Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 22, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
APPLICANT: COVINA HILLS MHC, LP
PUENTE ZONED DISTRICT
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The proposed project would convert an existing 500-unit mobilehome park into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres. The mobilehome park is located at 17350 East Temple Avenue in the community of South San Jose Hills. Residents would be given the option to purchase or continue renting their respective units, pursuant to Section 66427.5 of the Subdivision Map Act. No physical changes to the existing site are proposed.

The project was denied by the Regional Planning Commission (RPC) on March 12, 2014. The denial is being appealed by the applicant.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the RPC's denial of Vesting Tentative Tract Map No. 071831.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Pursuant to Section 66427.5 of the Subdivision Map Act, the results of the tenant survey submitted by the applicant have not demonstrated the support of at least a majority of the park's homeowners for the proposed vesting tentative map. Therefore, the project may be denied pursuant to said Section 66427.5.

FISCAL IMPACT/FINANCING

Approval or denial of the appeal would not result in any new significant costs to the County or to the Department of Regional Planning, as the proposed project is a private development. Any construction costs and operating cost will be borne by the applicant. Existing infrastructure and public services are adequate to accommodate the proposed project, as confirmed by the Los Angeles County Departments of Public Works, Fire, Public Health, and Parks and Recreation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

RPC conducted a duly noticed public hearing at its regularly scheduled meeting of January 29, 2014. Two speakers testified in favor of the proposed project, and four speakers spoke in opposition. Correspondence, both for and against the project was submitted. RPC subsequently voted to continue the public hearing to March 12, 2014, to allow the applicant to provide them with additional information, as well as to meet with community members. RPC also requested that the applicant conduct another survey of tenant support, as the previous survey from 2011 could be perceived as containing ambiguous language.

The continued public hearing was held before RPC on March 12, 2014. One speaker testified in favor of the proposed project, and 10 speakers spoke in opposition. The applicant's representative stated that three community meetings had been held, although, no additional survey had been conducted. During discussion, members of RPC stated that the existing survey did not demonstrate the support of at least a majority of the park's homeowners. RPC subsequently closed the public hearing and denied the project by a vote of four to zero, with one abstention.

Pursuant to subsection A of Section 22.60.230 of the County Code, the applicant appealed RPC's denial to the Board of Supervisors on March 24, 2014. A public hearing is required pursuant to Section 22.60.240 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

This proposed project is eligible for a categorical exemption under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project qualifies for a Class 1, Existing Structures, Categorical Exemption, as per Section 15301(k) of the CEQA Guidelines, which specifically covers

condominium conversions. However, CEQA does not apply to projects that a public agency disapproves or denies prusuant to CEQA Guideline 15270.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the appeal of the vesting tentative tract map is not anticipated to have a negative impact on current services.

For further information, please contact Tyler Montgomery at (213) 974-6433 or tmontgomery@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:SA:NP:TM:lm

Attachments: Findings and Conditions, Commission Staff Reports and Correspondence

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office (Rita Robinson)
County Counsel
Public Works

K_CP_042214_BL_PROJECTNO_R20013_02284

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 13, 2014

Sid Goldstien – Civil Engineer, Inc.
650 Alamo Pintado Rd., Ste. 302
Solvang, CA 93463

REGARDING: **PROJECT NO. R2013-02284-(1)**
VESTING TENTATIVE TRACT MAP NO. 071831
17350 EAST TEMPLE AVENUE, LA PUENTE (APN 8730-005-014)

The Regional Planning Commission, by its action of March 12, 2014, has **DENIED** the above-referenced project. Enclosed are the Commission's Findings.

Appeals:

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 24, 2014. Appeals must be delivered in person.**

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

For questions or for additional information, please contact Tyler Montgomery of the Land Divisions Section at (213) 974-6433, or by email at TMontgomery@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Nooshin Paidar

Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosure: Findings
c: Board of Supervisors

NP:TM

CC.060412

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831

1. **ENTITLEMENT(S) REQUESTED.** The applicant, Covina Hills MHP LP, is requesting vesting tentative tract map ("VTTM") to convert an existing 500-unit mobilehome park, currently under single ownership, into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres, pursuant to County Code Section 21.38.010

2. **HEARING DATE(S).** January 29, 2014; March 12, 2014

3. **PROCEEDINGS BEFORE THE COMMISSION.** A duly noticed public hearing was held before the Regional Planning Commission on January 29, 2014. Regional Planning staff gave a brief presentation. The applicant's attorney, Mr. Richard Pech, was sworn in and testified in favor of the project. Det. Lt. Jerry Pearman of the West Covina Police Department also testified, requesting that enforcement of the park's existing conditional use permit be maintained, specifically with regard to recurring graffiti on the park's eastern perimeter wall. Four community members testified in opposition to the project. Residents were concerned that the conversion would result in increased rents for residents not wishing to buy and that existing residents would not be able to afford the purchase price of their units. The Commission requested that the applicant conduct another survey of project support amongst existing residents, as both previous surveys—the applicant's and the tenant group's—contained statements that could be misleading, and each resulted in opposite conclusions. The Commission also requested that the applicant hold a meeting with community members to address their concerns and to clarify whether or not seller financing would be available for existing residents wishing to purchase units. The hearing was then continued to March 12, 2014.

   A continued public hearing was held on March 12, 2014. Regional Planning staff gave a brief presentation recommending approval of the project. Prior to this hearing, three meetings were held between the applicant and park residents at the mobilehome park site. A first meeting was held between the applicant, Mr. Souza, and approximately 50 residents on January 31, 2014. The applicant held a second meeting at the mobilehome park, in both English and Spanish, on February 6, 2014. Notices of the second meeting had been distributed to every occupied space in the park, and approximately 70 residents attended. While no consensus was reached at either meeting, the applicant reports that many residents still hold the same reservations regarding the possibility of increased rents. Specific questions regarding the feasibility of financing the new condominium units were also raised, which the applicant did not feel qualified to answer thoroughly. As a result, a third meeting was scheduled for March 6, 2014, at which a real estate agent and a mortgage broker explained the types of financing and rates available. The applicant's representatives also explained the additional financial incentives that would be offered to residents wishing to purchase, such as park owners paying for any foundations required by lenders. The applicant did not attempt to conduct an additional survey of park residents, which was requested by the Commission at its

previous hearing. At the hearing, Mr. Pech was again sworn in and testified in favor of the project. A real estate agent, Mr. Rick Chaidez, also testified that he had been present at the third community meeting to explain the types of financing available for the purchase of mobilehome condominiums. A total of 10 additional community members testified before the Commission, all of whom were in opposition to the project. Reasons for opposition included the potential for an increase in rents, the inability of many current residents to afford the purchase of their units, and the lack of answers by the applicant in response to many specific questions provided by residents. In rebuttal, Mr. Pech stated, among other things, that he had provided all of the information available without performing an appraisal of the site, which would be expensive. When queried by the Commission as to why the additional survey had not been completed, Mr. Pech stated that it would be of no benefit and that a survey had already been conducted in compliance with Section 66427.5 of the Subdivision Map Act. He also stated that, after conversion, renters would be protected from significant rent increases through specific state regulations and monitoring by the state Bureau of Real Estate. During discussion, members of the Commission stated that the surveys submitted did not demonstrate the support of at least a majority of the park's homeowners. The Commission subsequently closed the public hearing and denied the project by a vote of four to zero, with one abstention.

4. **PROJECT DESCRIPTION.** The proposed project would convert an existing 500-unit mobilehome park into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres. Residents would be given the option to purchase or continue renting their respective units, pursuant to Section 66427.5 of the Subdivision Map Act. The park is accessed by vehicles from Temple Avenue to the north, with additional emergency access gates from Wintonwood Lane to the south. Shared amenities include an office, a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem two-car parking is provided for each mobilehome site and 151 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches. No physical changes to the existing site are proposed.

5. **LOCATION.** The project site is located at 17350 East Temple Avenue in the Community of South San Jose Hills.

6. **EXISTING ZONING.** The project site is split between three zones: the A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area) Zone, the A-2-5 (Heavy Agricultural—5 Acre Minimum Required Lot Area) Zone, and the A-1-6000 (Light Agricultural—6,000-square-foot Minimum Required Lot Area) Zone.

7. **EXISTING LAND USES.** The site is currently a 500-unit mobilehome park. No physical changes to the facility are proposed. Properties to the south and east are developed with single-family residences. Properties to the north are developed with churches, a school, and apartments. A golf course is located to the west.

8. **PREVIOUS CASES/ZONING HISTORY.** The existing mobilehome park was originally authorized by Zone Exception Case ("ZEC") 9648, which was approved by the Regional Planning Commission on November 18, 1970. On July 20, 1971 the Commission approved ZEC 9723, which modified some conditions of the previously approved ZEC, allowing for two temporary double-faced signs and for the height of the perimeter fence to vary between six feet and 42 inches due to site topography. These approvals expired in 1995. Conditional Use Permit ("CUP") No. 201200143 authorized the continued operation and maintenance of the mobilehome park. The CUP was approved by the Hearing Officer on July 2, 2013 and expires on July 2, 2033.

9. **LEGAL NOTIFICATION.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

   Tenant notification of the condominium conversion was conducted by the applicant pursuant to Section 66427.5 of the Subdivision Map Act. Documents regarding the potential economic displacement of nonpurchasing residents were also prepared by the applicant pursuant to the same section. These documents included a survey distributed to tenants asking whether or not they supported such a conversion. The survey was conducted in February and March of 2012. Of the 474 occupied units, 125 households (26.4 percent) responded to the survey. Of these, 44 (32.5 percent) supported the conversion "if the purchase price...is affordable," 65 (52 percent), supported the conversion but would need "financial assistance in order to purchase" their units, and eight (6.4 percent) supported the conversion but would remain as renters. Four (4) households (3.2 percent) were opposed to the conversion. The applicants also prepared a tenant impact report ("TIR") regarding the proposed conversion, which was made available to all park residents at least 15 calendar days prior to the hearing.

10. **PUBLIC COMMENTS.** A separate survey conducted by Mr. Edward Souza, the head of a local chapter of the Golden State Manufactured-home Owners League ("GSMOL") was provided to the Commission prior to the public hearing date. This survey was conducted in January of 2014 and included 178 responses (37.6 percent of 474 occupied units). Of these responses, 14 (7.9 percent) were in favor of the conversion, 153 were against it (86 percent), and 11 (6.2 percent) were undecided. However, this survey's heading contained inaccurate information, such as stating that residents would lose rent control protection if the conversion were approved, when in fact Los Angeles County has no rent control. In addition, the Commission received a total of 161 letters from community members in opposition to the proposed conversion, 14 letters in favor of the conversion, and 11 letters that did not express an opinion one way or the other.

LAND DIVISIONS - SPECIFIC FINDINGS

11. **VESTING MAP.** The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

12. **SUBDIVISION MAP ACT.** Pursuant to Section 66427.5 of the Subdivision Map Act, the results of the survey submitted by the applicant have not demonstrated the support of at least a majority of the park's homeowners for the proposed vesting tentative map.

13. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, the information submitted by the applicant and presented at the public hearing does not substantiate the required findings for a vesting tentative tract map.

REGIONAL PLANNING COMMISSION ACTION:

1. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 071831 is **DENIED**.

ACTION DATE: March 12, 2014

Vote: 4-0

Yes:	Valadez, Shell, Louie, Modugno
No:	None
Abstain:	Pedersen
Absent:	None

NP:TM
03/13/14

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 12, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery
Land Divisions Section

SUBJECT: PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing
Agenda Item No. 5

The attached letter of opposition to the above project was received by staff today, March 12, 2014.

For convenience, staff has drafted a new recommended motion should the Commission choose to approve the project.

SUGGESTED APPROVAL ACTION:

I move that the Regional Planning Commission close the public hearing, find that the project is exempt from the California Environmental Quality Act pursuant to a Class 1 categorical exemption, and **APPROVE** Vesting Tentative Tract Map No. 071831 subject to the previously submitted Findings and Conditions of Approval as modified during the public hearing.

Enclosed:
Letter from Kathleen McGuire, dated 3/11/14

03/12/14
NP:TM

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012 Delivered to TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

Re: Conversion of Covina Hills Mobile Home Park La Puente, CA

As a resident here for almost 34 years, I am not in favor of a conversion. It will create a divide between residents. Residents who own their homes may be able to purchase their lots. They will have the benefits of home ownership and become part of an HOA that will develop rules and regulations for all residents. Others, like me, may not have that opportunity. We may be home owners, but our homes were built before June 15, 1976, leaving our lots unable to be financed. Incomes may be low or fixed leaving other residents unable to qualify for financing. Still others may be renting both home and land and be ineligible. All of these renters will not have a voice in the HOA or reap the benefits of home ownership. If the number of homeowners is a total of 234 out of 500 spaces, it appears a minority will be deciding the fate of the majority.

Though we have had several meetings with Mr. Pech touting the benefits of conversion, many questions remain unanswered. It seems these questions cannot be answered until the conversion has been approved. This has made for somewhat contentious, frustrating meetings with some residents feeling they were being treated in a condescending manner.

Unanswered questions make it difficult to make an informed decision:

What will be the cost of a lot?

How many people will be able to qualify to purchase a lot?

Will the HOA ever have enough resident owners to have an impact on how the park is managed?

When will the rent go up and how much? (This rent control is put forward as a prime reason renters would want to be in favor of conversion- at least for four years.)

What is the condition of the park's infrastructure?

Besides a lack of information, we are never sure we are getting accurate facts. Promises are being made to secure approval of the conversion ie: the owner will pay for the necessary permanent foundations. The owner is Mr. Pech's client. It is natural information would be biased in his client's favor and promises made to residents to secure their approval for this process. The conversion is a complicated process and we have no law firm that represents us. This conversion is obviously of financial benefit to the owner. It is not at all clear what the benefit will be to the current residents.

Signed Kathleen J McGuire Space 317 Dated 3/11/14

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 11, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery
Land Divisions Section

SUBJECT: PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing
Agenda Item No. 5

Since the previous update memo, staff has received two additional letters of opposition to the project. One letter is a revision to the previously distributed letter of Ms. Diane Franssen, as the previous memo did not include her attachment. The second letter is from Ms. Mary Jo Baretich, president of the Golden State Manufactured-home Owners League ("GSMOL"). This letter provides several instances and resulting legal cases in which the conversion of mobilehome parks into condominium units resulted in either the loss of rent control or the significant increase in rent for existing residents. Copies of both of these letters are attached.

At its previous hearing, the Commission requested more detailed information regarding the Subdivision Map Act requirement for a survey of mobilehome park residents to ascertain their level of support. The survey is supposed to be done in accordance with an agreement between the subdivider and a resident homeowners association, if one exists. In this case, information provided indicates that the survey that was done complies with the technical requirements of Section 66427.5 of the Map Act. That not all of the residents participated in the survey does not invalidate it. However, the potentially ambiguous wording of the questions and responses may be taken into account by the Commission in making its decision.

The Commission must consider the survey results in deciding whether to "approve, conditionally approve, or disapprove the Map". Under the recent amendment to the statute, the Commission <u>may</u> disapprove the project if it finds the results of the survey have not demonstrated the support of at least a majority of the park's homeowners (Map Act Section 66427.5[d][5]). However, that does not mean that disapproval is required if there is less than majority support. There is currently no case law interpreting this provision, as it only came into effect on January 1, 2014. It is also County Counsel's opinion that the Commission cannot require, as a condition of approval, that seller-provided financing be offered to mobilehome park residents.

Regional Planning staff also received documentation from Mr. Thang Le, the applicant's attorney, detailing the results of the community meetings held at the project site on March 6. The purpose of these meetings, conducted in English and Spanish, was to provide the residents

with more detailed information regarding potential financing for the purchase of their units. The applicant states that a real estate agent and mortgage broker explained the types of financing and rates available. This information was essentially the same as that included in the meeting handouts distributed with last week's update memo. The applicant's reprsentatives also explained the additional financial incentives that will be offered to residents wishing to purchase (included in Mr. Richard Pech's letter of 3/6/14, which was also distributed in last week's memo). Mr. Le states that the remainder of meeting time was spent "refuting misinformation." A letter from Mr. Le summarizing these meetings is attached.

The applicant did not attempt to conduct an additional survey of park residents, which was requested by the Commission at its previous hearing. Despite the fact that this additional survey was not done, staff's recommendation continues to be for approval. The primary intent of the recent change to this section of the Map Act was to give local jurisdictions the ability to prevent "sham conversions," in which mobilehome parks were converted to condominium units merely for the owner to circumvent local rent control ordinances. The fact that Los Angeles County has no rent control, coupled with the park owner's offer of financial incentives such as payment for any foundation required by a lender, indicates that such an action is not being attempted in this case. The applicant has met all of the requirements for a tract map, and the state regulations regarding post-conversion rents provide greater protections against rent increases than do current rules. Currently rents may be raised at any time by the park's owner. However, following a condo conversion, rents for lower-income households may only be raised monthly by amounts equal to the average monthly increase in rent for the four years immediately preceding the conversion (and not to exceed CPI). Monthly rents for non lower-income households may be raised to "market rates" in equal annual increases over a period of four years. This "market rate" must be based on a professional appraisal conducted according to national standards (Map Act Section 66427.5[f][1-2]). It is staff's opinion that these regulations, which will be enforced by the California Department of Real Estate, provide adequate protection against the displacement of current residents.

Enclosed:
Letter from Diane Franssen, dated 3/1/14
Letter from Mary Jo Baretich (GSMOL), dated 3/5/14
Letter from Thang Le, dated 3/11/14

03/11/14
MG:TM

March 1, 2014

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012 Delivered via TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

My name is Diane Franssen of space 5 of Covina Hills Mobile Home Park in La Puente, California. I am writing to express my opinion and concerns regarding the subdivision of the mobile home park. In spite of all the talk that has taken place of management from them being racist towards certain ethnic groups, illegally coming on property, and even Michel Vachon, Linda Heape's partner of being accused of being a "Peaking Tom", those are all hear say since no legal action has been taken. As of this date, I have no major issues with management.

I purchased my home which was built in 1994 in July of 2003 believing to settle down in an economical easier way of home owning with the belief that I would be able to retire and live comfortably without financial concerns. My concern in this the subdivision, and I am pretty sure others too, but are afraid to come forward are...

- Are we going to be able to afford to buy our own property.

- Our senior residences, that want to purchase their land, are they able to get a loan at their age or will they be force to be a renter.

- Is it possible to get financing for a mobile home that is now 20+ years old. What is the age of the home before loans will no longer be available.

- What are the requirements prior to obtaining a loan to get our homes up to code.

- Who is obligated to pay for the installation of the foundation to be placed under the home.

- Since we have no rent control, how many times a year and how much can they raise our space rent before residence say enough is enough and walk away.

• Our roads and facilities are not properly maintained now, are all of these issues going to be fixed properly prior to approval of the subdivision. Understanding that HOA dues are payable each month if we purchase, and these repairs are not fixed, isn't that like us paying for the repairs out of our money, if the owner is not obligated to fix these issues.

• If the park becomes deserted because people simply cannot afford to purchase, what will happen to those that did buy. Will the owner eventually buy our land back and push us out so he can sell to a major retail store chain etc.

• Some feel that they purchase their dwelling once and called it their home and now are being forced to buy the land. It's like starting all over again and paying for it twice. Agreed they can rent for the balance of their life span but if they get behind 3 times in a year, they are forced to pay up or are evicted and lose everything.

• Our elderly and low income residents are feeling as if they are on borrowed time if the conversion goes through, due to no rent control. We have enough homeless people in Los Angeles County, this would only add to those numbers. Would this be fair to our elderly Veterans who proudly served our Country and the needy.

Mr. Richard Pech held two town hall meetings on the same date. Hoping that we would be able to get answers during this time. The meetings were held in Spanish which he came late to, and one in English. Due to time, he cut the Spanish meeting short and moved on to the English meeting. He was very inconsiderate when a Spanish speaking resident tried to ask a question. He made a comment he wanted to get the English residences answered because they had their turn. Again, answers were not being given.

Mr. Pech handed out some information at this meeting with Pros and Cons of home owning. I have attached a copy of the forms acquired that evening. One of the major issues of concern was about financing. This was crossed off so I am assuming that this has been looked into and no options are available to us. (When I had come in at the end of the Spanish meeting before the English meeting started, Linda Heape and Mr. Le were making the changes) Not one of our other concerns were addressed with a straight forward answer from Mr. Richard Pech or Mr. Thang Le. Also the Spanish interpreter who works for him whom she claims is a certified paralegal, was not relaying the same information in Spanish from what Mr. Pech was saying in English. Our bilingual residents spoke up and stopped the non-sense. All we have done was gotten the run around and have not received straight answers. With these actions, can you see our concern of not being told the truth and why we are leery of making a decision to approve the subdivision.

Most of the residences here are in a financial hardship and barely keep their heads above water. Some are elderly, some have health issues, some on limited incomes and single

parents trying to raise their children in a safe community . These residences feel that this is a tactic to put them on the streets, and to take over their homes that they worked so hard to buy. Yes there are financial tax advantages of owning our own home but only if we could financially afford the purchase.

Therefore, I am not in favor of the subdivision without proper information being obtained and provided. Mr. Pech really needs to meet the concerns of all residents before trying to persuade us into agreeing for this subdivision. No survey was reworded or taken as suggested by the Commissioners at the January 29, 2014 hearing.

Thank you for your attention.

