

Rules on mobile home park conversions will be tougher

Tough new rules on converting mobile home parks to other uses — rules that could prevent the city from converting part of the Pacific Cove Mobile Home Park to a parking lot — will be built into Capitola's zoning ordinance, the city council said Thursday night.

The council also authorized City Manager Steve Burrell to buy any of the Pacific Cove mobile homes that come onto the market in the next six months in anticipation of the city exercising its option to purchase the mobile home park this fall.

The council had been asked earlier this year by attorneys for Pacific Cove residents and the Golden State Mobilehome Owners League to adopt a conversion ordinance that would,

under the present conditions in Santa Cruz County, virtually preclude the conversion of any mobile home park in the city to another use.

The council, following a lengthy debate, adopted a suggestion by Mayor Michael Routh to incorporate most of the key points in the residents' request in the city's existing zoning ordinance that already restricts conversion of a park to another use.

Routh pointed out that the park residents will have more security with the points included in part of the zoning ordinance, which takes at least two public hearings to modify or repeal, than in a separate ordinance which a future city council could repeal in one four-

fifths vote.

City Attorney Richard Manning was instructed to bring back a draft version of the zoning ordinance amendments to the council at the May 24 meeting.

The council also voted to allow Burrell to negotiate with individual mobile home owners in the Pacific Cove park who might want to sell their coaches in the next six months to the city.

Burrell indicated he had been approached by some people interested in selling now. He also asked for the authority to obtain purchase options from people who might want to sell when the city purchases the park.

The council rejected that proposal.