



Addendum

Sky Terrace Mobilehome Park Closure Impact Report

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I. INTRODUCTION

This Addendum is in response to the County of Los Angeles' requirement for an independent 3rd party review of the Closure Impact Report (CIR) for the proposed closure of the Sky Terrace Mobile Home Park. The review of the CIR was completed by Epic Land Solutions, Inc. (Epic). Epic found the CIR complied with the requirements of the County Code and the State Mobile Home Residency Law. However, additions to the CIR were suggested. The suggested items were 1) to add photos of the coaches that were the subject of the CIR, and 2) address how evictions would be handled, as well as include temporary housing resources in the event permanent housing is not located or available at the time the occupant must move from the Park.

II. MOBILEHOME PHOTOGRAPHS

Following are the photographs of the remaining 14 mobilehomes in the Park that are the subject of the CIR for the Sky Terrace Mobile Home Park.



Space 307 - Florence Fry



Space 403 - Frank Benavidez



Space 404 - Glenn Leavitt



Space 503 - Ken Rede



Space 604 - Lisa Torrell



Space 606 - Donna Cornell



Space 607 - Angel Torres



Space 902 - Brian Kahn



Space 903 - Efrain Diaz



Space 1001 - Rita Yates



Space 201 - Joseph Flores



Space 204 - Gerardo Fuertes



Space 304 - Gordon Atteberry



Space 306 - Ron Owen

III. EVICTION PROCEDURES/TEMPORARY HOUSING RESOURCES

While every effort will be taken to work with Park residents to assist with moving from the Park by providing the monetary and advisory service mitigation measures identified in the CIR within the 12 month time frame, it may be necessary to have to consider eviction. In the event a mobile home resident does not comply with the Notice of Termination of Tenancy as shown in **Exhibit U** of the CIR and not move within the 12 month time frame indicated in the Notice, an unlawful detainer action will be instituted against the resident by the Owner. This action will follow all the appropriate steps to declare the rental or lease agreement forfeited, recover possession of the real property occupied and will attempt to recover rents and damages for the continued possession of the real property together with Court costs and attorneys' fees.

Regardless of the reason or fault of the resident not vacating within the required time frame, the Owner is committed to continue to provide advisory services to the residents that must be displaced. Therefore, in the event the Park resident must vacate the Park without securing a permanent replacement, the Owner will provide listings of available temporary resources for those Residents. As an example of the available temporary resources (hotel/motel) currently available, a study was completed within an approximate 6.5 mile radius of the Park. Following is a list of the motel/hotel resources in the nearby communities of Sylmar, San Fernando, Pacoima, Mission Hills, Sun City, Sun Valley, North Hollywood, Van Nuys and North Hills.