Diane Franssen

17350 Temple Avenue Space 5

La Puente, CA 91744

Dianetf17350@aol.com

Attachments: 4 forms handed out by Richard Pech

Law Offices of
RICHARD PECH

RENTER
RENT BEFORE AND AFTER CONVERSION

Hypothetical using actual numbers for a current resident

No Conversion

- Current rent: $ 996
- Hypothetical market rent: $1,000
- Next rent increase:
  - If month to month: unlimited
  - If long-term lease: 3% – 10%
- Rent after next increase:
  - Long-term renter: $1,026 - $1,096
- Rent increase history:
  - 2010: $40 5%
  - 2011: $84 10%
  - 2012: $28 3%
  - 2013: $29 3%
  - Total: $181 21%
- Average 4 year annual rent increase:
  - $45.25 5.25%

Yes Conversion

- Current rent: $996
- Hypothetical market rent: $1,000
- Next rent increase:
  - If lower income: 1.75% max
    - 4 year average CPI
  - If not lower income: 0.10% max
    - 1,000 - 996 ÷ 4 = $1
- Rent after next increase:
  - If lower income: $~~983~~ 1013 max
  - If not lower income: $997 max
- Future rent increases
  - If lower income: based on CPI
    - Likely less than prior increases
  - If not lower income: after 4 years, depends on negotiated lease
- Above information applies to all:
  - Month to month renters
  - Long-term renters

RESULT: AFTER CONVERSION YOUR RENT INCREASE IS LESS

Law Offices of
RICHARD PECH

CONVERSION: NO v. YES

No Conversion	Yes Conversion
❖ No rent control ❖ No financing ❖ No equity benefit from rent ❖ No tax benefit from rent ❖ Park owner selects management ❖ Decrease in home value ❖ Cannot own your space	❖ Have choice: rent or buy If choose to rent: ❖ Rent control applies ❖ ~~Financing possible~~ ❖ No eviction/displacement ❖ Option to buy space If choose to buy: ❖ No more paying rent ❖ Financing possible ❖ Increase in property value ❖ Cannot be evicted ❖ Control management indirectly ❖ Mortgage interest tax deductible ❖ May pay less to own than rent

RESULT: CONVERSION GIVES MORE OPTIONS, BENEFITS, POWER, AND PROTECTIONS TO HOMEOWNERS

Law Offices of
RICHARD PECH

BUYER
HYPOTHETICAL LOT PRICE[1]: $100,000

MONTHLY COSTS BEFORE & AFTER CONVERSION

Using actual rent numbers for a resident

No Conversion	Yes Conversion
❖ Home costs o Space rent: $996 o Others: same as conversion	❖ Home costs o Space rent: $0 o Mortgage[2]: $483 o HOA dues[3]: $300 o 1% property taxes: $83 o Others: same as renting
❖ Effective tax savings: $0 o No tax benefit from renting	❖ Effective tax savings[4]: $56
❖ **Net Total: $996**	❖ **Net Total: $810**
❖ Potential future rent increase: o Month to month: unlimited o Long-term lease: ~~$996-$1,063~~ $1026-1096	❖ Potential future rent increase: $0 o No rent to pay

RESULT: AFTER CONVERSION, IF YOU BUY, YOUR MONTHLY COST TO OWN YOUR SPACE MAY BE LESS THAN WHAT YOU PAY TO RENT SPACE BEFORE CONVERSION

[1] This is a hypothetical figure solely for illustration purposes, not an estimated price, quote, or offer.
[2] Based on a 30 year loan at 5% APR with 10% downpayment.
[3] This is only a hypothetical figure solely for illustration purposes.
[4] Based on marginal tax rate of 15% and first year interest payments.

Law Offices of
RICHARD PECH

BUYER
HYPOTHETICAL LOT PRICE[1]: $150,000

MONTHLY COSTS BEFORE & AFTER CONVERSION

Using actual rent numbers for a resident

No Conversion	Yes Conversion
❖ Home costs o Space rent: $996 o Others: same as conversion	❖ Home costs o Space rent: $0 o Mortgage[2]: $725 o HOA dues[3]: $300 o 1% property taxes: $125 o Others: same as renting
❖ Effective tax savings: $0 o No tax benefit from renting	❖ Effective tax savings[4]: $84
❖ **Net Total: $996**	❖ **Net Total: $1,066**
❖ Potential future rent increase: o Month to month: unlimited o Long-term lease: ~~$996-$1,063~~ 1026-1096	❖ Potential future rent increase: $0 o No rent to pay

RESULT: AFTER CONVERSION, IF YOU BUY, YOUR MONTHLY COST TO OWN YOUR SPACE MAY BE CLOSE TO WHAT YOU PAY TO RENT SPACE BEFORE CONVERSION

[1] This is a hypothetical figure solely for illustration purposes, not an estimated price, quote, or offer.
[2] Based on a 30 year loan at 5% APR with 10% downpayment.
[3] This is only a hypothetical figure solely for illustration purposes.
[4] Based on marginal tax rate of 15% and first year interest payments.

Esther : Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 9002

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing
Covina Hills Mobile Country Club

Dear Commissioners,

I am asking that you denythis Subdivision proposal of the Covina Hills Mobile Country Club. By speaking with the residents of the Covina Hills Mobile Country Club, I have found out that the majority of the people who received the original Park Resident Survey from the Park Owner were offended by some of the questions asking confidential information, and were confused by the ambiguous**YES** questions. They believed that two of the**YES** questions really meant **NO**. Because of these reasons, most of the residents chose not to return the Survey. This is one reason why they submitted their own Homeowner's Surveyon January 23rd 2014 to the DEPARTMENT OF REGIONAL PLANNING which had 178 responses, 14= (7.9%) in favor of conversion, 153= (86%) against conversion, 11= (6.2%) undecided.

The following gives you a summary background on Subdivision Condo-conversion of mobilehome parks in California. The battle with Subdivision first began in 1993, when the owner of El Dorado Mobilehome Park in Palm Springs applied to convert its park over the strenuous objections of his residents. The Palm Springs City Council reluctantly approved the subdivision conversion under threats of multimillion-dollar lawsuits.

In *El Dorado Palm Springs, Ltd. v. City of Palm Springs* (2002) 96 Cal. App. 4th 1153, the Court of Appeal held those conditions, though laudable on the part of the City Council, were nonetheless invalid -- that local agencies had no authority to protect residents from conversions outside of the conditions found in Government Code section 66427.5. The Court, while sympathetic to the desire of the Palm Springs City Council to protect its mobilehome park residents, concluded that such protections were the province of the legislature and not the courts.

On January 29, 2010, El Dorado Palms Springs, Ltd., owner of the El Dorado Palms Estates in Palm Springs, California sent a letter to Mayor Steve Pougnet of the City of

Palm Springs asking the City of Palm Springs to consider purchasing the unsold lots in their park that they had Subdivided and converted to condominium. This had been advertised as a "Successful Condominium Conversion." El Dorado has a total of 377 spaces. The owner has requested the city to buy the remaining 147 lots (60 of which are completely vacant and abandoned). The City of Palm Springs turned him down. Incidentally, the park owner had previously sued the City of Palm Springs.

The Legislature modified Government Code 66427.5 through the adoption of AB 930, requiring park owners to conduct a "survey of resident support" prior to any mobilehome park conversion, and directed local agencies to "consider" the survey results in determining whether to approve a subdivision conversion application.

But the battle was not over. And on January 1, 2014 Senate Bill SB 510 became law, Chapter 373, and changed Government Code 66427.5.This year, Senator Hannah-Beth Jackson bravely stepped up to the plate and again tackled this very controversial and heavily opposed issue by introducing SB 510 which forever clarifies that local agencies have the both the authority to "consider" the results of the resident survey and have the discretion to deny a subdivision conversion application that is not supported by a majority of the affected mobilehome park residents. The enactment of SB 510 is an important victory for all cities, counties, and mobilehome park residents across the entire state restoring and making clear the oversight authority of local agencies in making decisions on subdivision conversion applications.

Other cases have resulted in the important published opinions on this issue, granting cities discretion to review and approve, deny or conditionally approve these subdivisions. *Colony Cove Properties, LLC v. City of Carson, et al.* (9th Cir. 2011) 640 F.3d 948 [*certiorari denied*] , *Guggenheim v. City of Goleta* (9th Cir., *en banc*, 2010) 638 F.3d 1111 [*certiorari denied*] , (*Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal. 4th 783; *Colony Cove Properties, LLC v. City of Carson* (2010) 187 Cal. App. 4th 1487.

On May 14, 2012 the City of Carson voted 5-0 to not approve the Subdivision of Carson Harbor Village MHP, which was in favor of the homeowners.

James Goldstein, the owner of Colony Cove and Carson Harbor Village parks, is fighting the legal battle on two fronts. In one series of complaints, he is attacking the city's repeated denial of his rent-increase requests above municipal rent-control requirements and, in the other, he is seeking to convert his parks to resident-owned lots.

The city has fought his conversion attempts, arguing it's a ruse for Goldstein to get around existing rent-control laws that could be cast aside if conversion is allowed. In January, 2014, Attorneys for the city of Carson, from the El Segundo firm of Aleshire&Wynder, won a significant victory when the California Supreme Court refused to consider a Second Appellate District court ruling against Goldstein who is now threatening to go to Federal Court.

Carson City Attorney Bill Wynder said the state court's refusal to accept Goldstein's arguments, and a new state law — Senate Bill 510 — that further empowers mobile home park residents spell the end of the lengthy series of court cases.
"I think they'll summarily dismiss his claims," Wynder said. "He's had a chance to litigate his claims all the way to the California Supreme Court. (Goldstein) is out to destroy rent control in California. These are senior citizens on fixed incomes."

Most Carson mobile home park residents have said they don't want to purchase the individual lots where their homes are parked because they can't get enough financing to afford it and they believe it's a bad investment for them. Under conversion, residents would be allowed to continue to rent their spaces and park owners would have more freedom to raise rents.

In May 2012, Attorney Gerald Gibbs agreed, in the case of Cason Harbor Village, that conversion is an unlikely alternative for the park owner. He said, "Can they actually get funding for the residents in this economic environment?""Two-thirds of (Carson Harbor Village) residents are low-income so you're going to have a tough time selling," "not a bona-fide conversion."

Gerald Gibbs is the attorney who handled the Subdivision of Windward Village Mobile Home Park in Long Beach. Gibbs stated that Windward Village is a "failed conversion." Out of the 305 lots, only 34 have been sold in nearly 6 years, the last one being sold in December 2012. This is the norm for Subdivision Conversions in the state.

It has been felt that the majority of the Subdivision Conversions are shams perpetrated to circumvent any rent controls in cities. But as in the case of Covina Hills Mobile Country Club where there is no rent control, these Subdivisionscould also be considered possibleshams in that the majority are never going to be Resident Owned Parks as the homeowners are being told. Until 51% of the lots are sold (in the case of Covina Hills Mobile Country Club that means 251 lots) then the park owner will still maintain control of the Home Owners Association decisions because he will still own the majority of the lots. There is no way possible for 251 homeowners to be able to purchase their lots at the Covina Hills Mbl CC. These are poor people, living on low incomes. They will not be able to come up with a down payment for the lot, nor will they be able to afford to put in a $15,000 foundation in order to obtain a loan.

In May 2010, the Huntington Shorecliffs Mobile Home Park in Huntington Beach (a Senior Park), was approved for Subdivision. Huntington Beach does not have Rent Control. The park owner has not sold one lot yet (March 2014.....four years later), and the management has said that they do not propose to sell any lots for another 5 to 7 years. Meanwhile, the owner (within the first month) cancelled the Section 8 housing (22 homeowners). They had to leave within three months and find other Section 8 housing or lose their Vouchers. These 22 homeowners abandoned their homes and left everything behind except what they could stuff into the 500 square foot Section 8 apartments . These were 80 and 90-year-olds.

Next, the Park Owner cancelled all the remaining leases (eliminating any rent controls from these leases). Then he raised the rents up from $900 per month to between $1650 and $1850 per month. Now nearly 150 homeowners have abandoned their homes, leaving everything behind except what they have room for in the apartments miles away from their homes they had for nearly 30 years in Huntington Beach. Being forced to lose the equity in their homes, plus move miles away from their doctors and medical clinics, has been a serious stress on these Seniors. These Seniors had sold their big homes and purchased mobilehomes in this Senior community, many paying $250,000 cash, plus $30,000 for a garage. These homeowners lost everything because the park owner was using the cover of "Subdivision" to eliminate them through planned economic eviction. The way the law reads, if one does not pay their rent in full for three months, the park owner can (and will) evict you. There was no way these people could sell their homes in three months with the uncertainty of the Subdivision, and even those who might have purchased the homes were turned down by the management for questionable reasons.....all for the park owner to be able to take the homes for free.

Now, the same thing is happening at Pacific Mobile Home Park in Huntington Beach two block away from Huntington Shorecliffs. It is not a Senior Park, but the same park owner convinced the City to approve a Subdivision under threat of a 50 million dollar lawsuit. This approval, unfortunately, was prior to SB 510 becoming law on January 1, 2014. Now these homeowners are facing $500 and $600 per month increases as of January 1, 2014. Soon, many will be abandoning their homes also.

On July 17, 2012, in the California's Sixth District Court of Appeal case of Goldstone v. County of Santa Cruz, the Judge upheld the County of Santa Cruz's decision to <u>not approve</u> the Subdivision of Alimur MHP. The Park Owner lost the case. *Goldstone v. County of Santa Cruz* (2012) 207 Cal. App. 4th 1038 [*petition for review denied*].) - On October 24, 2012, the California Supreme Court then <u>preserved</u> that ruling by refusing to grant the Park's Petition requesting the Supreme Court to review that case.

On October 31, 2012, the Lamplighter – Chino MHP case for Subdivision was heard in the Appellate Court in Riverside, wherein the Judge ruled in favor of the Park Owner. The City, which has already spent over $500,000 fighting for the people, caved in to the park owner and Approved the Subdivision. The City said they did this to avoid a $50 million-dollar lawsuit. Now the homeowners are suing the City and are using SB 510 (Chapter 373) as their premise. The majority of homeowners responded to the original Park Survey with petitions stating that they boycotted the original Survey under duress and do not want Subdivision. Because of the expenses that the homeowners of Lamplighter Chino Mobile Home Park have gone through for the past 7 years fighting Subdivision, GSMOL has been helping them obtain the services of the UCI Pro Bono Law School to present this case against the City. It is felt that they will win and the City will reverse their decision and Deny the Subdivision. Then when the Park Owner once more attempts to sue the City ,Attorney William Constantine will once more represent

the City against the Park Owner. With the change to Government Code 66427.5 by Senate Bill SB 510, the City and Attorney Constantine feel they can win.

In closing, I ask you again to Deny the Applicant and do not approve this Subdivision.

Thank you,

Mary Jo Baretich
State President,
Golden State Manufactured-home Owners League, Inc. (GSMOL)
Huntington Beach, CA
(714) 960-9507

Tyler Montgomery

From: Thang Le [tle@pechlaw.com]
Sent: Tuesday, March 11, 2014 11:51 AM
To: Tyler Montgomery
Cc: 'Richard Pech'
Subject: RE: Covina Hills (TR071831): 3/6 meeting

Tyler,

Minutes are not taken at these meetings. Here is a quick recap of the meetings:

English meeting started at 6:00 p.m.

- Notice of meeting and handouts (English & Spanish) were distributed to every household on 3/3/2014 and 3/5/2014 respectively
    - You have a copy of these
- Handouts for this meeting and prior meetings were available at the entrance
- Approximately 50 residents attended
- Richard Pech spoke for about 5 minutes explaining handouts
- Richard Pech introduced real estate agent Ricky Chaidez and mortgage broker David De La Torre
- Richard Pech announced the additional financial benefits offered by park owner, including paying for foundation installations, extended option to purchase period, and discounted purchase price
    - Residents responded positively
- Ricky Chaidez answered financing and purchase questions from residents
    - Explained available financing
    - Explained foundation requirements
    - Reiterated many of the same points made by the handouts
    - Handed out business cards for more in depth one on one discussions
- Richard Pech, Ricky Chaidez, David De La Torre, and I answered resident questions individually after the meeting ended
- At least 50% of time was spent refuting misinformation that were already refuted with handouts
    - Example: some residents asserted rent increases would be greater after conversion than before
    - Example: some residents asserted condominium buildings would replace mobilehomes

Spanish meeting started at 7:30 p.m.

- Notice of meeting and handouts (English & Spanish) were distributed to every household on 3/3/2014 and 3/5/2014 respectively
    - You have a copy of these
- Handouts for this meeting and prior meetings were available at the entrance
- Approximately 30 residents attended
    - We were informed by a resident that GSMOL vice president, Martha Vasquez, went door to door discouraging residents from attending this meeting
- Richard Pech spoke for about 5 minutes explaining handouts
- Richard Pech introduced real estate agent Ricky Chaidez and mortgage broker David De La Torre
- Richard Pech announced the additional financial benefits offered by park owner, including paying for foundation installations, extended option to purchase period, and discounted purchase price
- Some residents expressed skepticism, including insinuating (falsely) that they would have to move their homes for foundation installation even though that is untrue and handouts explained in detail the foundation installation
- Ricky Chaidez answered financing and purchase questions from residents
    - Explained available financing

    - Explained foundation requirements
    - Reiterated many of the same points made by the handouts
    - Handed out business cards for more in depth one on one discussions
- Richard Pech, Ricky Chaidez, David De La Torre, and I answered resident questions individually after the meeting ended
- At least 50% of time was spent refuting misinformation that were already refuted with handouts
    - Example: some residents thought if they purchased their lot, it would include only the current footprint of their home
    - Example: some residents thought concrete slab is required as a foundation after conversion

Please email or call if you have questions. Thanks.

Thang

From: Tyler Montgomery [mailto:tmontgomery@planning.lacounty.gov]
Sent: Monday, March 10, 2014 4:11 PM
To: 'Thang Le'
Cc: 'Richard Pech'
Subject: Covina Hills (TR071831): 3/6 meeting

Thang,

Are you able to summarize the results of the meeting to discuss financing that occurred at Covina Hills MHP on 3/6/14? Minutes would be best, but a general summary will do for Wednesday's hearing. I would really like to have this information before the end of tomorrow. Thank you.

Sincerely,

Tyler Montgomery
Senior Regional Planning Assistant
Land Divisions Section
Department of Regional Planning
320 West Temple Street
Los Angeles CA 90012
(213) 974-6433

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 6, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery
Land Divisions Section

SUBJECT: PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing
Agenda Item No. 5

The previous hearing for this project on January 29, 2014 was continued in order to give the applicant time to meet with community members, who had expressed concerns regarding the proposed condominium conversion of the existing mobilehome park. Residents were concerned that the conversion would result in increased rents for residents not wishing to buy and that existing residents would not be able to afford the purchase price of their units. The Commission requested that the applicant conduct another survey of project support amongst existing residents, as both previous surveys—the applicant's and the tenant group's—contained statements that could be misleading, and each resulted in opposite conclusions. The Commission also instructed the applicant to clarify whether or not seller financing would be available for existing residents wishing to purchase units.

Since the previous update memo, staff has received five additional letters of opposition to the project from area residents (attached). Staff also received an additional letter from Mr. Edward F. Souza (attached), who prepared and distributed the previous residents' survey. He still opposes the project, but states that it was not his intention to deceive the Commission or park residents with any miselading information.

Regional Planning staff also received documentation from Richard Pech, the applicant's attorney, detailing community outreach efforts undertaken by the applicant since the previous Commission hearing. A first meeting was held between the applicant, Mr. Souza, and approximately 50 residents on January 31, 2014. The applicant held a second meeting at the mobilehome park, in both English and Spanish, on February 6, 2014. Notices of the second meeting had been distributed to every occupied space in the park, and approximately 70 residents attended. At this meeting, the applicant distributed handouts entitled "Why You Should Support the Conversion," while other residents distributed a flyer entitled "Why You Shouldn't Support the Conversion." Examples of both of these handouts are provided. While no consensus was reached at either meeting, the applicant reports that many residents still hold the same reservations regarding the possibility of increased rents. Specific questions regarding the feasibility of financing the new condominium units were also raised, which the applicant did

not feel qualified to answer thoroughly. As a result, a third meeting was scheduled for this evening, March 6, 2014, at which time a third handout detailing financial options and information (also attached) will be provided to attendees. Mr. Pech states that "English-Spanish bilingual real estate and financial professionals" will speak at this meeting. Information regarding the results of this meeting will be provided to the Commission at the continued hearing on March 12.

Mr. Pech states that, as a result of concerns raised by park residents, the applicant is willing to provide all current residents with additional financial incentives and guarantees upon approval of the project. These incentive include an additional 90 days for the right of first refusal, payment by the applicant of any foundation required by a lender, as well as price discounts of 5-10 percent for units purchased before a certain time period. These would be set forth and in a revised Tenant Impact Report, which Regional Planning would require prior to map recordation.

The applicant has not attempted to conduct an additional survey of park residents, which was requested by the Commission, and Mr. Pech does not state whether or not such a survey will be attempted prior to next week's hearing, although at this late date such a survey is unlikely.

Enclosed:
Five (5) letters of opposition from residents, dated 3/1/14 to 3/5/14
Letter from Edward F. Souza, dated 3/5/14
Applicant's ommunity outreach timeline, including materials distributed, dated 3/6/14

03/06/14
SJ:TM

March 1, 2014

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012 Delivered via TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

My name is Diane Franssen of space 5 of Covina Hills Mobile Home Park in La Puente, California. I am writing to express my opinion and concerns regarding the subdivision of the mobile home park. In spite of all the talk that has taken place of management from them being racist towards certain ethnic groups, illegally coming on property, and even Michel Vachon, Linda Heape's partner of being accused of being a "Peaking Tom", those are all hear say since no legal action has been taken. As of this date, I have no major issues with management.

I purchased my home which was built in 1994 in July of 2003 believing to settle down in an economical easier way of home owning with the belief that I would be able to retire and live comfortably without financial concerns. My concern in this the subdivision, and I am pretty sure others too, but are afraid to come forward are...

- Are we going to be able to afford to buy our own property.

- Our senior residences, that want to purchase their land, are they able to get a loan at their age or will they be force to be a renter.

- Is it possible to get financing for a mobile home that is now 20+ years old. What is the age of the home before loans will no longer be available.

- What are the requirements prior to obtaining a loan to get our homes up to code.

- Who is obligated to pay for the installation of the foundation to be placed under the home.

- Since we have no rent control, how many times a year and how much can they raise our space rent before residence say enough is enough and walk away.

parents trying to raise their children in a safe community . These residences feel that this is a tactic to put them on the streets, and to take over their homes that they worked so hard to buy. Yes there are financial tax advantages of owning our own home but only if we could financially afford the purchase.

Therefore, I am not in favor of the subdivision without proper information being obtained and provided. Mr. Pech really needs to meet the concerns of all residents before trying to persuade us into agreeing for this subdivision. No survey was reworded or taken as suggested by the Commissioners at the January 29, 2014 hearing.

Thank you for your attention.

Diane Franssen

17350 Temple Avenue Space 5

La Puente, CA 91744

Dianetf17350@aol.com

Attachments: 4 forms handed out by Richard Pech

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012

Delivered to TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

Please note, I do not wish to be in the conversion.

