

## Capitola Mobile Home District Hearing Delay

Capitola's second public hearing on its controversial mobile home park exclusive district, which would make it difficult for mobile home park owners to change land uses, has been continued to Sept. 11.

Originally slated to be heard Thursday night, city staff asked the matter be continued since it was believed the full City Council would not be present.

Earlier this month, the council unanimously directed staff to move forward in developing an amendment to the land use element of the city's general plan and appropriate zoning ordinances to apply eight of the city's nine mobile home parks into the district.

James Kennedy, attorney for six of the mobile home park owners, is expected to protest that action.

Parks recommended to be in the district include Tradewinds, Brookvale Terrace, Castle Mobile Estates, Loma Vista, Pacific Cove, Turner Lane, Wharf Road Manor and Cabrillo Mobile Home Estates. Only tiny Gemini Trailer Court which has only six coaches in the Depot Hill neighborhood is excluded.

In a related matter, the city's Mobile Home Park Rent Review Board recently

approved rent increases at two mobile home parks, as allowed for in the city's rent stabilization ordinance.

The ordinance, as well as the subsequent mobile home park exclusive district, were implemented last year after new owners of Tradewinds Mobile Home Park hiked rents and sent out eviction notices saying they planned to turn the park into a condominium development.

Pacific Cove Mobile Home Park, located adjacent to City Hall at 426 Capitola Ave., was granted a 12 percent rent increase. However, 4 percent of that was suspended until a later public hearing is held to insure the condition of the park has improved. This review will be held in December or January.

The board passed the rent increase 3-2 with Howard Biddle, Ed Newman and Arthur Timmons for it and Earl Jensen and Norman Sarratt against. It becomes effective Sept. 1.

The board also approved a \$10 a month increase per space at Castle Mobile Home Estates, 1099 38th Ave.

The application to increase rents at Cabrillo Mobile Home Estates, 930 Rose-dale Ave., was continued to Sept. 16.