Motels in Close Proximity to the Park		
Name	Address	Comments
Value Inn Motel 818-361-6049	13211 Maclay St., San Fernando, CA 91340	1.3 Miles; 1 bed \$65 2 beds \$75 plus tax, rates do not change for weekends and only two people are allowed in room. Room has Fridge & TV
Jay Motel 818-899-3759	10601 San Fernando Road, Pacoima, CA	2.4 Miles; \$65 a night, rates do not change for the weekend. Room has TV & Fridge; only two people in room
Goldstar Inn 818-364-1521	12165 San Fernando Rd., Sylmar, CA	2.9 Miles; \$55 for first night plus \$10 Security Deposit, rates do not change for the weekend. Room has fridge & TV, only two people in room
Delmonico Motel 818-367-5824	13055 San Fernando Rd., Sylmar, CA	4.1 Miles; \$55 plus tax, rates stay the same for the weekend. Room has TV, Fridge & A/C, only guests allowed in room are the ones signed in at reservation
Good-Nite Inn 818-362-8899	12835 Encinitas Ave., Sylmar, CA	4.5 Miles; \$46 plus tax, weekend rates start at \$59 plus tax. Room has TV & A/C, only two people in room
Super 8 Motel 818-367-0141	14955 Roxford St., Sylmar, CA	4.0 Miles; \$84 plus tax, with reservations it will be \$64. TV & A/C, non-smoking rooms. Only people who are signed in at front desk are allowed in room
Sylmar Motel 818-362-8707	12225 San Fernando Rd., Sylmar, CA	4.30 Miles; \$45, rate for weekends is \$50, room has Fridge, TV & A/C, only two people in room
Econo Lodge-Sylmar 818-367-1223	12787 San Fernando Road, Sylmar, CA	3.7 Miles; \$69.99 plus tax, add \$5.00 more for weekend. Room has TV, Fridge & some rooms have microwave. Only for two people
Emerson Inn 818-768-6600	9417 San Fernando Road, Sun Valley, CA	3.7 Miles; \$65 per night, rates do not change for the weekends. Room comes with TV, Fridge, A/C, only two people
Guesthouse Inn 818-891-1771	10621 Sepulveda Blvd., Mission Hills, CA	4.5 Miles; \$85 plus tax, price stays the same for weekend only if two people are in room. Room comes with TV, Fridge, A/C
Motel 6 Los Angeles, Sylmar 818-362-9491	12775 Encinitas Ave., Sylmar, CA	4.4 Miles; \$55 plus tax, weekends \$65 plus tax. Room comes with TV, Fridge & A/C, only two people
Economy Inn Motel 818-367-1223	12783 San Fernando Road., Sylmar, CA	3.7 Miles; \$69.99 plus tax, weekends \$75 plus tax. Room comes with TV, Fridge & A/C, only two people

Motels in Close Proximity to the Park		
Country Side Inn 818-367-0141	14955 Roxford St., Sylmar, CA	4.0 Miles; \$84 plus tax, for weekend is \$94 plus tax. Room comes with TV, Fridge & A/C
Sun Leisure Motel 951-928-3717	27350 N. Highway Place, Sun City, CA	4.4 Miles; \$45 plus tax, rates stay the same for the weekend. Room comes with TV, Fridge & A/C, only two people
Super 8 N. Hollywood 818-765-9800	7541 Laurel Canyon Blvd., North Hollywood, CA	6.0 Miles; \$69 plus tax, weekend same rate. TV, Fridge & A/C for only two people; depending on your stay the room could have a microwave
Hometown Inn 818-892-0751	9401 N. Sepulveda Blvd., North Hills, CA	5.3 Miles; \$60, weekend rate \$65 if you call to make a reservation you will get the managers special. Room comes with TV, Fridge & A/C, only two people. Rates change depending on how many nights you stay
Budget Inn 818-894-4051	9151 Sepulveda Blvd., North Hills, CA	5.5 Miles; \$55, weekend same rate; room comes with TV, Fridge & A/C, only two people in room
Good Knight Inn Motel 818-830-0073	9247 Sepulveda Blvd., North Hills, CA	5.5 Miles; \$45, weekend same rate; room comes with Fridge, TV & A/C
Holiday Inn Express Van Nuys 818-989-5010	8244 Orion Ave., Van Nuys, CA	6.5 Miles; \$149, rates change for the weekend. If it's your first time visiting them they will give you a special \$109 with hot breakfast in the morning; also they take AAA discount cards. Room comes with Fridge, TV & A/C
Economy Inn 818-504-2671	8365 Lehigh Ave., Sun Valley, CA	5.3 Miles; \$60, weekend same rate; room comes with TV, Fridge & A/C, two people in room only
Best Western Burbank Airport Inn 818-765-2900	7615 Lankershim Blvd., North Hollywood, CA	5.9 Miles; \$89 per night, weekend rates change depending on what weekends you reserve. Room comes with TV, Fridge & A/C, only two people in room
Pink Cloud Motel 818-892-8918	9355 Sepulveda Blvd., North Hills, CA	5.4 Miles; \$40, weekends rate \$45; room comes with TV, A/C
Village Inn Motel 818-764-6007	7833 Lankershim Blvd., North Hollywood, CA	5.6 Miles; \$50 for 1 bed, \$55 for 2 beds, weekend rate the same; 2 people for 1 bed and up to 4 people for the 2 bed. Room comes with TV, A/C