Signed Marlene Marr Space 159 Dated 3-3-2014

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012

Delivered to TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

I just wanted to say I'm opposed to the conversion @ Covina Hills Mobile home park. I am perm. disabled, live on a fixed income and don't believe I can afford to purchase land. Nor, do I want too. My home is ½ paid for and I don't want to commit to another 30yrs of payments. When I moved here 13 yrs ago, this was a lovely park and very well maintained. There are alot of maintenance issues that need to be addressed before I would ever consider buying land here - mainly utilities and roads. I also don't think the owner and/or his representatives are providing the residents of this park with all of the info. we need to make an informed decision. I vote NO!

Signed [illegible] Space 367 Dated 3-4-14

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012

Delivered to TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

My name is Jim Williams and I have been a homeowner in Covina Hills for 40 years. I am Editor of our park's Social Club and head of our Neighborhood Watch Program. I am retired and live on Social Security. Since my home was manufactured before 1980, I pay no property taxes, only a $70 a year license fee. My home is a double wide 1975 model with an aluminum exterior and plywood paneling interior walls. Like many people in our park, I enclosed part of my porch to give me an extra room. The tires and axles were removed years ago so the house is no longer mobile. I have had the house tented for termites and need to have it done again, so I'm sure I have some termite damage.

I get along fine with park management but this is not about management. This is about my home, the roof over my head.

Here is a list of my concerns if the conversion goes through:

1. Who is going to pay approximately $150,000 for a 40 year old mobile home that's not mobile?
2. Will I be able to get a loan on a house this old and that is not attached to the ground. I know you can't get an FHA loan unless it is attached to the ground.
3. If I put it on a permanent foundation, could I afford the $15,000+ and could it be lifted without severe damage to the house and the room addition, probably not.
4. If I was able to get a loan, could I afford the 10% down payment?
5. Could I afford the additional $1500 or so in property taxes that I'm not paying now?
6. Since the house is no longer mobile, that eliminates the option of moving the house out.
7. If I choose to stay and rent, can I be sure I won't get a large rent increase like some other parks that have gone through a conversion in California? If I couldn't pay the rent, could I lose my home?

These are my concerns.

Thank you for your time.

Signed Jim Williams Space 493 Dated 3-5-14

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012

Delivered to TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

The conversion situation has brought nothing but chaos, heartdep and headaches, it has caused many to leave this place along with their homes, there are a lot of homes up for sale,

We have alot of Questions but not enough answers, we can't get anything to assure us of not losing our homes in writting. Many of us have gone to talk to banks, lenders and tax preparers and the answers are all the same. No financing for the low income unless high interest, no financing for poor credit, they are not taking that chance, many many conditions on manufactured houses.

Many things have happened to our community over since the last court date, we got to be more united and got to know all of our neighbors, we have had alot of meetings and we are educating ourselves in this. But like the saying goes "Be Safe or be sorry" I chose to be safe and say No to the conversion, I see what my heart tells me to see which might be called intuition and it's telling me No. This place needs alot of repairs and who would be paying for that after the conversion, I will not be able to afford this... How much is how much? Who does this benifit? Who does it effect? I would like it to stay the same because if I want to sell my home I can do it by itself and not with the land, it will be hard to sell if it converts and my house will drop in value, I appriciate all you can do for us

Thank You

Signed [illegible] Space 364 Dated 03/05/14

March 5, 2014

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012 Delivered via TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

My name is Alberto Santa Resident of Covina Hills Mobile Home Park in La Puente, California. Myhouse was builtin 1973.I am writing to express my opinion and concerns regarding the subdivision of the mobile home park.

I am a Mobile Homeowner from 1990-2014 Covina Hills Mobile Home, I'm 24 years living as a permanent residence. The purpose of buying a Mobile Home here in this park, it was with the thought of being able to pay with my Pension income when the time came.
Now I live with my income from my pension, I live with my wife and my son, here was born my son, and we we're a low-income family, which neither my son and I can hold a home loan, Since I am a man of 73 years and my very young son, my son needs my income as I my son, to go out with the expenses.
That's why we do NOT SUPPORT the Conversion, as this project would affect us fully with our lives, and we do not plan to have another loan up to our shoulders, as I 'm a senior and my very young son.
I also want to express our feeling about this project that only benefits the Applicant. Since this project only tension caused us stress, increasing visits Doctor, as we have a harassment of managers. As previously lived very peacefully was a good place to live and grow children, now this looks creepy as it was very rare to see an empty space ,before nobody wanted to sell , now there are many empty spaces and many homes for sale close together , this causes fear and insecurity , as increased burglaries , other abandoned , grabbing an unsafe park , plus not all homes for sale have the same equality sale as only an sold houses the administration of the park repossessed and remodeled and approved for sale there homes from $ 50k - $ 190K . Myserious question foryou,you think thatwould

beappropriatefor a loanfor 30 yearsforsenior? Ihavemy youngsonbut I will notletmy familydebts.

I am attaching a copy of my statement for the hearing coming up on March 12th regarding the subdivision of Covina Hills Mobile Home Park.

If there is anything else that you may need, please do not hesitate to contact me via email or by telephone.

I have two attachments.

Sincerely
Alberto Santa
Homeowner of Covina Hills Mobile Home

Regarding-----
PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831

Los Angeles County Department of Regional Planning
Attention: Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012 Delivered to TMontgomery@planning.lacounty.gov

PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing

Dear Mr. Montgomery:

First and Foremost I would like to apologize to Tyler Montgomery and Planning Commission, Covina Hills Homeowners, on Thursday January 23rd 2014, I submitted a survey to the Planning Commission, A survey dated January 2014 stating (COVINA HILLS MOBILE COUNTRY CLUB HOMEOWNERS ASSOCIATION) and LA County Rent Control, I in no way was I intending to deceive Covina Hills Homeowners or Planning Commission on LA County Rent Control and Homeowners Association. The first time I heard of a NOTICE OF PUBLIC HEARING was posted outside our park in May of 2013. Permits R2012-02424-(1), Conditional Use Permit 201200143 Date June 18, 2013 at 9:00 a.m. room 150. This is when I found out our C.U.P. Has not been paid since November 1995 and not renewed till July 2013 which left us without a C.U.P. in our park for 18 years. After receiving the (SB-510) I took it upon myself as the President of (COVINA HILLS GSMOL CHAPTER 806) to conduct a new survey depicting the opinions of the Homeowners Currently living at Covina Hills. Again in no way did I intend to deceive Homeowners or Commission. I received a survey from one of our sister GSMOL leaders from San Bernardino and totally overlooked the Rent Control and Homeowners Association. And I deeply apologize for that. But I still think the survey I took in January 2014 dose depict the consensus of how the residents of Covina Hills feel at this time. Part of the testimony I gave on January 2012, For or Against subdivision conversion which yielded 125 home owners out of 474 residents at that time. Which had five questions regarding survey 3= in support of conversion, 1= undecided at this time, 1= do not support conversion. It is my contention that the questions are ambiguous at best, the total residents who supported change to ownership According to survey that was done in March 2012 was 80%. 52% of residents who support change of ownership would require financial assistance to purchase unit, and 35% of residents who support change of ownership if purchase is affordable these ambiguous questions do not say to me whether they are actually in favor of a conversion or not. About four hours after our hearing on January 29th I received a letter from Covina Hills Manager at my home from Attorney Richard Pech, I will attach the letter to this email. Not only am I the President of GSMOL Chapter 806 I am also an active member in our neighborhood watch and the Vice President of Covina Hills Social Club. My job as Covina Hills GSMOL President is to pass out information pros and cons of conversion to all residents of the park so they can make their own decisions on which way to vote and I have done that every meeting. And I have also had many meetings with management about their blatant disregard for the MRL`S and civil codes since the last three years when this conversion first landed on our doorstep, I look forward to any questions or comments the Planning Commission would have for me on March 12th Thank you for taking the time to read my letter.

EDWARD F SOUZA

COVINA HILLS GSMOL PRESIDENT

Law Offices of
RICHARD PECH
171 Pier Avenue, # 327
Santa Monica, California 90405
Telephone (310) 277-7324
Facsimile (310) 277-7924
Email: rpech@pechlaw.com

January 29, 2014

VIA PERSONAL DELIVERY AND EMAIL (covinahillsgsmol@yahoo.com)

Mr. Edward F. Souza
17350 East Temple Ave, #466
La Puente, CA 91744

Re: Request for Meeting Concerning Covina Hills Manufactured Home Community Conversion

Dear Mr. Souza:

You have presented yourself as the GSMOL Chapter 806 President at the Covina Hills Mobilehome Community. As such, at the Planning Commission's suggestion, I would like to meet with you at the park to discuss its conversion to resident ownership this Friday, January 31, 2014 between 11 a.m. and 2:00 p.m.

Please advise if other GSMOL members at the park will be accompanying you so we can arrange the meeting room accordingly. I welcome their attendance and questions to clarify any misinformation about the conversion.

Please email or call me today at the above contact information to confirm the meeting time.

Sincerely,

Richard Pech

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Santa Monica, California 90405
Telephone (310) 277-7324
Facsimile (310) 277-7924
Email: rpech@pechlaw.com

March 6, 2014

VIA EMAIL (tmontgomery@planning.lacounty.gov)

Mr. Tyler Montgomery
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Re: Covina Hills MHC LP's (the "Applicant") Proposed Application for a Vesting Tentative Tract Map – Project No. R2013-02284-(1): Resident Outreach and Education Efforts

Dear Mr. Montgomery:

Upon the suggestion of the Planning Commission at the January 29, 2014 hearing, my staff and I met with residents at three meetings (minutes were not taken) as detailed below:

- Within two hours after the hearing, I contacted Mr. Ed Souza of GSMOL to arrange an immediate meeting. On January 31, 2014, my staff and I met with approximately 50 residents for about four hours. We answered questions for both the English and Spanish speaking residents.

- Next, we set two other meetings for February 6, 2014 and distributed notices to every resident.

    - Enclosed are the notices of the meetings and the handouts distributed at the meetings. The handouts show how the residents would benefit from the conversion whether they purchased their lot or not. At the meeting, a couple of residents approached my staff and said the opponents are doing themselves a disservice while hurting others like them who want the conversion and understand its benefits.

    - We set the February 6, 2014 meetings for a Thursday evening so that as many residents could attend as possible. Approximately 70 residents attended who were mostly the same ones from the January 31, 2014 meeting.

    - At the February 6, 2014 meetings, the enclosed "Why You Shouldn't Support the Conversion" flyer was distributed to residents by other resident(s). The author did not put his/her name on the flyer but it is clear from its content that Mr. Souza of GSMOL is the author. The flyer is full of misinformation and untruths. We

discovered the same flyer was distributed by the GSMOL group at a March 3, 2014 meeting held at the park. Please see my comments in the enclosed copy of the flyer.

I have scheduled two more meetings for today, March 6, 2014, to again attempt to educate the residents about the conversion, lending, and personal finances. In preparation for the meeting, we have distributed the attached handouts. To that end, we have invited local English-Spanish bilingual real estate and financial professionals to come and speak with the residents at the meeting. You are invited to attend.

After listening to residents' concerns, the Applicant is offering the following additional financial benefits to all residents:

- An additional ninety days for the right of first refusal.
- Payment for any foundation required by a lender.
- A ten percent (10%) discount on the offered purchase price within 120 days of the right of first refusal.
- A five percent (5%) discount on the offered purchase price within 121 and 240 days of the right of first refusal.

These additional financial benefits will be set forth in the revised and restated Tenant Impact Report upon the Planning Commission's approval of the Application.

In sum, the Applicant has tried to educate the residents by answering every issue and question from residents. The attached information, your report, and reasonable financial, business, and tax factors show that the conversion is beneficial for the residents in a myriad of ways. Nevertheless, as the enclosed GSMOL flyer demonstrates, not only do we have to educate residents about the conversion, but also refute misinformation and untruths that works a great injustice upon the residents. We believe that you and the Commissioners will see through the propaganda and understand and appreciate the obvious benefits of the conversion to the residents.

Sincerely,

Richard Pech

cc: Elaine Lemke, County Counsel (via email: elemke@counsel.lacounty.gov)
Enclosures

Law Offices of
RICHARD PECH

CONVERSION TO RESIDENT OWNERSHIP OF COVINA HILLS MHC
GENERAL MEETING

Topic: Updated Information on Conversion of Park to Resident Ownership after Planning Commission Hearing

Date: Thursday, February 6, 2014

Time: Spanish 7:00 PM

English 8:30 PM

Place: Clubhouse, Refreshments Will Be Served

WHY YOU SHOULD SUPPORT CONVERSION

- **NO RESIDENT WILL BE EVICTED OR DISPLACED**
- **NO RENT CONTROL NOW, BUT THERE WILL BE STATE RENT CONTROL**
- **NO TAX BENEFIT FROM RENT, BUT INTEREST PAYMENT IS DEDUCTIBLE**
- **NO FINANCING FOR YOUR MANUFACTURED HOME NOW, BUT POSSIBLE FINANCING BY BANKS, PARK OWNER, GOVERNMENT**
- **NO INCREASE IN VALUE OF YOUR MANUFACTURED HOME NOW, BUT INCREASE IN VALUE OF YOUR LOT WHEN PURCHASED**
- **NO CONTROL OVER MANAGEMENT NOW, BUT EVENTUAL CONTROL WITH HOA**

Oficinas Legales de
RICHARD PECH

CONVERSION A LA PROPIEDAD DE RESIDENTE COVINA HILLS MHC
JUNTA GENERAL

Tema: Informacion Actualizada Sobre la Conversion del Parque de Residente Despues de la Audiencia Publica de la Comisión de planificación

Día: Thursday, February 6, 2014

Horario: Español 7:00 PM

Ingles 8:30 PM

Lugar: Clubhouse, Refrescos Serán Servidos

EL PORQUE USTED DEVERIA APOYAR LA CONVERSION

- **NINGUN RESIDENTE SERA DESALOJADO DEL PARQUE**
- **NO HAY CONTROL DE ALQUILACIONES AHORITA, PERO HABRA CONTROL DE RENTAS POR EL ESTADO**
- **NO HAY NINGUN BENEFICIO FISCAL (IMPUESTOS) POR ESTAR ALQUILANDO, PERO EL INTERES ES DEDUCIBLE**
- **NO FINANCIAMIENTO PARA SU VIVIENDA MANUFACTURADA AHORITA, PERO POSIBLE FINANCIACION POR BANCOS, DUENO DEL PARQUE, Y DEL GOBIERNO**
- **NINGUN AUMENTO EN EL VALOR DE SU VIVIENDA MANUFACTURADA AHORITA, PERO AUMENTO EN EL VALOR CUANDO USTED COMPRE EL TERRENO BAJO SU CASA**
- **NO CONTROL SOBRE EL MANEJO DEL PARQUE AHORITA, PERO EVENTUALMENTE CONTROL LLEGARA CON HOA (LA ASOCIACION DE PROPIETARIOS)**

Law Offices of
RICHARD PECH

CONVERSION: NO v. YES

No Conversion	Yes Conversion
❖ No rent control ❖ No financing ❖ No equity benefit from rent ❖ No tax benefit from rent ❖ Park owner selects management ❖ Decrease in home value ❖ Cannot own your space	❖ Have choice: rent or buy If choose to rent: ❖ Rent control applies ❖ No eviction/displacement ❖ Option to buy space If choose to buy: ❖ No more paying rent ❖ Financing possible ❖ Increase in property value ❖ Cannot be evicted ❖ Control management indirectly ❖ Mortgage interest tax deductible ❖ May pay less to own than rent

RESULT: CONVERSION GIVES MORE OPTIONS, BENEFITS, POWER, AND PROTECTIONS TO HOMEOWNERS

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CONVERSION: NO v. SI

No Conversion	Si Conversion
❖ No control de aumentos en renta ❖ No financiamiento ❖ No beneficio fiscal por rentar ❖ No puede adueñarse de su espacio ❖ Disminución en el valor de casa ❖ Dueño del parque elije al gerente ❖ Ningún beneficio de la equidad de renta	❖ Tiene opción: rentar ó comprar Si elije rentar: ❖ Se aplica el control de alquileres ❖ Ningún desalojo/desplazamiento ❖ Opción a comprar su espacio Si elije comprar: ❖ No pagan alquiler ❖ Financiamiento es posible ❖ Aumento en valor de la propiedad ❖ No puede ser desalojado/a ❖ Control indirecto sobre el gerente ❖ Interés hipotecario es deducible de impuestos ❖ Puede pagar menos por comprar su espacio de lo que paga en rentas

RESULTADO: CONVERSION LE DA MAS OPCIONES, BENEFICIOS, PODER, Y PROTECCIONES AL COMPRADOR

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RENTER
RENT BEFORE AND AFTER CONVERSION

****Hypothetical using actual numbers for a current resident****

No Conversion

- Current rent: $ 996
- Hypothetical market rent: $1,000
- Next rent increase:
  - If month to month: unlimited
  - If long-term lease: 3% – 10%
- Rent after next increase:
  - Long-term renter: $1,026 - $1,096
- Rent increase history:
  - 2010: $40 5%
  - 2011: $84 10%
  - 2012: $28 3%
  - 2013: $29 3%
  - Total: $181 21%
- Average 4 year annual rent increase:
  - $45.25 5.25%

Yes Conversion

- Current rent: $996
- Hypothetical market rent: $1,000
- Next rent increase:
  - If lower income: 1.75% max
    - 4 year average CPI
  - If not lower income: 0.10% max
    - 1,000 - 996 ÷ 4 = $1
- Rent after next increase:
  - If lower income: $1,013 max
  - If not lower income: $997 max
- Future rent increases
  - If lower income: based on CPI
    - Likely less than prior increases
  - If not lower income: after 4 years, depends on negotiated lease
- Above information applies to all:
  - Month to month renters
  - Long-term renters

RESULT: AFTER CONVERSION YOUR RENT INCREASE IS LESS

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INQUILINOS
ALQUILER ANTES Y DESPUES DE LA CONVERSION

****Hipotética usando números reales para residentes actuales ****

No Conversión

- Renta Actual: $ 996
- Renta de Mercado Hipotético: $1,000
- Siguiente Aumento de Renta:
  - Si es mes a mes: ilimitado
  - Contrato a largo plazo: 3% – 10%
- Alquilación despues próximo aumento:
  - Los de Largo-plazo: $1,026 - $1,096
- Historia de Alquiler:
  - 2010: $40 5%
  - 2011: $84 10%
  - 2012: $28 3%
  - 2013: $29 3%
  - Todo: $181 21%
- Aumento promedio anual en 4 años :
  - $45.25 5.25%

Si Conversión

- Renta Actual: $996
- Renta de Mercado Hipotético: $1,000
- Siguiente Aumento de Renta:
  - De bajos ingresos: 1.75% max
    - 4 años promedio CPI
  - Sin bajos ingresos: 0.10% max
    - 1,000 - 996 ÷ 4 = $1
- Alquilación despues próximo aumento:
  - De bajos ingresos: $1,013 max
  - Sin bajos ingresos: $997 max
- Aumentas de futura renta
  - De bajos ingresos: basado en CPI
  - Sin bajos ingresos: despues de 4 años, depende de la negociación de su contrato
- La información anterior aplica a todos:
  - Inquilinos de mes a mes
  - Inquilinos de largo plazo

RESULTADO: DESPUES DE CONVERSION ALQUILACION ES MENOS

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BUYER
HYPOTHETICAL LOT PRICE[1]: $100,000

MONTHLY COSTS BEFORE & AFTER CONVERSION

****Using actual rent numbers for a current resident****

No Conversion	Yes Conversion
❖ Home costs o Space rent: $996 o Others: same as conversion ❖ Effective tax savings: $0 o No tax benefit from renting ❖ **Net Total: $996** ❖ Potential future rent increase: o Month to month: unlimited o Long-term lease: $1026-$1,096	❖ Home costs o Space rent: $0 o Mortgage[2]: $483 o HOA dues[3]: $300 o 1% property taxes: $83 o Others: same as renting ❖ Effective tax savings[4]: $56 ❖ **Net Total: $810** ❖ Potential future rent increase: $0 o No rent to pay

RESULT: AFTER CONVERSION, IF YOU BUY, YOUR MONTHLY COST TO OWN YOUR SPACE MAY BE LESS THAN WHAT YOU PAY TO RENT SPACE BEFORE CONVERSION

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[1] This is a hypothetical figure solely for illustration purposes, not an estimated price, quote, or offer.
[2] Based on a 30 year loan at 5% APR with 10% downpayment.
[3] This is only a hypothetical figure solely for illustration purposes.
[4] Based on marginal tax rate of 15% and first year interest payments.

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COMPRADORES
HIPOTETICO PRECIO DE LOTE[1]: $100,000

COSTOS MENSUALES ANTES Y DESPUES DE LA CONVERSION
****Usando números reales de un residente actual ****

No Conversión	Si Conversión
❖ Costos de Inicio o Espacio Alquiler: $996 o Otros: Igual a Conversión ❖ Ahorro Efectivo Fiscal: $0 o No beneficios fiscales de renta ❖ **Total Neto: $996** ❖ Futuro Aumento Potencial: o Mes a mes: ilimitado o Contrato a Largo-Plazo: $1026-$1,096	❖ Costos de Inicio o Espacio Alquiler: $0 o Hipoteca[2]: $483 o HOA cuotas[3]: $300 o 1% Propiedad Impuestos: $83 o Otros: Igual a Renta ❖ Ahorro Efectivo Fiscal[4]: $56 ❖ **Total Neto: $810** ❖ Futuro Aumento Potencial: $0 o No tendrá que pagar renta

RESULTADO: DESPUES/SI CONVERSION, SI USTED COMPRA, SU COSTO MENSUAL POR POSEER SU ESPACIO PUEDE SER MENOS DE LO QUE PAGARIA POR RENTARLO

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[1] Esta es una cifra hipotetica unicamente para fines ilustrativos no un precio estimado, quota, o oferta.
[2] Basado en un prestamo de 30 años al 5% APR con 10% el pago inicial.
[3] Esta es solo una hipotetica cifra unicamenta para fines ilustrativos.
[4] Basado en una tasa marginal de impuestos del 15% y el pago de intereses del primer año.

