

Capitola agrees to buy four mobile homes

CAPITOLA — The City Council Thursday night continued forward with its plans to go into the mobile home park business.

Council members unanimously approved agreements to buy four mobile homes in 83-space Pacific Cove Mobile Home Park. The city is in the process of buying the park for \$1.5 million and has plans to eventually convert part of it to a parking lot for downtown visitors.

The park is located within walking distance of Capitola Village and the planned 203-space parking lot is expected to alleviate the long-standing parking problem downtown.

The city is buying the four mobile homes following its adopted purchase program. An independent appraiser was hired by the city to make an appraisal of the coaches involved. Those owners have already agreed to the sale price.

The city hopes to purchase as many coaches as possible and move the remaining ones to the lower level of the park. That would allow the upper park portion to be converted into a parking lot.

Pacific Cove residents would not be forced out since the conversion would only be done through attrition. The city has already passed a program, detailing payment to residents for relocation costs.

It is believed to be the first time a city has ever gone into the mobile home park business.

In related business, council members approved \$1,500 for an environmental review of the Pacific Cove parking project. They also continued for three or four weeks a proposed mobile home conversion ordinance.

The law would set specific conditions that must be met before a mobile home park may be converted to another use. The council has already made it clear, however, they do not intend to pass an ordinance which would make it nearly impossible for the city to change the use of Pacific Cove.

As proposed, the ordinance allows for mobile home parks to be converted if conversion "is in the interests of all concerned (park owner, park residents and community), and if the benefits of the conversion will outweigh the detrimental effects."

The ordinance also allows conversion to take place if the park is located in a so-called "Public Facility District," which Pacific Cove is.

No specific date was made for the conversion ordinance to return, other than an estimate that it would be three or four weeks.