HEARING. HE ANNOUNCED THAT THERE WOULD BE NO ACTION TAKEN REGARDING THE TESTIMONY.

9. REGULAR BUSINESS - None

10. REPORTS - None

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 7:47 p.m. to a regular meeting on Wednesday, March 7, 2018 at 6:30 p.m. in the City Council Chambers.

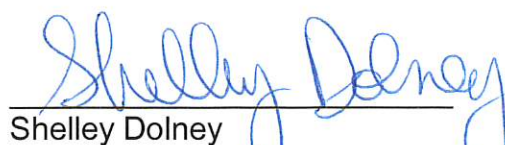


Carlos Manzo
Chair



Steven Ratkay
Planning Commission Secretary

Prepared by:



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Administrative Assistant II