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BUYER
HYPOTHETICAL LOT PRICE[1]: $150,000

MONTHLY COSTS BEFORE & AFTER CONVERSION

****Using actual rent numbers for a current resident****

No Conversion	Yes Conversion
❖ Home costs o Space rent: $996 o Others: same as conversion ❖ Effective tax savings: $0 o No tax benefit from renting ❖ **Net Total: $996** ❖ Potential future rent increase: o Month to month: unlimited o Long-term lease: $1026-$1,096	❖ Home costs o Space rent: $0 o Mortgage[2]: $725 o HOA dues[3]: $300 o 1% property taxes: $125 o Others: same as renting ❖ Effective tax savings[4]: $84 ❖ **Net Total: $1,066** ❖ Potential future rent increase: $0 o No rent to pay

RESULT: AFTER CONVERSION, IF YOU BUY, YOUR MONTHLY COST TO OWN YOUR SPACE MAY BE CLOSE TO WHAT YOU PAY TO RENT SPACE BEFORE CONVERSION

[1] This is a hypothetical figure solely for illustration purposes, not an estimated price, quote, or offer.
[2] Based on a 30 year loan at 5% APR with 10% downpayment.
[3] This is only a hypothetical figure solely for illustration purposes.
[4] Based on marginal tax rate of 15% and first year interest payments.

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COMPRADORES
PRECIO HIPOTETICO DE LOTE[1]: $150,000

COSTOS MENSUALES ANTES Y DESPUES DE LA CONVERSION
****Usando números reales de un residente actual****

No Conversión	Si Conversión
❖ Costos de Inicio o Espacio Alquiler: $996 o Otros: Igual a Conversión ❖ Ahorro Efectivo Fiscal: $0 o No beneficios fiscales de renta ❖ **Total Neto: $996** ❖ Futuro Aumento Potencial: o Mes a mes: ilimitado o Contrato a Largo-Plazo: $1026-$1,096	❖ Costos de Inicio o Espacio Alquiler: $0 o Hipoteca[2]: $725 o HOA cuotas[3]: $300 o 1% Propiedad Impuestos: $125 o Otros: Igual a Renta ❖ Ahorro Efectivo Fiscal[4]: $84 ❖ **Total Neto: $1,066** ❖ Futuro Aumento Potencial: $0 o No tendrá que pagar renta

RESULTADO: DESPUES CONVERSION, SI USTED COMPRA, SU COSTO MENSUAL POR POSEER SU ESPACIO PUEDE SER CERCA DE LO QUE PAGARIA POR RENTARLO

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[1] Esto es una cifra hipotetica unicamente para fines ilustrativos no un precio estimado, quota, e oferta.
[2] Basado en un prestamo de 30 años al 5% APR con 10% el pago inicial.
[3] Esto es solo una cifra hipotetica unicamenta para fines ilustrativos.
[4] Basado en una tasa marginal de impuestos del 15% y el pago de intereses del primer año.

The author is unidentified but most likely Mr. Souza of GSMOL.

WHY YOU SHOULDN'T SUPPORT THE CONVERSION

WHAT YOU NEED TO KNOW BEFORE A CONVERSION OF CONDOMINIONS

Untrue. Commissioners have discretion if not 51%. Not mandatory.

IN ORDER FOR THE CONVERSION TO PASS IT NEEDS 51% OF VOTES. THAT IS WHY IT URGES THE LAWYER TO MAKE THESE MEETINGS, SO HE CAN CONVINCE US TO SUPPORT HIM. SINCE AS OF JANAURARY 29, 2014 WE WERE GIVEN AN EXTENSTIOM DATE UNTIL MARCH 12, 2014.

Commissioners urged meetings to dispel misinformation and fear mongering.

THIS PROJECT IS ALREADY CONSIDERED APPROVED. HOWEVER WE SURVEYED THE RESIDENTS OF COVINA HILLS AND **86% OF THEM WERE AGAINST** THE CONVERSION. MOST OF THEM WERE AGAINST IT BECAUSE OF LACK OF INFORMATION FROM THE OWNER. THE OWNER HAS DONE THIS CONVERSION WITHOUT INFORMING RESIDENTS AT OTHER PLACES HE OWNS AND IT HAS SHOWN GOOD RESULTS FOR HIM. HOWEVER THE LAW OBLIGATES HIM TO GIVE US INFORMATION. THERE IS A LOT OF VAGUE INFORMATION AND LOTS OF QUESTIONS WITHOUT ANSWERS.

Not a valid survey under GC 66427.5(d)

- **THE BEST RECOMMENDATION FOR PEOPLE ALREADY IN THE PROCESS OF CONVERSION IS: DO NOT BE BLINDED BY YOUR FIRST EMOTION OF WANTING TO OBTAIN THE LAND.**
  BEFORE SAYING **YES I APRROVE OR NO** TAKE YOUR TIME TO SEE IF YOU QUALIFY. SO DO YOU QUALIFY?

Questions have been answered; handouts explaining process provided.

Commissioners admonished resident leaders for disseminating false information.

THIS IS WHAT THE LAWYER OF COVINA HILLS HAS TOLD US:

- **NO RESIDENT WILL BE REMOVED FROM THE PARK**

Will be a recorded condition.

"WHO GAURANTEES THIS?" THE IMPACT REPORT TENANT PAGE 4-3.1 SAYS THAT TH RENOUNCES HIS RIGHT TO REMOVE OR DENY CONTRACT RENOVATIONS OF RENT. RIGHT NOW OUR BIGGEST PROBLEMS ARE THE MANAGERS, MANU EMPTY SPACES WITHIN THE PARK, THE MAJORITY OF HOUSES ARE 20 YEARS OR OLDER. **AND WE WILL CONTINUE TO BE UNDER THE SAME RULES AS WHAT WE HAVE HAD BEFORE. MOBILEHOME RESIDENT LAWS (MRL).**

Irrelevant to conversion; remains the same if no conversion.

THERE IS NO RENT CONTROL RIGHT NOW BUT THERE WILL BE RENT CONTROL FROM THE STATE

4 years for non-lower income residents. Lifetime for lower income residents.

THIS WILL BE ONLY DURING THE FIRST 4 YEARS, BECAUSE THE COMISSION OF PLANNING WILL BE MAKING SURE THE AGREEMENTS THAT WERE SAID IN THE APPROVATION WILL BE COMPLETED. IN LOS ANGELES THERE IS NO RENT CONTROL, AND WE BELONG IN THE JURISDICTION OF LOS ANGELES. WHAT YOUR CONTRACT SAID WILL ONLY BE RESPECTED. 3%-5%-8% TO 1<10 YEARS. CHECK YOUR CONTRACT.

- **THERE IS NO FISCAL BENEFIT (TAXES FOR RENTING BUT THE INTEREST IS DEDUCTIBLE)**

Implying residents should not report taxable income?

IS THERE AN INTERROGATION HERE? THE PEOPLE ARE PENSIONED, DISABLED, OR HAVE SOCIAL SECURITY CAN NOT CLAIM ANY INTEREST HENCE THESE PEOPLE DO NOT DO TAXES.
CHECK WITH THE PERSON THAT DOES YOUR TAXES. BECAUSE IF THE AMOUNT OF $$ YOU DECLARE TO MAKE DOES NOT AGREE YOU MAY FIND YOURSELF IN A FISCAL INVESTIGATION IN THE FUTURE.
IT'S BECAUSE UNCLE SAM DOES NOT LIKE YOU TO TAKE FROM HIM.

- **THERE IS NO FINANCE FOR YOUR MANUFACTURED HOME RIGHT NOW, BUT IT IS POSSIBLE TO GET FINANCING FROM BANKS, THE OWNER OF THE PARK, OR THE GOVERNMENT.**

- BANKS WILL ONLY BE ABLE TO FINANCE YOU **IF YOU BUY** THE HOUSE ALONG WITH THE LAND. THE LAND MUST HAVE A **CEMENT BASE** UNDER YOUR HOME. THERE IS FINANCEMENT FOR THE LAND, **IF IT IS EMPTY** BUT THIS HAS CRITERIA. SUCH AS DEPENDING ON THE TYPE OF LAND, OR IF THE LAND IS CONSIDERED AGRICULTURAL. THE BANKS WANT YOU TO PAY THE INSPECTION NECESSARY SUCH AS TERMITES, ANTS, OR ANY OTHER ANIMAL.

Untrue.

Untrue. See e.g. http://nationalfoundationsystems.com/

- THE GOVERNMENT PROVIDES AID FOR THIS:
  BY SECTION 8: YOU CAN APPLY BUT THE WAIT LIST CAN BE 20 YEARS. **FHA, HUD**, ALSO HAVE THEIR RESTRICTIONS, AS THEY WILL TOO HAVE THEIR OWN INSPECTIONS. BEFORE APPROVING YOU, THIS DOES NOT GIVE YOU THE SECURITY OF QUALIFYING.

This is up to lenders--not owner.

- **WHY DOES THE OWNER NOT YET KNOW WITH CONFIDENCE HOW THE FINANCING WILL BE?**
  WELL, THE ATTORNEY SAID IT WILL BE ON NEW HOUSES AND THE INTEREST PERCENTAGE WILL BE 20%-30%.

Untrue. Never stated.

Untrue. Can have other income sources.

ONLY YOU WIL BE ABLE TO KNOW IF YOU QUALIFY FOR ANY FINANCING OR NOT. IT DEPENDS ON YOUR CREDIT, YOUR **APR**, AND ANNUAL INCOME **W-2**. AND THE STABILNESS OF WORK WITH A MINIMUM OF 2 YEARS. THE INTEREST PERCENTAGE WILL DEPEND ON YOUR CREDIT HISTORY.
YOUR HOUSE WON'T HAVE VALUE FOR THIS TO PASS, YOU WILL HAVE TO HAVE A CEMENT BASE UNDERNEATH YOUR HOUSE, THINK ABOUT THIS. WOULD YOU HAVE TO TAKE OUT YOUR HOME AND PUT IT BACK AGAIN? ...$$$$ HOW MUCH WOULD THIS COST $$$$???

Untrue.

- NO CONTROL OVER THE PARK RIGHT NOW, BUT EVENTUALLY CONTROL OF HER WHEN THE TIME COMES. (THE ASSOCIATION OF OWNERES)
  THE PARK OPENED IN 1970—IT HAS 43 YEARS OF AGE. UNTIL THIS DAY, IT ONLY HAS 234 OWNERS OF MOBILE HOMES.

Untrue.

234 owners? What happened to remaining 266+ during last 43 years?

AND FOR THIS TO HAPPEN, THERE NEEDS TO BE 251 HOME OWNERS INCLUDING THE LANDS.

- ANOTHER THING YOU SHOULD TAKE INTO ACCOUNT IS THAT THE PARK ONLY HAS PERMISSION TO OPERATE UNTIL 2044. AND THAT THE LOANS ARE USUALLY FOR 30 YEARS. UNLESS YOU HAVE THE MONEY UNDERNEATH YOUR BED. FIRST WE NEED TO KNOW HOW MUCH THEY WILL BE SELLING EACH SQUARE FOOT.

Controlled by the County.

Cannot legally offer price yet.

- ALSO, THE PRICE FOR A SQUARE FOOT IS NOT KNOWN CURRENTLY.
- **CHECK YOUR FINANCIAL LIFE AND ASK YOURSELF HOW YOU WANT TO LIFE**
- **IF THIS DOES NOT PASS, WHAT WILL IT RESULT IT?**
- **IF WE CONTINUE TO RENT LIKE WE ARE WE WOULD BE GOOD IOF THEY CHANGED THE MANAGERS.**

Nothing to do with conversion except after conversion, HOA will select management.

YOU MAKE THE DECISION.

Unidentified author.

LET IT BE JUST FOR YOU AND FOR THE PEOPLE THAT SURROUND YOU. THERE ARE MANY SENIORS, UNEMPLOYED, FAMILIES IN FINANCIAL CRISIS, DISABLED, SINGLE MOTHERS THAT MAYBE CAN NOT QUALIFY FOR ANY HELP. WHY SHOULD WE SAY NO ON MARCH 12, 2014? BECAUSE WE DO NOT YET HAVE THE CORRECT INFORMATION. CHECK WITH THE PEOPLE IN OTHER PARKS THAT ARE ALREADY IN THE PROCESS. DO YOUR OWN INVESTIGATION. THE AMERICAN DREAM IS TO HAVE YOUR OWN HOME, ECONOMIC CAPITAL ADEQUACY, AND PEACE.

Owner offering opportunity to own home. GSMOL refusing it.

THANK YOU.

They can continue to rent, under rent control whereby their increases are highly likely to be less than what it is today. Average CPI for last 4 years have been about 1.75% while rent increase for residents have been between 3-10%. Some leases require a minimum increase of 125% of CPI or 3%.

Law Offices of
RICHARD PECH

CONVERSION TO RESIDENT OWNERSHIP OF COVINA HILLS MHC
GENERAL MEETING

Topic: Updated Information on Conversion of Park to Resident Ownership, Including Financing and Foundation Information. Local Real Estate/Mortgage Broker Will be in Attendance.

Date: Thursday, March 6, 2014

Time: English 6:00 PM

Spanish 7:30 PM

Place: Upper Clubhouse; Refreshments Will be Served

WHY YOU SHOULD SUPPORT CONVERSION

- **NO RESIDENT WILL BE EVICTED OR DISPLACED**
- **NO RENT CONTROL NOW, BUT THERE WILL BE STATE RENT CONTROL**
- **NO TAX BENEFIT FROM RENT, BUT INTEREST PAYMENT IS DEDUCTIBLE**
- **NO FINANCING FOR YOUR MANUFACTURED HOME NOW, BUT POSSIBLE FINANCING BY BANKS, PARK OWNER, GOVERNMENT**
- **NO INCREASE IN VALUE OF YOUR MANUFACTURED HOME NOW, BUT INCREASE IN VALUE OF YOUR LOT WHEN PURCHASED**
- **NO CONTROL OVER MANAGEMENT NOW, BUT EVENTUAL CONTROL WITH HOA**

Oficinas Legales de
RICHARD PECH

CONVERSION A PROPIEDAD DE RESIDENTE COVINA HILLS MHC
JUNTA GENERAL

Tema: Información Actualizada sobre Conversión del Parque a Propiedad de Residente, Incluyendo Financiación e Información de Fundaciónes. Agente de Bienes Raíces/Corredor Hipotecario Estará Presente

Día: Thursday, March 6, 2014

Horario: Ingles 6:00 PM

Español 7:30 PM

Lugar: Upper Clubhouse, Refrescos Serán Servidos

EL PORQUE USTED DEVERIA APOYAR LA CONVERSION

- **NINGUN RESIDENTE SERA DESALOJADO DEL PARQUE**
- **NO HAY CONTROL DE ALQUILACIONES AHORITA, PERO HABRA CONTROL DE RENTAS POR EL ESTADO**
- **NO HAY NINGUN BENEFICIO FISCAL (IMPUESTOS) POR ESTAR ALQUILANDO, PERO EL INTERES ES DEDUCIBLE**
- **NO FINANCIAMIENTO PARA SU VIVIENDA MANUFACTURADA AHORITA, PERO POSIBLE FINANCIACION POR BANCOS, DUENO DEL PARQUE, Y DEL GOBIERNO**
- **NINGUN AUMENTO EN EL VALOR DE SU VIVIENDA MANUFACTURADA AHORITA, PERO AUMENTO EN EL VALOR CUANDO USTED COMPRE EL TERRENO BAJO SU CASA**
- **NO CONTROL SOBRE EL MANEJO DEL PARQUE AHORITA, PERO EVENTUALMENTE CONTROL LLEGARA CON HOA (LA ASOCIACION DE PROPIETARIOS)**

Law Offices of
RICHARD PECH

March 4, 2014

Dear Resident:

Enclosed are the following five handouts that we will discuss at our meeting this Thursday, March 6, 2014 at the upper clubhouse (6:00 p.m. for English; 7:30 p.m. for Spanish):

1. Conversion Decision Tree Flowchart
2. Chart on Financing Purchase of Lot
3. Chart Comparing Financing Options
4. Chart Comparing Foundation Systems
5. Financing Questions and Answers Sheets

Thank you and we look forward to seeing you at the meeting.

Sincerely,

Richard Pech

Enclosures

Oficinas Legales de
RICHARD PECH

March 4, 2014

Querido Residente:

Incluidas están las siguientes hojas que vamos a discutir en nuestra junta este jueves, 6 de marzo 2014 en el upper clubhouse (6:00 p.m. para inglés; 7:30 p.m. para español):

1. Tabla de Arbol Decisivo de Conversión
2. Tabla de Financiando su Compra
3. Tabla de Comparación de Opciónes Financieras
4. Tabla de Comparación de Sistemas de Fundación
5. Hojas del Questionario de Financiamiento con Respuestas

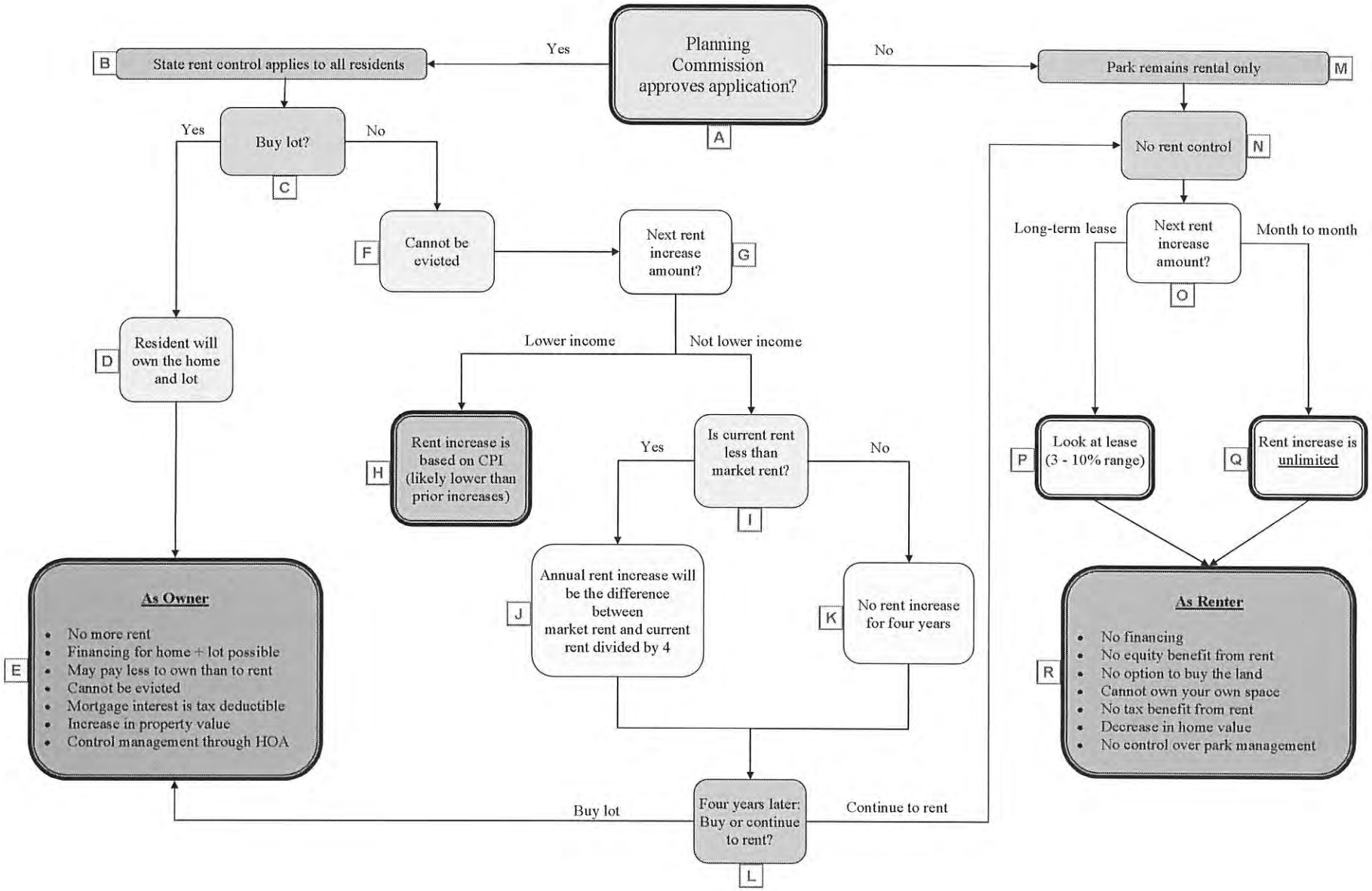
Gracias y esperamos verlos en la junta.

