

Report Prepared for Costa Mesa Mobile Home Park Advisory Committee
Regulations Governing Mobile Home Park Closures

Prepared by Committee Vice Chair Vickie Talley
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Introduction

The small very old trailer parks/camps of typically 75 spaces or less located in the City of Costa Mesa were originally built as interim or temporary uses on commercial and industrially zoned land and operated as vacation trailer parks and for migrant farm workers. As the parks and trailers aged and the location became more desirable for other forms of housing and development some of these trailer parks closed between 2003 and 2013.

At the time these parks closed the State law regulating park closures required that the displaced tenants be paid the reasonable cost of relocation, which included the cost of moving the trailer, lodging, meals, etc. Many of the old trailers were too old to relocate and a lump sum payment was made to assist in paying for the relocation. The California law regulating park closures has changed since these trailer parks closed.

The California Civil Code (Mobilehome Residency Law) outlines the seven reasons for a Termination of Tenancy in a mobile home park in **Article 6 – Termination of Tenancy, Civil Code Section 798.56 (g)**, specifically addresses the **Change of use of the park or any portion thereof and states:**

Change of use of the park or any portion thereof, provided:

- (1) The management gives the homeowners at least 60 days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.
- (2) (A) After all required permits requesting a change of use have been approved by the local governmental board, commission, or body, the management shall give the homeowners six months' or more written notice of termination of tenancy.
(B) If the change of use requires no local governmental permits, then notice shall be given 12 months or more prior to the management's determination that a change of use will occur. The management in the notice shall disclose and describe in detail the nature of the change of use.
- (3) The management gives each proposed homeowner written notice thereof prior to the inception of the proposed homeowner's tenancy that the management is requesting a change of use before local governmental bodies or that a change of use request has been granted.
- (4) The notice requirements for termination of tenancy set forth in this section and Section 798.57 shall be followed if the proposed change actually occurs.
- (5) A notice of a proposed change of use given prior to January 1, 1980, that conforms to the requirements in effect at that time shall be valid. The requirements for a notice of a proposed change of use imposed by this subdivision shall be governed by the law in effect at the time the notice was given.

In addition, the **State of California Government Code (Title 7, Section 65863.7 ET. SEQ. and Section 66427.4)** has more specific requirements as outlined below.

(a) (1) Prior to the conversion of a mobilehome park to another use, except pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410)), or prior to closure of a mobilehome park or cessation of use of the land as a mobilehome park, the person or entity proposing the change in use shall file a report on the impact of the conversion, closure, or cessation of use of the mobilehome park. The report shall include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobilehome park to be converted or closed to find adequate housing in a mobilehome park.

(2) (A) If a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use *shall pay to the displaced resident the in-place market value of the displaced resident's mobilehome.*

(B) For the purposes of this paragraph, except as specified in subparagraph (B) of paragraph (1) of subdivision (e), in-place market value shall be determined by a state-certified appraiser with experience establishing the value of mobilehomes. The appraisal shall be based upon the current in-place location of the mobilehome and shall assume the continuation of the mobilehome park.

(C) The person or entity proposing the change of use shall pay for an appraisal specified in subparagraph (B) and shall include the appraisal in the report specified in paragraph (1).

(b) The person proposing the change in use shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at least 60 days prior to the hearing, if any, on the impact report by the advisory agency, or if there is no advisory agency, by the legislative body.

(c) When the impact report is filed prior to the closure or cessation of use, the person or entity proposing the change shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at the same time as the notice of the change is provided to the residents pursuant to paragraph (2) of subdivision (g) of Section 798.56 of the Civil Code.

(d) When the impact report is filed prior to the closure or cessation of use, the person or entity filing the report or park resident may request, and shall have a right to, a hearing before the legislative body on the sufficiency of the report.

(e) (1) Before the approval of any change of use, the legislative body, or its delegated advisory agency, shall do all of the following:

(A) Review the report and any additional relevant documentation.

