

McClenagan, Laura

From: Hilary Mosher <hilmosh@gmail.com>
Sent: Wednesday, December 01, 2021 5:13 PM
To: Planning Clerk
Subject: record # PLN-14268-CUP

Follow Up Flag: Follow up
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Hello Planning Commission-

Please accept my gratitude to you for devoting the time you do to the Commission. It is greatly appreciated.

Regarding Sun Communities request for Conditional Use Permit #PLN-14268:

I currently represent dozens of residents of Ocean West Senior Park who have filed a formal complaint requesting an Administrative Hearing with the Humboldt County Planning Department against Sun Communities, under Humboldt County's Mobile Home Rent Stabilization Ordinance no. 2569, Chapter 9101, regulation 9101-13 "Reduction in Rent for Service Reductions". From the first month Sun Communities purchased Ocean West, they began multiple service reductions throughout the park. The complaint details 19 instances of service reductions such as failing to water our once lush lawns, chiseling off a significant part of our clubhouse for their office, and firing multiple maintenance workers so that there is significant deterioration of the entire park that existed when Sun bought it. We request that the Planning Commission refuse the current CUP until the hearing process is completed and Sun has addressed these outstanding issues. Of concern here is that this is a corporation uninterested in whether or not their neglect of the park will affect resident's property values nor their enjoyment of their habitat. The

expansion they are envisioning will further damage existing roads and fences, and create an even more densely populated, relatively small space for so many people.

An additional concern is that the current expansion plan touts added recreational spaces but fails to mention that the plan is to locate all the recreational services in what is currently the clubhouse parking lot-- a VERY much-needed aspect of residents' ability to utilize the pared-down clubhouse for recreational purposes. The capacity for the clubhouse is 60 (used to be 90 before Sun pared it down). Under their proposed expansion plan, Sun says residents coming to a large gathering at the clubhouse can park on the streets instead of the parking lot. This is disingenuous. Firstly, street parking is prohibited by park rules because the roads are narrow and difficult for emergency responders to navigate, plus parked cars would block resident's mailboxes, prohibiting mail delivery. Lastly, if sixty people (out of a total population of more than 123) show up in their cars for an event, such as a holiday luncheon at the clubhouse, parking on the street would mean only a few cars could park within easy walking distance of the clubhouse entrance, the rest parking further and further away, making events unattendable for those of us suffering ambulatory difficulties (it *is* a senior park). It is simply not practical. There are more than enough other areas that Sun could develop for recreational purposes without making the clubhouse (one of the very few current recreational services available) unusable because of lack of adjacent parking.

Additionally, Sun is proposing development of streets and walking paths in sensitive wetland areas, but have failed to provide an Environmental Impact study as to whether this development will have long-term negative effects such as erosion. We request that the Planning Commission not allow the expansion to move forward without an Environmental Impact study being done first.

Sincerely,

Hilary Mosher, Liaison, Ocean West Non-leaseholders

Regional Manager,
Zone A-1, Golden State Manufactured Home Owners League

resident, #33, Ocean West