Sinceramente,

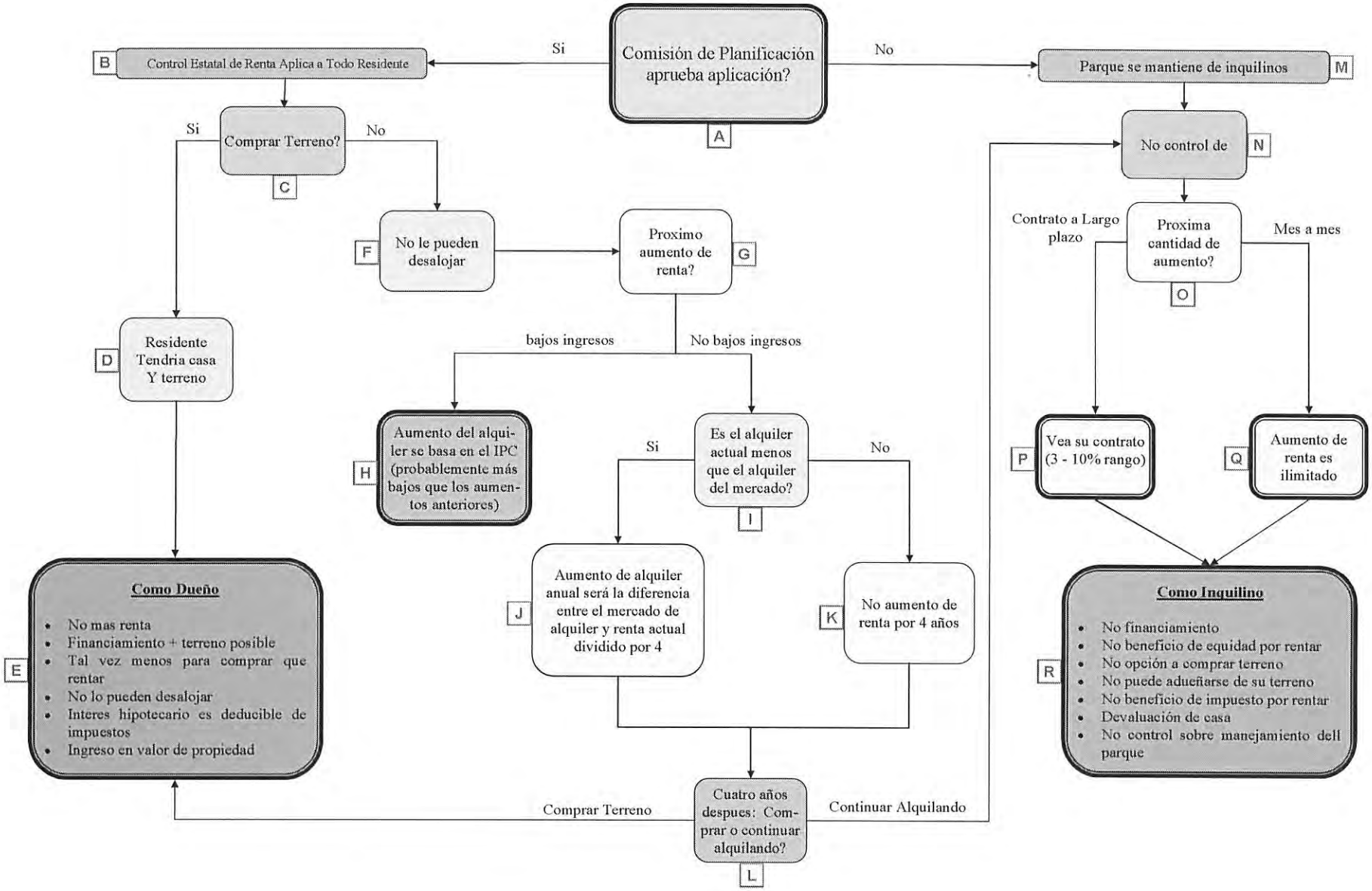
Richard Pech

Cerramientos

Conversion Decision Tree



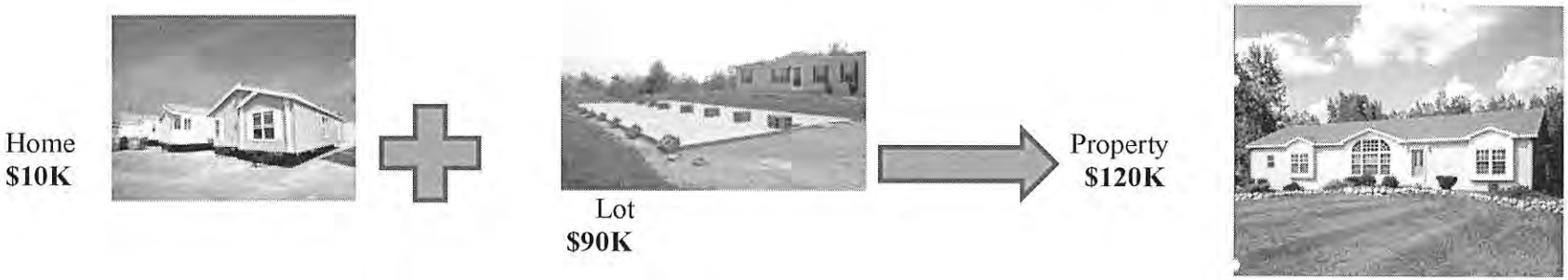
Arbol Decisivo de Conversión



Financing Your Purchase[1]

	Current Value of Home	Amount Owed on Home	Resident's Equity Before Conversion	Price of Lot	Appraised Value of *Property* (Home + Lot)	New Loan Amount	Resident's Equity After Conversion	Final Result
Example 1	$10k	$10k	$0	$90k	$120k	$100k	$20k	Resident is $20k richer after conversion
Example 2	$0	$10k	- $10k *home is underwater*	$90k	$120k	$100k	$20k	Resident is $30k richer after conversion and home is no longer underwater
Example 3	$10k	$0 *no loan on home*	$10k	$90k	$100k	$90k	$10k	Resident downs $0 and now owns both home and lot

- When a resident purchases his/her lot after the conversion, the home and the lot will become one *Property* (home and lot combined under one owner).
- To purchase the lot, a resident can obtain a new loan.
- To determine the amount of the new loan, an appraiser determines what the value of the home and the value of the lot combined as one *Property* would be.
  A. How much a resident can borrow will be based on the appraised value of the *Property*.
  B. Appraised value of the *Property* is highly likely to be greater than the value of the home + the price of the lot.



- The new loan may pay for: (1) the amount still owed on the home loan (if any) and, (2) the price of the lot, itself.
- Thus, a resident who purchases his/her lot after the conversion may:
  A. Gain an increase in value of the Property (Examples 1, 2, and 3)
  B. Have more equity than before purchasing (Examples 1 and 2)
  C. Save a home that is underwater (Example 2)
  D. Put $0 down to purchase the land (Example 3)

[1] Figures herein are hypothetical and solely for illustration purposes, not estimated prices, quotes, or offers for sale or financing.

Financiando Su Compra [1]

	Valor actual de Casa	Cantidad Debida de Casa	Equidad de ResidenteAntes de Conversion	Precio de Terreno	Valor de Tasación de la Propiedad (Casa + Terreno)	Cantidad Préstamo Nuevo	Equidad de Residente Después de Conversion	Resultado Final
Ejemplo 1	$10k	$10k	$0	$90k	$120k	$100k	$20k	Residente gana $20k despues de conversion
Ejemplo 2	$0	$10k	- $10k *casa está bajo agua*	$90k	$120k	$100k	$20k	Residente gana $30k despues de conversion y casa ya no está bajo agua
Ejemplo 3	$10k	$0 *no préstamo de casa*	$10k	$90k	$100k	$90k	$10k	Residente da $0 y ahora tiene terreno y casa propia

- Cuando un residente compra su terreno despues de conversion, la casa y el terreno sera una *Propiedad* (casa y terreno se combinan bajo un proprietario)
- Para comprar un terreno, el residente puede obtener préstamo nuevo.
- Para determinar la cantidad de prestamo nuevo, el tasador determina el valor de la casa y el valor del terreno combinado como una *Propiedad* lo fuera.
  A. Cuanto puede pedir prestado un residente será basado en el valor tasado de la *Propiedad*.
  B. Valor tasado de la Propiedad es muy probable que sera mas del valor de la casa + el precio del terreno.

Casa
$10K

Terreno
$90K

Propiedad
$120K

- Prestamo nuevo podría pagar: (1) cantidad debida de la casa (si alguna) y, (2) el precio del terreno, solo.
- Mas aparte, un residente que compra su terreno despues de conversion podra:
  A. Ganar ingreso en el valor de la Propiedad (Ejemplo 1, 2, y 3)
  B. Tener mas equidad que antes de comprar (Ejemplo 1 y 2)
  C. Salvar una casa bajo agua (Ejemplo 2)
  D. Poner $0 pago inicial para comprar el terreno (Ejemplo 3)

[1] Figuras en este documento son hipotéticas y únicamente con fines ilustrativos, no estima precios, cotizaciones u ofertas para la venta o financiación..

Comparison of Financing Options

FHA Loan	Conventional Loan	VA Loan
Manufactured Home Requirements:	**Manufactured Home Requirements:**	**Manufactured Home Requirements:**
(1) Home is on a permanent chassis (2) Home was built after June 15, 1976 (3) Entire property is classified as Real Estate (4) Home is at or above 100 year return frequency flood elevation (5) Home has proof of HUD labels (6) Home has a foundation that meets the guidelines published in HUD Handbook (7) Resident has obtained an engineer's certificate to confirm that foundation meets guidelines (8) Home is in its original site (9) If structural improvements have been made, resident has proof of permits for improvements (10) Site is served by permanent water and sewer facilities approved by the local municipal authority (11) Home is used as principal residence of the borrower	Requirements are less strict for those who make a 20% down payment: (1) Home has been in the same facility for at least 2 years (2) Home was built after 1976 (3) Home is habitable and safe according to CA standards Requirements are more strict for those who make a 5-10% down payment: (1) Home is built on a permanent foundation (2) Home has an Assessor's Parcel Number (3) Home has been in the same facility for at least 2 years (4) Home follows guidelines set by mortgage insurance company (usually the same as FHA requirements)	(1) Home is classified as real property (2) Home is built on a permanent foundation (3) Home has a permanent skirting around the foundation (4) Home conforms with VA Minimum Property Requirements and HUD Requirements (5) Roof of home does not leak and has viable life left (6) Crawl space under home is accessible, clear of debris, and properly vented (7) Home is free of defective construction or decay (8) Home must not have lead-based paint (9) Home conforms with all building codes and zoning requirements (10) Home is not located on a gas or petroleum pipeline / high voltage electric transmission line easement (11) Home is used as principal residence of the borrower
Borrower Requirements:	**Borrower Requirements:**	**Borrower Requirements:**
Minimum Down Payment: 3.5% - 10% Minimum FICO Score: For 3.5% down payment to apply, minimum FICO score is 580 (with no open collection accounts). For those with FICO scores between 500-579, minimum down payment is 10%	Minimum Down Payment: 5-10% Minimum FICO Score: 600 but 640-660 is preferred	Minimum Down Payment: 0% Minimum FICO Score: Varies but 620 is most common **Borrower must be an eligible veteran (with certificate of eligibility) - only VA can make the final determination as to who is eligible*

Comparación de Opciónes Financieras

Préstamo FHA	Préstamo Convenciónal	Préstamo VA
Requisitos de Casa Manufacturada:	**Requisitos de Casa Manufacturada:**	**Requisitos de Casa Manufacturada:**
(1) Casa está en chasis permanente (2) Casa se construyó despues de June 15, 1976 (3) Casa entera se clasifica como bienes raíces (4) Casa está a o más de 100 años en devolucion frequente de elevación (5) Casa tiene prueba de etiquetas HUD (6) Casa tiene fundación que cumple con las guías publicadas en el manual HUD (7) Residente obtuvo certificado de ingeniería para confirmar que la fundacián cumple con la guía (8) Casa está en el sitio original (9) Si han realizado mejorías estructurales residente tiene pruebas del permiso (10) Sitio es servido por instalaciones de agua y alcantarilla aprovados por la autoridad del municipio local (11) Casa es utilizada como la residencia permanente del prestario	Requisitos son menos estrictos para los que dan 20% de pago inicial: (1) Casa a estado en el mismo sitio por lo menos 2 años (2) Casa se construyó despues 1976 (3) Casa es habitable y segura de acuerdo a estandares de CA Requisitos son más estrictos para los que dan 5-10% de pago inicial: (1) Casa se construyó en fundación permanente (2) Casa tiene numero asesor de parcela (3) Casa a permanesido en el mismo sitio por lo menos 2 años (4) Casa sigue guías establecidos por la compañía de seguros hipotecarios (generalmente mismos requisitos FHA)	(1) Casa es clasificada como bienes raíces (2) Casa se construyó en fundación permanente (3) Casa tiene faldillas permanentes alrededor de fundación (4) Casa conforma con Requisitos de la Propiedad Mínimos VA y HUD (5) Techo de casa no gotea y tiene viabilidad (6) Semisótano bajo hogar está adecuadamente ventilado, libre de escombros y accesible (7) Casa está libre de defectos de construcción o de caída (8) Casa no debe tener pintura a base de plomo (9) Casa cumple con todos los códigos de construcción y los requisitos de zonificación (10) Casa no está en tubería de gas o petróleo/alta tensión servidumbre de la línea de transmisión eléctrica (11) Casa es utilizada como la residencia permanente del prestatario
Requisitos del Prestario:	**Requisitos del Prestario:**	**Requisitos del Prestario:**
Pago Inicial Minimo: 3.5% - 10% Puntuación Minima de FICO: Para aplicar pago inicial de 3.5%, puntuacion minima de FICO es 580 (sin cuentas de colecciónes abiertas). Para los que tienene puntación FICO entre 500-579, pago inicial minimo es 10%	Pago Inicial Minimo: 5-10% Puntuación Minima de FICO: 600 pero 640-660 es preferido	Pago Inicial Minimo: 0% Puntuación Minima de FICO: Puede variar pero 620 es más común ** Prestatario debe ser un veterano elegible (con el certificado de elegibilidad) - sólo VA puede hacer la determinación final en cuanto a quién es un candidato elegible*

Comparison of Foundation Systems

	Foundation Plus	National Foundation Systems	Ridley Home Service	Fast Track Foundations
Does the home need to be vacated during installation?	• No	• No	• No	• No
Does the home need to be lifted during installation?	• No	• Only requires ¼ inch of jacking to put piers in	• No	• No
How long is the installation process?	• Installation of foundation system takes 3-4 hours to complete • However, a HCD 433A form must be obtained by the resident before installation can begin	• Less than 1 day per home • If multiple foundations are being installed, 3 homes can be completed per day	• Entire process, including paperwork and inspections, will take 7-10 business days	• 3-day installation process: o Day 1: Hang panels o Day 2: Get inspection o Day 3: Place concrete
What is the estimated cost of installation?	• $2995, including engineer's certificate but not HCD 433A permit • Size of home does not matter	• $2900 total o $400 for permits and engineer's certificate + o $2500 for installation • Size of home does not matter	• $3500-$3700 depending on size of home	• Need to see home first; total will include engineer's certificate • Panel material costs: $19/lineal foot of perimeter • Installation costs: $40-60/lineal foot
What is the installer's phone number?	• (888) 607 - 2101	• (877) 234 - 1750	• (951) 329 - 8859	• (707) 961 - 1891

Comparación de Sistemas de Fundación

	Foundation Plus	National Foundation Systems	Ridley Home Service	Fast Track Foundations
Se tendrá que desocupar la casa durante la instalación?	• No	• No	• No	• No
Se tendrá levantar la casa durante la instalación?	• No	• Sólo requiere ¼ pulgadas de elevación para poner muelles	• No	• No
Cuánto tiempo es el proceso de instalación?	• La instalación del sistema de la fundación toma 3-4 horas para completar • Sin embargo, forma 433A de HCD debe obtenerse por el residente antes de empezar la instalación	• Menos de 1 dia por casa • Si se instalan multiples fundaciónes, 3 casas pueden completarse por día	• Todo el proceso, incluyendo trámites e inspecciones, llevará a 7-10 días laborales	• 3-dias de instalacion : o Dia 1: Colgar paneles o Dia 2: Obtener inspeccion o Dia 3: Poner concreto
Cuál es el costo estimado de instalación ?	• $2995, Incluye certificado de ingeniero pero no el permiso HCD 433A • No importa el tamaño de casa	• $2900 total o $400 por permiso y certificado de ingenieria + o $2500 pr instalación • Tamaño de casa no importa	• $3500-$3700 depende del tamaño de casa	• Necesitan ver casa primero; incluirá certificado de ingeniero • Gasto material de panel: Pie de 19$/perímetro lineal • Intalacion cuesta: $40-60/perímetro lineal
Cuál es el número de teléfono del instalador?	• (888) 607 - 2101	• (877) 234 - 1750	• (951) 329 - 8859	• (707) 961 - 1891

Financing Questions & Answers[1]

For Residents Who Choose to Buy

1. **How can I finance the lot purchase?**

   - You would obtain a new loan
   - The money from the new loan would be used to pay for (A) the purchase of the lot and (B) if you have a home loan, any outstanding balance you owe on your home loan
   - This new loan will be secured by both the land and home as one real property

2. **What type of loan can I get?**

   - It depends on your income, how much you need to borrow, your credit score, and any other factor the lender considers
   - See Comparison of Financing chart for some sample loans and their requirements

3. **How much is the minimum down payment?**

   - It is how much you want to borrow minus the maximum loan to value amount (see next question)
   - If you want to borrow less than the maximum loan to value amount, then you can do a $0 down payment
   - Example: the maximum loan to value amount is $145,000; you want to borrow $140,000; your down payment would be $0
   - See Comparison of Financing Options for sample loans and their requirements

4. **How do I calculate the maximum loan to value amount?**

   - Formula:
     (A) maximum loan to value ratio times (B) the value of your home and lot combined as one real property
   - For part (A): see Comparison of Financing Options chart
   - For part (B): see question 8 and 13
   - Example: you obtained a 3.5% FHA loan; the maximum loan to value ratio is 96.5%; the value of your home and lot combined is $150,000; the maximum loan to value amount would be about $145,000

[1] Figures herein are solely for illustration purposes, not an estimated price, quote, or offer for sale or financing.

5. **How much will my monthly mortgage payment be?**

- It depends on how much you borrow and your interest rate. The less you borrow, the lower your monthly mortgage payment will be. The lower your interest rate, the lower your monthly mortgage payment will be
- Example: a 30 year, $100,000 loan at 5% interest requires a $641 monthly payment

6. **What if I don't have a good credit score?**

- Some real estate brokers will help you improve your credit score when you hire them
- If your credit score is low, you may only qualify for certain loans
- Example: minimum FICO score for a FHA Loan is 500 or 580 depending on your minimum down payment (see question 3)

7. **What is the maximum amount I can borrow?**

- It depends on (A) the value of your home and lot when combined as one property (see question 9) and (B) the loan type
- This will very likely be the same as your maximum loan to value amount (see question 5)
- Example: your combined home and lot value is $125,000 and you obtained a FHA 3.5% loan; the maximum loan amount would be $120,000

8. **How is the value of my home and lot combined as one real property determined?**

- An appraiser would determine what the value of the home and lot <u>combined</u> as one real property would be. This amount is likely <u>greater</u> than the separate value of the home plus separate value of the lot (see question 10)
- Example: home by itself is valued at $10,000 and lot by itself is valued at $90,000. Adding these two numbers together is $100,000; however, the appraised value of the home and lot combined as one real property (after conversion) may be $120,000
- See illustration below for example:

9. **How can combining the home and lot give more value than adding the two separate values together?**

   - Think of all the components needed to build a home: labor, filing fees, wood, wire, metal, etc. may cost $90,000 altogether but once you combine the materials into a constructed "move-in" ready home, the entire property value can be worth up to $150,000

   - Your home and lot are components to make one improved real property

10. **Can I refinance my home only?**

   - Once you buy your lot, the home and lot will become one real property and any refinancing would be for the entire real property

   - The first time you finance to purchase the lot, the loan will be considered a new loan—there is no need to refinance. See question 1

   - Refinancing is not related to the conversion

11. **Will the lender give me enough money to pay off my home?**

   - The amount the lender loans you + your down payment (if any) will be enough to pay off your home and the lot

   - If you do not need put any down payment (see question 3), then the lender will loan you enough to pay off your home loan

12. **What is equity?**

   - What your property is worth – how much you still owe on its loan

   - Generally speaking, equity is how much you would have left in hand if you sold your home today and paid off your mortgage (i.e. your profit/gain)

13. **What if I have no equity in my home?**

   - Once your home and lot are combined as one property, you may end up with equity (see question 8)

   - Example: you have no equity in your home; you borrow $145,000 to pay off your home loan and buy your lot; the appraised value of your home and lot combined as one real property (after conversion) is $150,000; you now have $5,000 in equity

14. **What if my home is under water/upside down (owe more than it's worth)?**

   - Depending on how much "under water" you are, a lender may loan enough money for you to pay off your loan balance and buy the lot

- Actually, you may immediately have equity after conversion on a home that is under water/upside down
- Example: You are $10,000 under water; the lender is willing to loan you up to $145,000; you can take the $145,000 to pay off your home mortgage and buy the lot; the appraised value of your home and lot combined as one real property (after conversion) is $150,000; you now have $5,000 in equity

15. Will the loan secure my home and the lot?

- Yes (see question 1)

16. What types of loans are available to me?

- FHA Loan (see question 17)
- VA Loan (see question 18)
- Conventional Loan (see question 19)
- See Comparison of Financing Options chart for loan requirements

17. What is an FHA Loan?

- It is a loan that is guaranteed to be repaid by the federal government
- It is a type of federal assistance that allows eligible lower income Americans to borrow money for the purchase of a home that they could otherwise not afford
- See Comparison of Financing Options chart for details

18. What is a VA Loan?

- A VA Loan is a loan given to eligible US military veterans or eligible US military veteran spouses
- See Comparison of Financing Options chart for details

19. What is a Conventional Loan?

- A conventional loan is a loan secured by investors but neither insured by FHA nor guaranteed by VA. Both fixed rate and adjustable rate loans are available with conventional financing
- See Comparison of Financing Options chart for details

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20. Do I need to install a permanent foundation to obtain financing?

- It depends on the type of loan you obtain
- Installing a permanent foundation will allow you to qualify for more types of loans
- See Comparison of Financing Options chart for loans that require a foundation

21. Why do I need a Permanent Foundation?

- Most loans, including FHA, require a permanent foundation to prevent a home from moving, rolling, shifting, etc.

22. What is a Permanent Foundation?

- According to the U.S. Department of Housing and Urban Development (HUD), Federal Housing Administration (FHA), a permanent foundation generally consists of:

  (A) Skirting to keep out pests and water

  (B) Footing and piers to support the home from gravity loads

  (C) Anchorage to resist lateral loads such as high winds or an earthquake

(A) Skirting (B) Footing (C) Anchorage

23. What is required for the Permanent Foundation to be correctly established?

- The permanent foundation must be structurally developed in accordance with California Department of Housing and Community Development, Housing and Urban Development, Federal Housing Administration, and your lender's standards (all generally the same)
- Be structurally designed by a licensed professional engineer for the following:

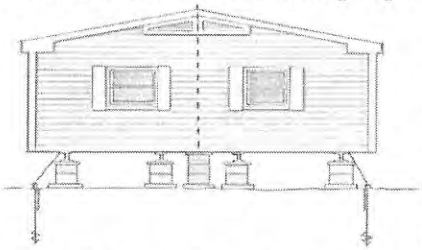
  (A) Vertical stability:

  - Rated anchorage capacity to prevent uplift and overturning due to wind or seismic forces. Screw-in soil anchors are not considered a permanent anchorage.

- Footing size to prevent overloading the soil-bearing capacity and avoid soil settlement. Footing shall be reinforced concrete to be considered permanent.
- Base of footing below maximum frost-penetration depth.
- Encloses a basement of crawl space with a continuous wall (whether bearing or non-bearing) that separates the basement of crawl space from the backfill, and keeps out vermin or water.

(B) Lateral stability. Rated anchorage capacity to prevent sliding due to wind or seismic forces in the transverse and longitudinal directions.