(B) Make a finding as to whether or not approval of the park closure and the park's conversion into its intended new use, taking into consideration both the impact report as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.

(2) The legislative body, or its delegated advisory agency, may require, as a condition of the change, the person or entity proposing the change in use to take steps to mitigate any adverse

impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park.

(f) If the closure or cessation of use of a mobilehome park results from the entry of an order for relief in bankruptcy, the provisions of this section shall not be applicable.

(g) The legislative body may establish reasonable fees pursuant to Section 66016 to cover any costs incurred by the local agency in implementing this section and Section 65863.8. Those fees shall be paid by the person or entity proposing the change in use.

(h) This section is applicable to charter cities.

(i) This section is applicable when the closure, cessation, or change of use is the result of a decision by a local governmental entity or planning agency not to renew a conditional use permit or zoning variance under which the mobilehome park has operated, or as a result of any other zoning or planning decision, action, or inaction. In this case, the local governmental agency is the person proposing the change in use for the purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(j) This section is applicable when the closure, cessation, or change of use is the result of a decision by an enforcement agency, as defined in Section 18207 of the Health and Safety Code, to suspend the permit to operate the mobilehome park. In this case, the mobilehome park owner is the person proposing the change in use for purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(k) This section establishes a minimum standard for local regulation of the conversion of a mobilehome park to another use, the closure of a mobilehome park, and the cessation of use of the land as a mobilehome park and shall not prevent a local agency from enacting more stringent measures.

(Amended by Stats. 2020, Ch. 35, Sec. 4. (AB 2782) Effective January 1, 2021.)

Cost of Closing is Prohibitive

If a park closes mobile home owners who have been in the park for many years and paid far below current market value will receive payment equal to the current market value. An overview of mobile homes for sale in Costa Mesa is attached along with the amount the park owner would have to pay to the residents of the park. On top of that, there will be extraordinary fees and expenses incurred to process the closing.

January 17, 2024 Listings: <https://www.mhvillage.com/homes/2996404>

Examples of MH for sale

Age-Restricted (55+) Community

[Play Port Mobile Village](#), Costa Mesa, CA 92627
903 W. 17th Street, #16

Total Spaces 103 X \$282,500 = \$29,097,500

\$282,500

New 2023 Fleetwood
Lot Rent: \$1,250 per month
1,120 Sq. Ft.(20' × 56')
2 BD 2 BA

New Doubl Wide, \$252 Sq. Ft.



All Ages Community

[Vista Verde Mobile Home Park](#), Costa Mesa, CA 92627
1741 Pomona Ave., #9

Total Spaces 47 X \$219,900 = \$10,335,300



\$219,900

New 2023 Skyline
Lot Rent: \$1,250 per month
2 BD 1 BA
740 Sq. Ft.(19' × 37')

New Double Wide, \$297 Sq. Ft.

Age-Restricted (55+) Community

[Play Port Mobile Village](#), Costa Mesa, CA 92627
903 W. 17th Street

Total spaces 103 X \$189,900 = \$19,559,700



\$189,900

1991 Golden West
Lot Rent: \$1,250 per month
3 BD 2 BA
1,368 Sq. Ft.(24' x 57')

33 Year Old Single Wide, \$139 Sq. Ft.

All Ages Community

[Ocean Breeze](#), Costa Mesa, CA 92627
525 Fairfax Dr. #2, Costa Mesa

Total spaces 43 X \$169,900 = \$7,305,700



\$169,900

2001 Cavco
Lot Rent \$1,200
1 BD 1 BA
330 Sq. Ft.(11' x 30')

23 Year Old Park Model, \$515 Sq. Ft.

Age-Restricted (55+) Community
Island View MHP, Costa Mesa, CA 92627
1660 Whittier Avenue, Costa Mesa

Total Spaces 34 X \$160,000 = \$5,440,000



\$160,000

1973 Fling
2 BD 1 BA
648 Sq. Ft.(12' × 54')
Lot Rent: \$1,200 per month

51 Year Old Single Wide, \$247 Sq. Ft.