24. What are the various non-proprietary foundation system types?



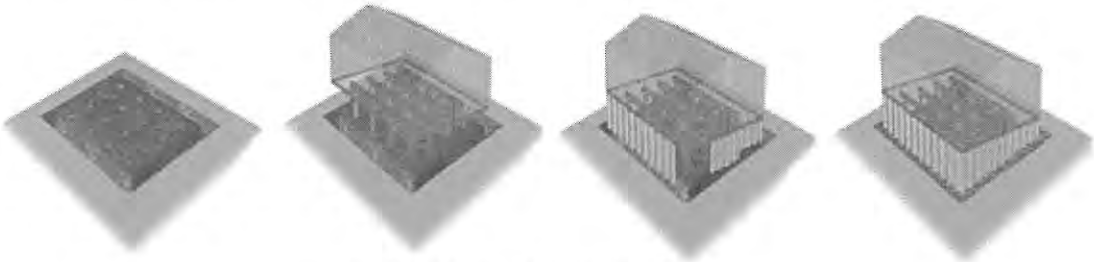
Pier & Ground Anchor System

Crawl Space System

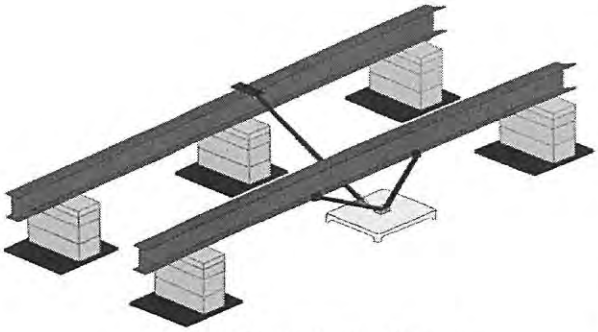
Slabs on Grade System

❖ See Comparison of Foundation Systems chart for details

25. What are the various proprietary foundation system types?



Anchor Panel Foundation System



All Steel Foundation System

National Foundation System

❖ See Comparison of Foundation Systems Chart for details

26. Do I have to vacate my home for a foundation to be installed?

- No

27. Do I have to lift my home for a foundation to be installed?

- Generally, no (see Comparison of Foundation Systems chart)
- With some foundation systems, home may need "1/4 an inch of jacking"

28. Does the foundation have to be made of a certain material?

- It must be made of "durable materials"
- Material such as concrete, mortared masonry, or treated wood are typically used

29. Does the foundation have to go under the entire home? Or can it go around the home?

- Depends on the foundation system chosen (see Comparison of Foundation Systems chart)
- With some systems, piers are placed under the entire home
- With other systems, panels are placed on concrete around the entire home

30. Approximately, how much does it cost to get a foundation installed?

- Your home may already have a permanent foundation (see question 22)
- Costs depend on the company, materials used, time to attach, size of your home, etc.
- See Comparison of Foundation Systems chart for details and estimated costs

31. What is the difference between a mobile home with a foundation and one without?

- A mobile home without the foundation will not be considered as real property

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32. How does it benefit me to purchase my lot?

- Home and lot combined are under one owner (see chart on Financing Your Purchase)
- The new loan may pay for any home balances and the cost of the lot
- Gain an increase in value of the property (see chart on Financing Your Purchase Examples 1,2,3)
- Have more equity than before purchasing (see chart on Financing Your Purchase Examples 1, 2)

- Save a home that is under water (see chart on Financing Your Purchase Example 2)
- Put $0 down to purchase the land (see chart on Financing Your Purchase Example 3)

33. Will someone be testing the soil of the site?

- The stability of your home and soil are subject to California's Health and Safety Codes as well as California's Housing and Community Development standards
- The information for soil on lot is to measure capacity per square foot to support the weight of the home without risk of collapsing
- This has more than likely already been determined safe but the information might be available from the local building department or from a local engineer

34. If the conversion goes through and I buy the land, can I rent my home out?

- It depends on your loan; you may be restricted from renting your home for a certain period
- For example, FHA loans do not allow you to rent your home as they require it to be your primary residence
- It also depends on park rules and regulations, CC&Rs, and the Mobilehome Residency Law, including section 798.23.5

Questionario de Financiamiento con Respuestas[1]

Para Residentes Quienes Deciden Comprar

1. **Como puedo financiar la compra de mi espacio?**

   - Tiene que obtener un prestamo nuevo
   - El dinero del prestamo nuevo seria usado para pagar (A) la compra del lote y (B) el balance del prestamo que obtuvo para pagar su casa, si es que tiene uno

2. **Que tipo de préstamo puedo obtener?**

   - Depende de su ingreso, cuanto quiere pedir prestado, su crédito, y de cualquier otro detalle que considere su prestador
   - Vea Comparación de Opciónes Financieras en la tabla para préstamos de muestra y los requisitos

3. **Cuánto es el pago mínimo?**

   - Es: cuánto quiera tomar de préstamo, menos el préstamo máximo a cantidad de valor (vea la siguiente pregunta)
   - Si usted desea pedir menos de lo que es el máximo préstamo a cantidad de valor, entonces puede hacer $0 pago inicial
   - Ejemplo: el préstamo máximo a cantidad de valor es $145,000; usted quiere pedir prestado $140,000; su pago inicial sería $0.
   - Vea Comparación de Opciónes Financieras en la tabla para préstamos de muestra y los requisitos

4. **Como puedo calcular el préstamo máximo a cantidad de valor?**

   - Formula: (A) préstamo máximo a cantidad de valor proporción multiplicado por (B) el valor de su casa y tierra combinados como bienes raíces
   - Para parte (A): vea Comparación de Opciónes Financieras en la tabla
   - Para parte (B): vea pregunta 8 y 13
   - Ejemplo: usted obtuvo un préstamo FHA de 3.5%; el préstamo máximo para valorar la proporción es el 96.5%; el valor de su casa y la tierra combinada son $150,000; el préstamo máximo para valorar la cantidad sería de $145,000

[1] Las cifras en este document son únicamente para fines ilustrativos, no un precio estimado, prespuesto, u oferta de venta, o financiamiento.

5. **Cuánto será mi pago mensual de hipoteca?**

   - Depende de cuánto usted pida prestado y su tarifa de interés, entre menos pida prestado, el pago sera bajo, entre más bajo su tarifa de interés, el pago mensual de hipoteca sera bajo.

   - Ejemplo: un préstamo de $100,000 por 30 años al 5% de interés require $641 de pagos mensuales

6. **Que si no tengo buen crédito?**

   - Algunos agentes de bienes raices le ayudan a mejorar su puntaje de crédito cuando usted los contrata.

   - Si su crédito está bajo, tal vez podria calificar para ciertos préstamos

   - Ejemplo: el puntaje de FICO mínimo para un préstamo FHA es de 500 o 580 dependiendo de su mínimo pago inicial (vea pregunta 3)

7. **Cual es la cantidad máxima que puedo pedir de préstamo?**

   - Eso depende de (A) el valor de casa al terreno cuando combinado a ser una sola propiedad (vea pregunta 9) y (B) el tipo de préstamo

   - Esto tal vez será igual a su préstamo máximo a cantidad de valor (vea pregunta 5)

   - Ejemplo: el valor combinado de casa y terreno es $125,000 y usted obtuvo un préstamo FHA a 3.5%; la cantidad de préstamo máximo sería $120,000

8. **Como se determina el valor combinado del terreno y la casa a bienes raices?**

   - Un tasador determinaria cual es el valor de la casa y el terreno combinados como una propiedad real. Esta cantidad es problablemente mayor que el valor separado de la casa mas el valor separado del terreno (vea pregunta 10)

   - Ejemplo: la casa sola está valorada a $10,000 y el terreno solo valorado a $90,000. Agregar los dos numerous juntos es $100,000; sin embargo, el valor tasado de la casa y terreno combinado como una propiedad real (despues de conversión) pueda ser $120,000

   - Vea illustración abajo por ejemplo:

9. **Cómo se puede combinar la casa y dar mucho más valor que agregar los dos valores separados?**

   - Piense en todo el componentes que se necesita para construer una casa: mano de obra, derechos de inscripción, madera, alambre, metal, etc. puede llegar a costarle $90,000 en total pero, una vez que se combinan los materiales en la construcción a una casa lista para ser habitada, todo el valor de propiedad puede llegar a ser hasta $150,00

   - Su casa y terreno son componentes para ser bienes raices mejorados

10. **Puedo refinanciar solamente mi casa?**

   - Ya que compre el terreno, la casa y el terreno se convertira en una sola propiedad de bienes raices y cualquier refinanciamiento sería para toda la propiedad entera

   - La primer vez que financié su compra del terreno, el préstamo será considerado un prestamo nuevo – no hay necesidad de refinanciar. Vea pregunta 1

   - Refinanciamiento no es relative a la conversión.

11. **Me darán bastante dinero en préstamo para pagar toda mi casa?**

   - La cantidad que le preseten + su pago inicial (si alguno) sera lo bastante para terminar de pagar su casa y el terreno

   - Si no necesita dar pago inicial (vea pregunta 3), entonces el prestador le dara bastante para pagar su prestamo de casa

12. **Qué es equidad?**

   - Lo que vale su propiedad – cuanto usted todavia debe del préstamo

   - Generalmente, equidad es cuanto usted ganaria si venderia su casa hoy y terminara de pagar la hipoteca (por ejemplo las ganancias/el beneficio)

13. **Qué si no tengo equidad en mi casa?**

   - Una vez que su casa y el terreno se combinen como una propiedad, puede rendirle una equidad (vea pregunta 8)

   - Ejemplo: usted no tiene equidad en su casa; usted recibe un préstamo de $145,000 para terminar de pagar el préstamo que tiene de la casa y tambien para comprar el terreno; el valor tasado de su casa combinado con el terreno como una propiedad real (despues de la conversion) es $150,000; ahora usted tiene $5,000 en equidad

14. Qué si mi casa esta bajo agua/al reves (debo mas de lo que cuesta)?

- Depende en cuanto "bajo agua" esté usted, un prestador tal vez le de bastante para pagar el balance de su préstamo y tambien para comprar el terreno
- De hecho, usted puede tener inmediatamente la equidad
- Ejemplo: usted está $10,000 bajo agua; el prestador está dispuesto a prestarle hasta $145,000; puede usted tomar los $145,000 para pagar la hipoteca de la casa y comprar el terreno; el valor tasado de su casa y el terreno combinado es una propiedad real (despues de la conversion) es $150,000; ahora usted tiene $5,000 en equidad

15. Asegurará el préstamo mi casa y el terreno?

- Si (vea pregunta 1)

16. Qué tipo de préstamos estan disponibles para mi?

- Préstamos FHA (vea pregunta 17)
- Préstamos VA (vea pregunta 18)
- Préstamos Conventional (vea pregunta 19)
- Vea Comparación de Opciónes Financieras en la table para requisites

17. Qué es un préstamo FHA?

- Es un préstamo que garantizá al prestador el reembolso federal del gobierno
- Es un tipo de asistenia federal que da oportunidad a gente de bajos ingresos ser elejibles de pedir prestado dinero para comprar una casa que de otra forma no podrian comprar
- Vea Comparación de Opciónes Financieras en la tabla para más detalles

18. Qué es un préstamo VA?

- Un préstamo VA se otorga a veteranos elegibles o cónyuges militares los Estados Unidos
- Vea Comparación de Opciónes Financieras en la tabla para más detalles

19. Qué es un préstamo Convenciónal?

- Un préstamo convencional es un préstamo garantizado por inversionistas pero no aseguradas por la FHA ni estan garantizadas por VA (associasion veteranos). Tasa fija y los prestamos de tasa ajustable están disponsibles con financiamiento convencional
- Vea Comparación de Opciónes Financieras en la tabla para más detalles

20. Necesito que instalar una fundación permanent para obtener financiamiento?

- Eso depende de el tipo de préstamo que usted obtenga
- Instalar una fundación permanente le permitira calificar para otros tipos de préstamos
- Vea Comparación de Opciónes Financieras en la tabla para préstamos que requieren una fundación

21. Porque necesito una Fundación Permanente?

- La mayoria de préstamos, incluyendo FHA, requieren la fundación permanente para prevenir que una casa se mueva, ruede, sea desplazada, etc.

22. Qué es una Fundación Permanente?

- Según el Departamente de Vivienda y Desarrollo Urbano (HUD), Administración Federal de Viviendas (FHA), una fundacion permanente consta de:

  (A) Faldones para mantener a las plagas y agua fuera,

  (B) Bases y muelles para apoyar la casa ante cargas de gravedad y mantener equilibrio,

  (C) Anclaje para resistir las cargas laterals como vientos fuertes o terremotos

(A) Faldones (B) Base (C) Anclaje

23. Qué se require para que la Fundación Permanente sea correctamente establecida?

- La fundación permente se debe estructuralamente desarrollar de acuerdo con el Departemento de California de Desarrollo de la Comunidad y Alojamiente, Vivienda y Desarrollo Urbano, Administracion Federal de Vivienda, y estándares de su prestamista (todos generalmente lo mismo)
- Sea estructuralmente diseñado por un ingeniero professional autorizado para lo siguiente:

  (A) Estabilidad vertical:

  - Capacidad de anclaje para evitar levantamientos y vuelco debido al viento o las fuerzas sismicas. Anclas de tornillo en el suelo no se consideran un anclaje permanente

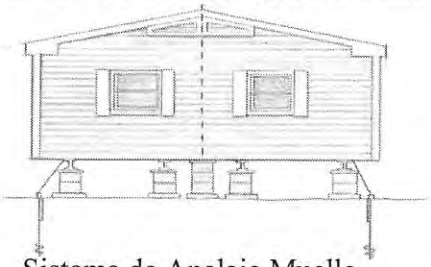
- Base de pie a tamaño para prevenir sobrecarga de la capacidad que lleva el suelo y para evitar que el suelo se asiente. La base de pie tendra que ser de homrigón (concreto) reinforzada para ser considerada permanente

- La base de pie esta debajo la profunidad máxima de penetración helada.

- Encierra un sótano de espacio reducido con una pared continua (con rodamiento o sin-rodamientos) que separa el sotano del espacio del arrastre y mantiene bichos o agua fuera.

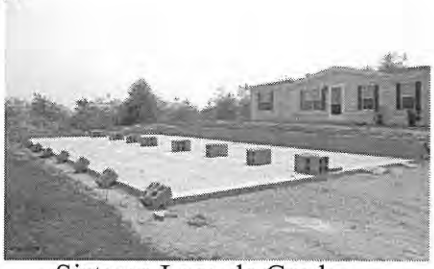
(B) Estabilidad Lateral. Capacidad nominal de anclaje para evitar el desplazamiento debido al viento o las fuerzas sismicas en las direcciones longitudinales y transversales

24. Cuales son los diferentes sistemas de fundacion no-proprietarios?



Sistema de Anclaje Muelle

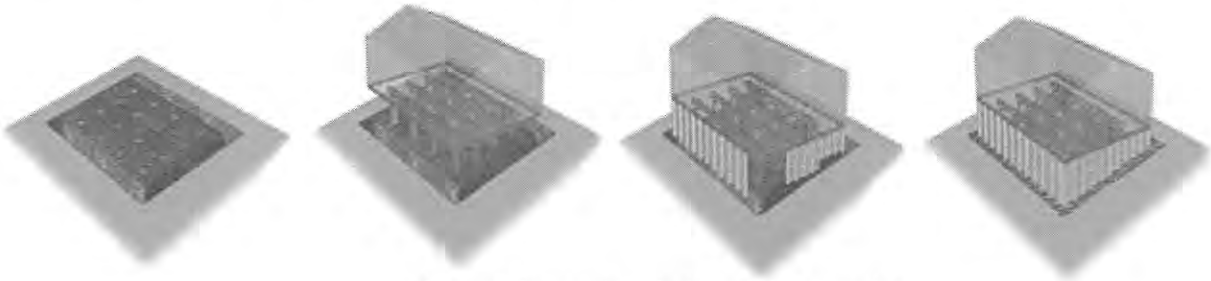
Sistema de Rastreo Espacial



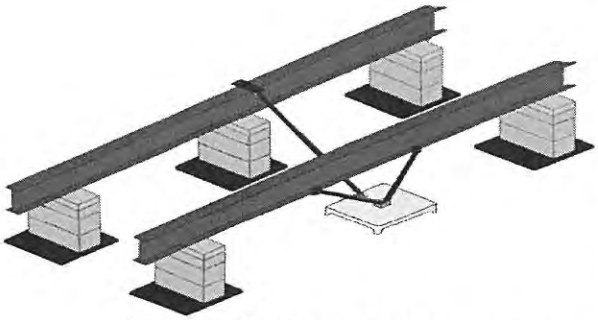
Sistema Losa de Grado

❖ Vea Comparación de Sistemas de Fundación en la table para más detalles

25. Cuales son los diferentes sistemas de fundación proprietarios?



Sistema Fundación de Panel de Anclaje



Sistema Fundación todo Acero

Sistema Fundación Nacional

❖ Vea Comparación de Sistemas de Fundación en la table para más detalles

26. Tengo que vaciar mi casa para que una fundación sea instalada?

- No

27. Tengo que levantar mi casa para que una fundación sea instalada?

- Generalmente, no (vea Comparación de Sistemas de Fundación en la tabla)
- Con algunos sistemas de fundación, la casa tal vez necesitara que la levanten "1/4 pulgada con gato"

28. Tiene que estar hecha la fundación de cierto tipo de material?

- Tiene que estar hecho de "materiales durables"
- Tipicamente se utilizan materiales como mampostería de hormigón, cemento, ó madera tratada

29. Tiene que ir la fundación bajo la casa entera? O puede ir alrededor de la casa?

- Depende de la fundación que usted escoja. (vea Comparación de Sistemas de Fundación en la tabla)
- Con algunos sistemas, muelles son puestos bajo la casa entera
- Con otros sitemas, paneles son puestos en cement/concreto al rededor de la casa entera

30. Aproximadamente, cuánto cuesta instalar una fundación?

- Su casa tal vez ya tiene una fundación permanente (vea pregunta 22)
- Costos dependen de la compañia que usted contrata, materiales, tiempo, tamaño de su casa, etc.
- Vea Comparación de Sistemas de Fundación en la table para costos estimados

31. Cuál es la diferencia entre una casa móvil con fundación y una sin?

- Una casa móvil sin la fundación no se considerará como bienes raíces

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32. Como me beneficia comprar mi terreno?

- Casa y terreno son combinados a ser una propiedad bajo un solo dueño (vea Financiando Su Compra en la tabla)
- El préstamo nuevo podría pagar el balance de su casa y el costo del terreno (vea Financiando Su Compra en la tabla)

- Obtener un aumento en el valor de la Propiedad (vea Financiando Su Compra Ejemplo 1,2,3)
- Tener más equidad que antes de comprar (vea Financiando Su Compra en la tabla)
- Salvar una casa que esta bajo agua (vea Financiando Su Compra Ejemplo 2)
- Poner $0 pago inicial al comprar terreno (vea Financiando Su Compra Ejemplo 3)

33. Revisarán la tierra del sitio?

- La estabilidad de su casa y la tierra son sujetos al Codigo de Salud y Seguridad de California y tambien normas de Vivienda y Desarrollo Comunitario de California
- La información sobre la tierra de su terreno es para medir capacidad por pie cuadrado para apoyar el peso de la casa sin riesgo a derrumbe
- Esto tal vez ya ha sido determinado seguro pero la informacion esta disponible en el department local de edificación o con un ingeniero local

34. Si pasa la conversión y compro mi terreno, puedo alquilar mi casa a alguien?

- Eso depende de su préstamo; usted puede ser restringido de alquilar su casa por cierto tiempo
- Por ejemplo, préstamos de la FHA no permiten alquilar su casa se require que sea su residencia primaria
- También depende las reglas y regulaciónes del pareque, CC&Rs, y la Ley de Residencia Casas Móviles incluyendo Sección 798.23.5

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 27, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery
Land Divisions Section

SUBJECT: PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
March 12, 2014 Continued Public Hearing
Agenda Item No. 5

The previous hearing for this project on January 29, 2014 was continued in order to give the applicant time to meet with community members, who had expressed concerns regarding the proposed condominium conversion of the existing mobilehome park. Residents were concerned that the conversion would result in increased rents for residents not wishing to buy and that existing residents would not be able to afford the purchase price of their units. The Commission requested that the applicant conduct another survey of project support amongst existing residents, as both previous surveysð the applicantôs and the tenant groupôsð contained statements that could be misleading, and each resulted in opposite conclusions. The Commission also instructed the applicant to clarify whether or not seller financing would be available for existing residents wishing to purchase units.

Since the previous update memo, staff has received a request from the Police Chief of West Covina, Dave Faulkner, who requested that the wording of Condition No. 16 be changed to read, ñAll structures, walls and fences shall remain free of graffiti or other extraneous markings, drawings, or signage that were not approved by Regional Planning.ò Staff does not oppose this change.

The applicantôs representative, Mr. Thang Le, was contacted by Regional Planning staff on February 20. He confirmed that two community meetings had been held at the mobilehome parkð one in English and one in Spanish. He also stated that no consensus was reached and that residents primarily wanted to know whether or not they would be able to afford to buy their homes if and when the conversion was approved. Mr. Le also stated that the applicant was still deciding whether or not to hold an additional meeting and/or conduct another survey of support. He stated that minutes of the meetings as well as information regarding seller financing would be provided prior to the March 12 hearing date. As of yet, nothing has been given to staff. Should additional information be provided before the end of next week, this will be included in the update memo for March 6.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 29, 2014

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery
Land Divisions Section

SUBJECT: PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
January 29, 2014 RPC Public Hearing
Agenda Item No. 5

Since the previous update memo, staff has received the attached two letters regarding the above project. The first is from Christopher J. Chung, the City Manager of West Covina, who is concerned about the amount of grafiti that has occurred on the park's west perimeter wall and requests that a condition be added requiring its prompt removal by park management. Representatives of the city were sent a copy of the current conditional use permit (CUP 201200143), which requires that all grafiti be removed by the permittee within 24 hours of occurrence. Contact information for the Zoning Enforcement section was also relayed.

The second letter is from Richard Pech, an attorney for the applicant. He states that the survey done by the Covina Hills Country Club HOA is invalid, as it contained misleading information, was distributed by unknown means to an unknown number of residents, and occurred too late in public outreach process to be of use. He writes that the applicants previously held an outreach meeting in June 2011 at which input was taken, and the applicants' earlier survey—which showed broad support for the conversion—met all requirements of the Subdivision Map Act. It also states that the "HOA" is not a valid homeowners' association, as it is not registered with the state or any other government body and is unknown by park management. Staff consultation with the field office for the First Supervisorial District indicates that this group is known to them, as approximately one year ago they inquired as to the process of forming an HOA. However, it seems that this was never actually done.

Enclosed:
Letter from Christopher J. Chung, dated 1/14/14

Letter from Richard Pech, dated 1/23/14

NP:TM

City Manager's Office

RECEIVED
JAN 21 2014
BY:

January 14, 2014

Tyler Montgomery (DRP)
320 W. Temple Street
Los Angeles, CA 90012

Subject: Covina Hills Mobile Home Community – 17350 East Temple Avenue, La Puente

Dear Mr. Montgomery:

The City of West Covina was advised that the Los Angeles County Regional Commission will be conducting a hearing on January 29, 2014 to consider a Conditional Use Permit (CUP) for the Covina Hills Mobile Home Community, located at 17350 East Temple Avenue, La Puente. The Regional Commission may consider converting the 500-unit mobile home park from a single ownership to a shared ownership where existing tenants would be afforded the opportunity to purchase their respective unit. This letter is to request the Regional Commission to place requirements within the CUP on the subject site requiring the property owner(s), current and new, to inspect the outer perimeter wall of the subject property on a weekly basis and upon discovery of any vandalism (including graffiti), to abate such vandalism within a 48 hour time period. This would ensure that the walls would be maintained in a timely manner and it would help eliminate the potential notion that crime is rising in our communities.

As you may be aware, the Covina Hills Mobile Home Community consists of 500 individually rented or leased mobile homes and is internally managed by a private management company that is responsible for the care and maintenance of the common areas which include but are not limited to the landscaped areas surrounding the property. The City of West Covina borders the north portion of the mobile home park and the mobile home property line extends several hundred feet from Temple Avenue south of Woodgate east towards Kimberly Drive and is enclosed by an 8 foot high wall.

Over the past year this wall that borders the City of West Covina, specifically the outer portion which can be readily seen by residents of West Covina, has become a canvas for graffiti vandalism. The graffiti on the wall has become a public nuisance and its blighting influence have adversely impacted the enjoyment and quality of life of neighboring properties, including those in West Covina. Furthermore, the blighted influence of the graffiti infested wall has become a major issue in this area which has resulted in a heightened fear that crime is on the rise and it is unsafe to be in this area. In short, the current blighted appearance of the wall compromises the quality of life for West Covina residents, drives a belief that crime is rampant and invites additional acts of graffiti.

There have been several meetings between personnel from the City of West Covina, the City of La Puente and management personnel from the mobile home park regarding how to best maintain the wall and who is ultimately responsible. While waiting on a decision to be made the wall remains an eyesore. We assert that the responsibility and upkeep of the wall should remain solely with the management group that maintains the mobile home park.

On Wednesday January, 8, 2014 West Covina City staff spoke with personnel from the management company of the mobile home park and learned that the wall was recently serviced by their staff, with all graffiti abated. We were also informed that the management group has tacitly taken on the responsibility of caring for the wall and would continue to maintain it as needed in the future. The City of West Covina is pleased to hear that the mobile home park's management team appears to have taken this responsibility seriously however; our residents would find increased comfort by including written stipulations to these terms in the Conditional Use Permit.

Sincerely,

Christopher J. Chung
City Manager
City of West Covina

cc: City Council
Doug Murray, Police Commander

Law Offices of
RICHARD PECH
171 Pier Avenue, # 327
Santa Monica, California 90405
Telephone (310) 277-7324
Facsimile (310) 277-7924
Email: rpech@pechlaw.com

January 23, 2014

VIA EMAIL (tmontgomery@planning.lacounty.gov)

Mr. Tyler Montgomery
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Re: Covina Hills MHC LP's (the "Applicant") Proposed Application for a Vesting Tentative Tract Map (the "Application") – Project No. R2013-02284-(1): Purported Survey from Self-Proclaimed "HOA"

Dear Mr. Montgomery:

Thank you for emailing me a copy of your January 23, 2014 updated memorandum to the Planning Commission on the Application concerning the purported "survey" from the self-proclaimed "HOA." Below are my comments.

- Conversion Application Chronology
  - May 18, 2011: Notice of Intent to Convert required by *Government Code* §66452.18 is mailed to all residents as reflected in the proof of service.
  - November 7, 2011: As the subdivider, Applicant mails surveys to all residents as required by *Government Code* §66427.5(d)(1). Residents responded to the survey by the December 7, 2011 deadline.
  - January 19, 2012: Applicant attends Pre-Submission Meeting for the conversion Application and is informed that a CUP may be required.
  - January 20, 2012: Applicant begins working with County on determining CUP requirement.
  - October 23, 2012: Applicant submits application for CUP.
  - July 2, 2013: County approves CUP that paves the path for filing the conversion Application.
  - August 13, 2013: Applicant attends submission meeting and submits Application.
  - September 26, 2013: Applicant attends Subdivision Committee Meeting.

- December 6, 2013: Applicant attends second Subdivision Committee Meeting.
- January 16, 2014: Applicant receives Staff Report with recommendation to approve application.
- January 29, 2014: Planning Commission hearing scheduled date.

➢ Applicant has complied with all legal requirements for approval of the Application
- All requests and conditions from Subdivision Committee have been satisfied.
- All *Government Code* § 66427.5 requirements have been satisfied.

➢ Applicant has complied with all legal requirements concerning the resident survey
- Survey was distributed on November 7, 2011.
- Survey response deadline was December 7, 2011.
- Households who chose to respond have done so.
- 80 percent of the responding households support conversion.

➢ Purported "survey" created by some resident(s) does not comply with the law and, thus, is invalid
- *Government Code* 66427.5(d)(1): "The **subdivider** shall obtain a survey of support of residents of the mobilehome park for the proposed conversion."
  - Applicant already obtained surveys and timely submitted results to the County.
  - Invalid "survey" violates *Government Code* § 66427.5(d)(1).
- There is no cognizable Covina Hills Mobile Country Club HOA
  - Park management has neither seen nor heard of this purported group.
  - This purported group has never communicated with the Applicant about this conversion.
  - This purported group never asserted itself at the park-wide meeting conducted in June 2011 in which the conversion was presented by the park's attorney to hundreds of residents.
  - This purported group is not listed on the California Secretary of State's website.
  - This purported group does not post or otherwise distribute notices of any periodic or annual meetings.
  - This purported group does not hold elections and there are no known officers.
  - There is a group called the Covina Hills Social Club which states that it has "The purpose of the social club is for social events only and is not affiliated with Park Management or the Neighborhood Watch." A copy of its January 2014 Newsletter is enclosed.
- Invalid "survey" distributed only to some unknown percentage of residents at a private meeting.
- Invalid "survey" occurs 2-1/2 years after the legally compliant survey is done.

- Invalid "survey" must be disregarded.

➢ Invalid "survey" is filled with false, misleading, and biased misinformation
- Invalid "survey" claims "homeowners who continue renting will obtain certain protections pertaining to post-conversion rent increase . . ."
  - Truth: post-conversion rent increase is limited to CPI
    - The average annual CPI in the last 5 years for Los Angeles is 1.623611%
    - This CPI is less than any resident's average annual increase in the last 5 years
- Invalid "survey" claims "those not lower income may have their rents raised to 'market' levels in four years."
  - Truth: current rents can be market levels—lease controls rent amount
  - Truth: current rents are at or close to market levels.
- Invalid "survey" claims that there is rent control in Los Angeles County
  - Truth: County Code section 22.52.500(0) states: "There is no rent control for mobilehome parks in Los Angeles County."
- Invalid "survey" only has "yes" or "no" boxes instead of the several choices necessarily affecting a resident's decision such as the ability to obtain financing, affordability of purchase price, and option to remain as renter, all of which are modeled on the Department of Housing and Community Development's form for mobilehome park conversions.

➢ Invalid "survey" is refuted by Staff Report's information and analysis which states:
- "The conversion of the mobilehome park to condominium ownership is unlikely to economically displace any nonpurchasing residents" (Page 3 of Staff Analysis).
- "Through the TIR, the applicant will waive the right to terminate the leases of any resident due to the conversion." (Page 3 of Staff Analysis).

➢ Residents were notified of the conversion over 2-1/2 years ago
- There has been no opposition until this invalid "survey" is sent to the County five business days before the hearing.
- Applicant's survey both solicited residents' responses and notified them of the park's intent to convert.
- Applicant has diligently worked with the County since 2011.

Sincerely,

Richard Pech

Enclosure

Check out our Facebook page: Covina Hills Social-Club

Covina Hills Social Club

Happy New Year

January 2014 Newsletter

The purpose of the Social Club is for social events only and is not affiliated with Park Management or the Neighborhood Watch.

Greatest SC Christmas Party Ever!

Close to 50 members attended our Social Club Christmas Party that was FREE to members. First we ate delicious mexican food, then we held a FREE drawing for 10 gift cards & raffled off some movie tickets for GSMOL, then a short religious ceremony to bring us all good luck, then the kids hit the pinata and finally we played a gift exchange game. We would like to thank Porfiria Martinez for the tamales, rice & beans, the Contreras Family for the chili rellenos & enchiladas and those that donated desserts, drinks and the hot toddy. We'd also like to thank those that helped put away tables & chairs, Bertha Cruz for kitchen clean-up and park management for the Christmas decorations.

Neighborhood Watch Meeting Jan. 21st

Our Neighborhood Watch Meeting will be held on Tuesday, January 21st at 6:00 p.m. in the Lower Clubhouse. Deputy Jaime Moran will be here to give his report on crime in our area. It will be interesting to see if we had any burlaries in our park over the holidays.

"Welcome 2014 Party" January 11th

Help your Social Club welcome in the new year with a party Saturday, January 11th 2-4pm in the Upper Clubhouse. Desserts and drinks will be served. Come meet and socialize with your neighbors. If you plan on attending, please call Diane at (626) 581-8022 (English) or Martha at (626) 820-3909 (Spanish) by January 8th so we know how many to expect.

Social Club & GSMOL Meeting January 6th

All residents are invited to our monthly meeting of the Social Club, Monday, January 6th, at 6:30pm in the Lower Clubhouse. Come help us finalize our plans for coming events and we will have election of officers.

Immediately after the Social Club meeting there will be a GSMOL meeting at 7:30pm in English led by our Chapter President, Ed Souza. All English speaking residents are invited to attend.

GSMOL español Reunión 06 de enero 8:30pm

La reunión de GSMOL en español será a las 8:30 pm el 06 de enero, dirigido por nuestro Capitulo Vicepresidente de GSMOL, Martha Vázquez. Por favor vengan a las 8:30 pm.

Calendar of 2014 Social Club Events

January	Monday the 6th	Social Club Meeting 6:30pm Lower Clubhouse
January	Saturday the 11th	Welcome 2014 Party Resolution 2-4 pm Upper Clubhouse
January	Tuesday the 21st	Neighborhood Watch Meeting 6pm Lower Clubhouse
February	Saturday the 8th	Pancake Breakfast in honor of Carolyn Pergl Upper CH
March	Saturday the 8th	Craft & Yard Sale 9-2pm Lower Clubhouse Grass Area
April	Saturday the 12th	Kentucky Derby Breakfast & Horse Race
May	Saturday the 17th	Mother's Day Celebration
June	Saturday the 21st	Father's Day Celebration with Chili Cook-Off
July	Friday the 4th	Hot Dogs in the Park
July	Saturday the 26th	Talent Show
August	Dark	
September	Saturday the 13th	Luau
October	Saturday the 4th	Craft & Yard Sale 9-2pm Lower Clubhouse Grass Area
October	Sunday the 19th	Sports Night
November	Saturday the 22nd	Thanksgiving Potluck Feast
December	Saturday the 13th	Social Club Christmas Party

Schedule is Subject to Change

HAPPY NEW YEAR

Social Club Members January Birthdays

Call Diane at (626) 715-0821 to let us know your Birthday.

1/8 Ryan Jackson Space #5 1/12 Steve Goble Space #4

FRIENDS OF THE SOCIAL CLUB

AD RATES: One line Ad - Maximum 100 characters - $5.00 a month, $10 3 months or $30 a year.

Business Card Ad: $10 a month or $50 a year.

$75 non-resident a year. 1401

Social Club Contacts

President: Juli Wallach (626) 536-5326 jlwallch@yahoo.com
Co-President: Sylvia Contreras (626) 825-6443 sillyvirgo58@gmail.com
Vice President: Ed Souza (626) 506-4303 edwardfsouza@yahoo.com
Co-Vice President: Lisa Gillette (626)222-7753 hipslick61@yahoo.com
Secretary: Jodi Jackson (626) 581-8022 Jfranssen@aol.com
Treasurer: Diane Franssen (626) 715-0821 dianetf17350@aol.com
Membership Chairman: Judy White (626) 290-3729 jjswhite@aol.com
Events Chairman: Bonnie Robinson (626) 665-4604 bpoolgirl@msn.com
Newsletter Editor: Jim Williams (626)391-2768 jimfwilliams2003@yahoo.com

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Sigrid Schadt #161
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Yoshi McNealey #316
Jose Alfredo Gonzalez #323
Alejandra Gonzalez #323
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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 23, 2014

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Tyler Montgomery TM
Land Divisions Section

SUBJECT: PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831
January 29, 2014 RPC Public Hearing
Agenda Item No. 5

On Thursday, January 23, staff received a written survey conducted by the existing Covina Hills Mobile Country Club Homeowners Association ("HOA"). This survey was conducted in response to the existing tenant survey performed by the property owners and included in the previous hearing package. The HOA did not feel that the previous survey accurately reflected the views of the park's residents. Representatives of the HOA stated that many existing residents are concerned about the potential raise in rents that may occur after four years. Also of concern is the possibility of decreased equity in the existing mobilehome structures.

The survey included 178 responses (36 percent of 500 total units). Of these responses, 14 (7.9 percent) were in favor of the conversion, 153 were against it (86 percent), and 11 (6.2 percent) were undecided. An example of the survey form has been attached for your reference. Should you request it, we will also distribute copies of all 178 response forms.

Enclosed:
Example HOA survey

NP:TM

COVINA HILLS MOBILE COUNTRY CLUB SUBDIVISION CONVERSION RESIDENT SURVEY

The owners of Covina Hills Mobile Country Club have filed an application with Los Angeles County to subdivide the existing Park into separate lots that exactly correspond to the existing rental spaces. The purpose of the Subdivision application is to convert the existing rental mobilehome park to a form of Subdivision Condo-Conversion resident ownership, not a cooperative Common Interest Development (where all homeowners have an equal interest in the entire park). For this type of Subdivision conversion offered by the owners, the existing homeowners may purchase the lot they are currently renting and be partial owners of the common areas of the Park and members of the Home Owners Association (HOA), but for only those who can qualify and afford to purchase their space. They will be assessed HOA dues each month. They will no longer have Rent Control protection of the Los Angeles County Title 8, Division 3, Chapter 8.57 MOBILEHOME PARK REGULATION and Chapter 8.58 MOBILEHOME PARK TENANT PROTECTIONS.

The Park Owners will retain control of the HOA until such time that 51% of the Park is sold, and by virtue of the majority vote, the Park Owners have full control over infrastructure changes, HOA assessments, and rent increases.

California law requires the Park owners to give the existing homeowners the option to either purchase or continue renting their existing mobilehome rental spaces upon conversion of the Park. Those lower income homeowners who continue renting will obtain certain protections pertaining to post-conversion rent increases per CA Government Code 66427.5, wherein those not lower income may have their rents raised to "market" levels in four years.

California law also requires the Park Owners to obtain a written survey of support of homeowners of the mobilehome park for the proposed conversion. As required by law, this survey is being conducted by the Covina Hills Mobile Country Club HOA, which is independent of the Park owners. Each occupied mobilehome space is requested to fill out one survey form. The results of the survey will be tabulated by the HOA Board of Directors and submitted to the County of Los Angeles. These results will be considered at the County's hearing on the Subdivision application.

Please indicate below whether or not you support conversion of the Park to a Subdivision Condo-Conversion resident-owned mobilehome park. Please fill out and sign this survey form and return it to the Covina Hills Mobile Country Club HOA at 17350 E. Temple Avenue, Space No. 364, La Puente, CA by January 15, 2014. Only those survey forms that are completed, signed and timely returned will be counted.

☐ I support conversion of Covina Hills Mobile Country Club from a rental mobilehome park to a Subdivision resident-owned mobilehome park.

☐ I do not support conversion of Covina Hills Mobile Country Club from a rental mobilehome park to a Subdivision resident-owned mobilehome park.

Be assured that the Board of Directors of your Home Owners Association has reviewed this survey quite carefully. The Board has also reviewed the statutory requirements for this survey. If you state that you do NOT support the subdivision of the Park, NO RETALIATORY ACTION WILL OR MAY BE TAKEN AGAINST YOU BY THE PARK MANAGEMENT.

Space No. 10 Manuel Santiago
(Signature)

Date: 1-6-14 MANUEL SANTIAGO
(Print Name)

Regional Planning Commission Transmittal Checklist

Hearing Date
01/29/2014
Agenda Item No.
6

Project Number: R2013-02284-(1)
Case(s): Vesting Tentative Tract Map No. 071831
Planner: Tyler Montgomery

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☐ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ GIS Map
- ☒ Subdivision Committee Report

Reviewed By: Noushin Paidar

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
R2013-02284-(1)

HEARING DATE
01/29/14

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 071831

PROJECT SUMMARY

OWNER / APPLICANT
Covina Hills MHC, LP

MAP/EXHIBIT DATE
10/29/13

PROJECT OVERVIEW
Vesting Tentative Tract Map to convert an existing 500-unit mobilehome park, currently under single ownership, into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres. Residents would be given the option to purchase or continue renting their respective units, pursuant to Section 66427.5 of the Subdivision Map Act. No physical changes to the existing site are proposed.

LOCATION
17350 East Temple Avenue, South San Jose Hills

ACCESS
Temple Avenue, Wintonwood Lane (emergency only)

ASSESSORS PARCEL NUMBER(S)
8730-005-014; 8730-005-016; 8730-005-017; 8730-005-018; 8730-022-003

SITE AREA
75.75 gross (73.12 net) acres

GENERAL PLAN / LOCAL PLAN
Countywide Land Use Plan

ZONED DISTRICT
Puente

LAND USE DESIGNATION
2 (Low/Medium Density Residential—6 to 12 dwelling units/gross acre); 1 (Low Density Residential—1 to 6 dwelling units/gross acre)

ZONE
A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area); A-2-5 (Heavy Agricultural—5 Acre Minimum Required Lot Area); A-1-6000 (Light Agricultural—6,000-square-foot Minimum Required Lot Area)

PROPOSED UNITS
500 units (6.6 DU/AC)

MAX DENSITY/UNITS
888 units (11.7 DU/AC)

COMMUNITY STANDARDS DISTRICT
N/A

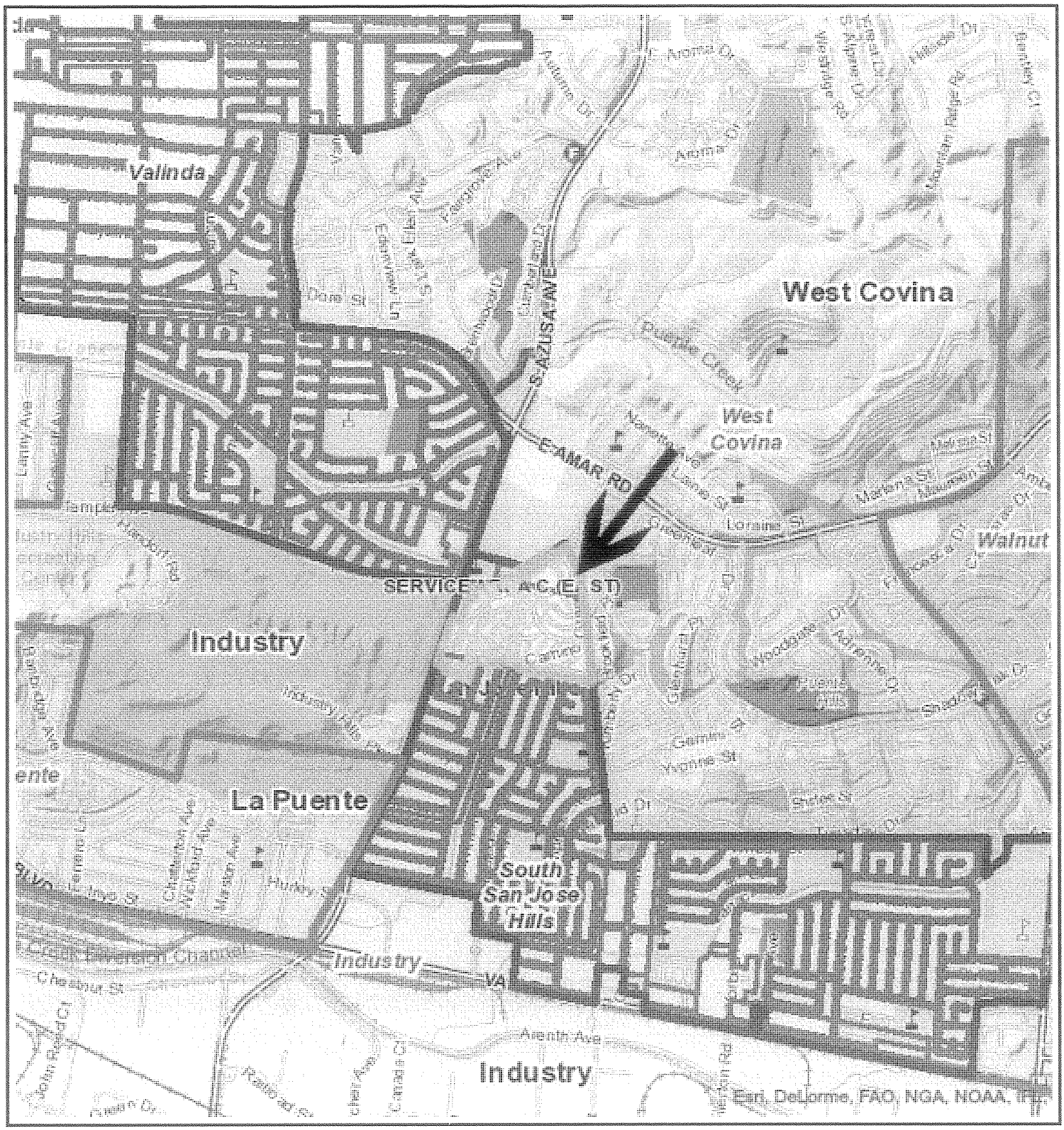
ENVIRONMENTAL DETERMINATION (CEQA)
Categorical Exemption (Class 1—Existing Structures), per Sec. 15301(k) of CEQA Guidelines

KEY ISSUES
- Consistency with Los Angeles County General Plan
- Consistency with Sec. 66427 of the Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.24.110 (A-1 Zone development standards)
  - 22.24.170 (A-2 Zone development standards)
  - 22.52.200 (Mobilehome park development standards)

CASE PLANNER:
Tyler Montgomery

PHONE NUMBER:
(213) 974-6433

E-MAIL ADDRESS:
tmontgomery@planning.lacounty.gov



Project Location

TR071831

Printed: Jan 16, 2014

N

0 4,000

Feet

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ENTITLEMENTS REQUESTED

- Vesting tentative tract map ("VTTM") to convert an existing 500-unit mobilehome park, currently under single ownership, into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres, pursuant to County Code Section 21.38.010.

PROJECT DESCRIPTION

The applicant, Covina Hills MHC LP, requests to convert an existing 500-unit mobilehome park into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres. Residents would be given the option to purchase or continue renting their respective units, pursuant to Section 66427.5 of the Subdivision Map Act. The park is accessed by vehicles from Temple Avenue to the north, with additional emergency access gates from Wintonwood Lane to the south. Shared amenities include an office, a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem two-car parking is provided for each mobilehome site and 151 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches. No physical changes to the existing site are proposed.

EXISTING ZONING

The project site is split between three zones: the A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area) Zone, the A-2-5 (Heavy Agricultural—5 Acre Minimum Required Lot Area) Zone, and the A-1-6000 (Light Agricultural—6,000-square-foot Minimum Required Lot Area) Zone.

EXISTING LAND USE

The site is currently a 500-unit mobilehome park. No physical changes to the facility are proposed. Properties to the south and east are developed with single-family residences. Properties to the north are developed with churches, a school, and apartments. A golf course is located to the west.

PREVIOUS CASES/ZONING HISTORY

The existing mobilehome park was originally authorized by Zone Exception Case ("ZEC") 9648, which was approved by the Regional Planning Commission on November 18, 1970. On July 20, 1971 the Commission approved ZEC 9723, which modified some conditions of the previously approved ZEC, allowing for two temporary double-faced signs and for the height of the perimeter fence to vary between six feet and 42 inches due to site topography. These approvals expired in 1995.

Conditional Use Permit ("CUP") No. 201200143 authorized the continued operation and maintenance of the mobilehome park. The CUP was approved by the Hearing Officer on July 2, 2013 and expires on July 2, 2033.

ENVIRONMENTAL DETERMINATION

Staff has determined the project to be eligible for a categorically exemption under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project qualifies for a Class 1, Existing Structures, Categorical Exemption, as per Section 15301(k) of the CEQA Guidelines, which specifically covers condominium conversions.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Countywide Land Use Plan designates the majority of the project site as Low/Medium Density Residential (6-12 dwelling units per gross acre), although a portion of the site is designated as Low Density Residential (1-6 dwelling units per gross acre). As a result, the average permitted density for the entire project site is 11.7 dwelling units per gross acre, which would allow for a maximum of 888 units the 75.75-acre site. The existing and proposed density for the project site is 6.6 dwelling units per gross acre (500 units on 75.75 acres). Therefore, the project would be consistent with the permitted density of the General Plan. The site's use as a mobilehome park, either under single ownership or as condominium units, is also consistent with the residential classification of the Plan.

Zoning Ordinance and Development Standards Compliance

The project site is split between three zones: the A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area) Zone, the A-2-5 (Heavy Agricultural—5 Acre Minimum Required Lot Area) Zone, and the A-1-6000 (Light Agricultural—6,000-square-foot Minimum Required Lot Area) Zone. A mobilehome park is permitted to operate in the A-1 and A-2 Zones with a valid CUP, pursuant to Sections 22.24.100 and 22.24.150 of the County Code. CUP 201200143 was approved on July 2, 2013 and permits the continued operation of the mobilehome park until 2033.

Parking

Pursuant to Section 22.52.1150 of the County Code, every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long. The current use is in compliance with this requirement. In addition guest parking spaces shall be provided at the ratio of one standard automobile parking space for each four mobilehome sites. The current use requires 125 guest parking spaces, and 151are provided. The project also provides two handicapped accessible spaces, which will be maintained on the project site. There are also 30 additional parking spaces provided for tenants' recreational vehicles.

Height Limits

Pursuant to Sections 22.24.110 and 22.24.170 of the County Code, every structure in Zones A-1 and A-2 shall have a height of not to exceed 35 feet above grade, except for

chimneys and rooftop antennas. The project was designed to meet this requirement and is in compliance with it.

Mobilehome Park Standards

Pursuant to Section 22.52.200 of the County Code, every mobilehome park shall be subject to the following requirements:

No site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or highway shall be provided which can be used by emergency vehicles. Interior driveways are required to have widths of at least 30 feet. The project was designed to meet the requirements and is in compliance with them.

When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director. The applicant is aware of this option.

Neighborhood Impact/Land Use Compatibility

The proposed project would comply with all applicable development standards for the A-1 and A-2 zones and would be consistent with the Countywide Land Use Plan. The project does not propose any physical changes to the site—only a change in its method of ownership. Therefore, any effects on the surrounding community would be minimal.

As part of the requirements of Section 66427.5 of the Subdivision Map Act, the applicant must avoid the economic displacement of nonpurchasing residents during a condominium conversion project. In conformance to this, the applicant has prepared a Tenant Impact Report ("TIR") to be made available to all residents, which will later be approved and filed with the California Department of Consumer Affairs, Bureau of Real Estate ("BRE"). Through the TIR, the applicant will waive the right to terminate the leases of any resident due to the conversion. In addition, the rents of nonpurchasing residents may only increase according to one of two state-mandated schedules—one for low-income residents and one for non low-income residents. As a result, the conversion of the mobilehome park to condominium ownership is unlikely to economically displace any nonpurchasing residents.

Due to state regulations, the park's current owner would be required to provide funds, a surety bond, or other security into an escrow account equivalent to six months' common area maintenance costs. The current owner would be required to continue payment of the assessed common area maintenance dues for each unit it maintains under its ownership until such time that 80 percent of the total number of units has been sold. This would assure the continued operation and maintenance of the mobilehome park's shared amenities.

The proposed subdivision is compatible with surrounding land use patterns. The proposal for the condominium conversion of 500 existing mobilehome units would be

consistent with the surrounding area, which contains a mixture of single-family and multi-family dwellings, as well as recreational facilities, schools, and churches. In addition, the 500 units are already in existence, and the site would undergo no physical changes.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on each department's reports submitted at the Subdivision Committee meeting on December 5, 2013, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of November 27, 2013 is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and DRP website posting.

Tenant notification of the condominium conversion, as well as the avoidance of economic displacement of nonpurchasing residents, was conducted by the applicant pursuant to Section 66427.5 of the Subdivision Map Act. This included a survey distributed to tenants asking whether or not they supported such a conversion. Of the 474 occupied units, 125 households responded to the survey. Of this, 100 (80 percent) supported the conversion to varying degrees, while four (4) households (3.2 percent) were opposed to the conversion. The applicants also prepared a tenant impact report ("TIR") regarding the proposed conversion, which was made available to all park residents. The TIR concludes that the conversion would not displace nonpurchasing residents, as detailed in the Neighborhood Impact/Land Use Compatibility section above. Both the survey results and the TIR are attached.

PUBLIC COMMENTS

Staff has not received any public comments regarding this project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-02284, Vesting Tentative Tract Map No. 071831, subject to the attached conditions.

SUGGESTED APPROVAL ACTION:

I move that the Regional Planning Commission close the public hearing, find that the project is exempt from the California Environmental Quality Act pursuant to a Class 1 categorical exemption, and **APPROVE** Vesting Tentative Tract Map No. 071831 subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Senior Regional Planning Assistant
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions

Attachments:
Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (11/27/13)
Tenant Survey (03/07/12)
Tenant Impact Report (03/07/12)
GIS Maps
Site photos

NP:TM
12/12/13

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831

1. **ENTITLEMENT(S) REQUESTED.** The applicant, Covina Hills MHP LP, is requesting vesting tentative tract map ("VTTM") to convert an existing 500-unit mobilehome park, currently under single ownership, into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres, pursuant to County Code Section 21.38.010

2. **HEARING DATE(S).** January 29, 2014

3. **PROCEEDINGS BEFORE THE COMMISSION.**

4. **PROJECT DESCRIPTION.** The project would convert an existing 500-unit mobilehome park into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres. Residents would be given the option to purchase or continue renting their respective units, pursuant to Section 66427.5 of the Subdivision Map Act. The park is accessed by vehicles from Temple Avenue to the north, with additional emergency access gates from Wintonwood Lane to the south. Shared amenities include an office, a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem two-car parking is provided for each mobilehome site and 151 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches. No physical changes to the existing site are proposed.

5. **LOCATION.** The project site is located at 17350 East Temple Avenue in the Community of South San Jose Hills.

6. **EXISTING ZONING.** The project site is split between three zones: the A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area) Zone, the A-2-5 (Heavy Agricultural—5 Acre Minimum Required Lot Area) Zone, and the A-1-6000 (Light Agricultural—6,000-square-foot Minimum Required Lot Area) Zone.

7. **EXISTING LAND USES.** The site is currently a 500-unit mobilehome park. No physical changes to the facility are proposed. Properties to the south and east are developed with single-family residences. Properties to the north are developed with churches, a school, and apartments. A golf course is located to the west.

8. **PREVIOUS CASES/ZONING HISTORY.** The existing mobilehome park was originally authorized by Zone Exception Case ("ZEC") 9648, which was approved by the Regional Planning Commission on November 18, 1970. On July 20, 1971

DRAFT

the Commission approved ZEC 9723, which modified some conditions of the previously approved ZEC, allowing for two temporary double-faced signs and for the height of the perimeter fence to vary between six feet and 42 inches due to site topography. These approvals expired in 1995. Conditional Use Permit ("CUP") No. 201200143 authorized the continued operation and maintenance of the mobilehome park. The CUP was approved by the Hearing Officer on July 2, 2013 and expires on July 2, 2033.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The Countywide Land Use Plan designates the majority of the project site as Low/Medium Density Residential (6-12 dwelling units per gross acre), although a portion of the site is designated as Low Density Residential (1-6 dwelling units per gross acre). As a result, the average permitted density for the entire project site is 11.7 dwelling units per gross acre, which would allow for a maximum of 888 units the 75.75-acre site. The existing and proposed density for the project site is 6.6 dwelling units per gross acre (500 units on 75.75 acres). Therefore, the project would be consistent with the permitted density of the General Plan. The site's use as a mobilehome park, either under single ownership or as condominium units, is also consistent with the residential classification of the Plan.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project site is split between three zones: the A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area) Zone, the A-2-5 (Heavy Agricultural—5 Acre Minimum Required Lot Area) Zone, and the A-1-6000 (Light Agricultural—6,000-square-foot Minimum Required Lot Area) Zone. A mobilehome park is permitted to operate in the A-1 and A-2 Zones with a valid CUP, pursuant to Sections 22.24.100 and 22.24.150 of the County Code. CUP 201200143 was approved on July 2, 2013 and permits the continued operation of the mobilehome park until 2033.

    Pursuant to Section 22.52.1150 of the County Code, every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long. The current use is in compliance with this requirement. In addition guest parking spaces shall be provided at the ratio of one standard automobile parking space for each four mobilehome sites. The current use requires 125 guest parking spaces, and 151are provided. The project also provides two handicapped accessible spaces, which will be maintained on the project site. There are also 30 additional parking spaces provided for tenants' recreational vehicles and visitors.

    Pursuant to Section 22.52.200 of the County Code, no site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or highway shall be provided which can be used by emergency vehicles. Interior driveways are required to have widths of at least 30 feet. The project was designed to meet the requirements and is in compliance with them.

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When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.

11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed project would comply with all applicable development standards for the A-1 and A-2 zones and would be consistent with the Countywide Land Use Plan. The project does not propose any physical changes to the site—only a change in its method of ownership. Therefore, any effects on the surrounding community would be minimal.

    As part of the requirements of Section 66427.5 of the Subdivision Map Act, the applicant must avoid the economic displacement of nonpurchasing residents during a condominium conversion project. In conformance to this, the applicant has prepared a Tenant Impact Report ("TIR") to be made available to all residents, which will later be approved and filed with the California Department of Consumer Affairs, Bureau of Real Estate ("BRE"). Through the TIR, the applicant will waive the right to terminate the leases of any resident due to the conversion. In addition, the rents of nonpurchasing residents may only increase according to one of two state-mandated schedules—one for low-income residents and one for non low-income residents. As a result, the conversion of the mobilehome park to condominium ownership is unlikely to economically displace any nonpurchasing residents.

12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee recommends approval of the subject project and vesting tentative map dated October 29, 2013.

13. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** None.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

15. **PUBLIC COMMENTS.** No public comments have been received.

LAND DIVISIONS - SPECIFIC FINDINGS

16. **VESTING MAP.** The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

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17. **LAND USE COMPATIBILITY.** The proposed subdivision is compatible with surrounding land use patterns. The proposal for the condominium conversion of 500 existing mobilehome units would be consistent with the surrounding area, which contains a mixture of single-family and multi-family dwellings, as well as recreational facilities, schools, and churches. In addition, the 500 units are already in existence, and the site would undergo no physical changes.

18. **PHYSICAL SITE SUITABILITY.** The site is physically suitable for the type of development being proposed, since the property is already fully developed with the 500-unit mobilehome park and adequately served by surrounding roads and utilities.

19. **SEWER DISCHARGE.** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and the site is already fully developed and served by public sewer.

20. **DESIGN IMPACT – PUBLIC HEALTH.** The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately provided.

21. **WILDLIFE/HABITAT IMPACTS.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is already completely developed with the 500-unit mobilehome park and does not contain any sensitive wildlife or habitat environments.

22. **PASSIVE/NATURAL COOLING.** The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

23. **RIGHTS-OF-WAY/EASEMENTS.** The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

24. **WATERCOURSE IMPACT.** Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

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25. **HOUSING/EMPLOYMENT NEEDS.** The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

ENVIRONMENTAL DETERMINATION

26. **DETERMINATION.** The project is categorically exempt from the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project qualifies for a Class 1, Existing Structures, Categorical Exemption, as per Section 15301(k) of the CEQA Guidelines, which specifically covers condominium conversions.

27. **TERM LIMIT.** Not applicable.

28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a vesting tentative tract map, infill, and yard modification as set forth in the Los Angeles County General Plan.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning commission determines that the project is categorically exempt from the California Environmental Quality Act ("CEQA"). The project meets the criteria for a Class 1 – Existing Facilities categorical exemption as set forth in Section 15301(k) of the State CEQA Guidelines and the County Environmental Reporting Procedures and Guidelines, Appendix G as the project is a condominium conversion.

2. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 071831 is **APPROVED**, subject to the attached conditions.

ACTION DATE: January 29, 2014

NP:TM
12/12/13

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CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PROJECT NO. R2013-02284-(1)
VESTING TENTATIVE TRACT MAP NO. 071831

PROJECT DESCRIPTION

The project is a subdivision to convert an existing 500-unit mobilehome park, currently under single ownership, into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. In the event that the subject vesting tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

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13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated October 29, 2013), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.

18. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for mobilehome conversion with a total of 500 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

19. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated October 29, 2013, or an amended exhibit map approved by the Director.

20. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&R's) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these

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conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

21. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveway/fire lane, walkways, lighting system along all walkways, landscaping (including all on-site trees and street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.

Attachments:
Subdivision Committee Reports (tentative map dated 10-29-13)

NP:TM
12/16/13

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Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
R2013-02284

HEARING DATE
01/22/2013 (Tentative)

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 071831
Environmental Assessment No. 201300195

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Covina Hills MHC, LP	10/29/13	11/27/13	12/05/13

PROJECT OVERVIEW

Vesting Tentative Tract Map to convert an existing 500-unit mobilehome park, currently under single ownership, into 500 mobilehome condominium units with shared amenities on 75.75 gross (73.12 net) acres. Residents would be given the option to purchase or continue renting their respective units, pursuant to Section 66427.5 of the Subdivision Map Act. No physical changes to the existing site are proposed.

MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Exhibit "A" Modification to : ☐ Recorded Map Other: ☐

MAP STATUS

Initial: ☐ 1st Revision: ☒ 2nd Revision: ☐ Additional Revisions (requires a fee): ☐

LOCATION
17350 East Temple Avenue, South San Jose Hills

ACCESS
Temple Avenue, Wintonwood Lane (emergency only)

ASSESSORS PARCEL NUMBER(S)
8730-005-014; 8730-005-016; 8730-005-017; 8730-005-018; 8730-022-003

SITE AREA
75.75 acres (gross); 73.12 acres (net)

GENERAL PLAN / LOCAL PLAN
Countywide Land Use Plan

ZONED DISTRICT
Puente

SUP DISTRICT
1

LAND USE DESIGNATION
2 (Low/Medium Density Residential—6 to 12 dwelling units/gross acre); 1 (Low Density Residential—1 to 6 dwelling units/gross acre)

ZONE
A-1-5 (Light Agricultural—5 Acre Minimum Required Lot Area); A-2-5 (Heavy Agricultural—5 Acre [gross] Minimum Required Lot Area); A-1-6000 (Light Agricultural—6,000-square-foot [net] Minimum Required Lot Area)

PROPOSED DWELLING UNITS (DU/AC)
500 units (6.6 DU/AC)

MAX DENSITY/UNITS (DU/AC)
888 units (11.7 DU/AC)

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption (CEQA Sec. 15301[k])

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 smathai@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐
Exhibit Map/Exhibit "A" Revision Required: ☐
Revised Application Required: ☐
Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☐

REGIONAL PLANNING ADDITIONAL COMMENTS

Administrative:

1. Existing structures must be labeled "to remain." Addition of this wording to the approved Exhibit Map shall be added as a condition of approval to the VTTM.
2. The proposed project is a condominium conversion of an existing mobilehome park. Therefore, you will be required to comply with all applicable tenant notification requirements and the avoidance of economic displacement of nonpurchasing residents pursuant to Section 66427.5 of the Subdivision Map Act.

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Thirty days prior to requesting final approval of the tract map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five ($25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.

9. Place standard mobilehome condominium conversion notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW JL

Prepared by John Chin Phone (626) 458-4918 Date 11-21-2013

tr71831L-rev1.doc
http://planning.lacounty.gov/case/view/r2013-02284/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 071831

TENTATIVE MAP DATE: 10/29/2013
EXHIBIT MAP DATE: 10/29/2013

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a hydrology study may be required prior to clearing the Conditional Use Permit.

Name Ernesto Rivera Date 11/21/13 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-7989

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 071831
SUBDIVIDER Covina Hills MHC, LP
ENGINEER Sid GGoldstien Civil Engineering, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Oct 29 2013 (exhibit)
LOCATION Covina
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The Soils Engineering review dated 11-19-13 is attached.

PROFESSIONAL GEOLOGIST
Karin L. Burger
No. 2507
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Reviewed by _____ Date November 19, 2013
Karin Burger

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
P:\Gmepub\Geology Review\Forms\Form02.doc
8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office —
PCA LX001129 / A866
Sheet 1 of 1

Ungraded Site Lots

Tentative Tract Map 71831
Location Covina
Developer/Owner Covina Hills MHC, LP
Engineer/Architect Sid Goldstien - Civil Engineering, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 10/29/13 (rev.)
Previous Review Sheet Dated 9/10/13

ACTION:

Tentative Map feasibility is recommended for approval.

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
Exp. 6-30-15
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by _____ Date 11/19/13

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Development Review\Soils Review\Jeremy\TR 71831, Covina, TTM-A 2.doc

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 071831

TENTATIVE MAP DATED 10-29-2013
EXHIBIT MAP DATED 10-29-2013

Approval of this map pertaining to grading is recommended.

Name Nazem Said Date 10/31/2013 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

TRACT NO. 71831 (REV.)
CUP. 2012-00143

TENTATIVE MAP DATED 10-29-2013
EXHIBIT MAP DATED 10-29-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Reconstruct existing driveways to meet current American with Disabilities Act (ADA) requirements along the property frontages on Temple Avenue and Wintonwood Lane to the satisfaction of Public Works.

2. Reconstruct the curb ramp along the intersection of Azusa Avenue and Glenloch Avenue to meet current ADA standards to the satisfaction of Public Works.

3. Plant street trees that are missing along the property frontage on Temple Avenue, Azusa Avenue, Glenloch Avenue and Wintonwood Lane to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

4. Repair any displaced, broken or damaged curb, gutter, driveways, sidewalk and pavement that occur during construction along the property frontages to the satisfaction of Public Works.

5. Execute a covenant for private maintenance of curb/parkway drains along the property frontages to the satisfaction of Public Works.

6. Prior to final map approval, enter into an agreement with the County's franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 11-19-2013
tr71831r-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

TRACT NO. 071831(Rev.)

TENTATIVE MAP DATED 10-29-2013
EXHIBIT MAP DATED 10-29-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There is existing public sewer in the area and there is no change in the number of units.

Prepared by Imelda Ng Phone (626) 458-4921 Date 11-21-2013

Tr71831s-rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

TRACT NO. 071831(Rev.)

TENTATIVE MAP DATED 10-29-2013
EXHIBIT MAP DATED 10-29-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There is existing water main in the area and there is no change in the number of units.

Prepared by Imelda Ng Phone (626) 458-4921 Date 11-21-2013

Tr71831w-rev1.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71831 Map Date: October 29, 2013

C.U.P. R2012-02424 Vicinity 0331C

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **The access as shown on the Tentative Map meets the Fire Department minimum access requirements.**

By Inspector: *Juan C. Padilla* Date November 13, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 71831 Map Date: October 29, 2013

Revised Report _____

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s). Upgrade / Verify existing ____ private fire hydrant(s).

☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☐ Location: As per map on file with the office.
☐ Other location: ____

☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow tests performed by Suburban Water Systems dated 06-06-13, the existing water system and existing fire hydrant locations comply with the Fire Department minimum requirements.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Juan C. Padilla* Date November 13, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	71831	DRP Map Date: 10/29/2013	SCM Date: 12/05/2013	Report Date: 11/26/2013
Park Planning Area # 13		VALINDA / SAN JOSE		Map Type: REV. (REV RECD)

Total Units 0 = Proposed Units 0 + Exempt Units 0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Mobile home park conversion to resident ownership. Gov't § 66428.1(d)

Trails:

No trails.

Comments:

The proposed project is a mobile park conversion to residential ownership and is exempt from the County's Quimby parkland requirements.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 71831	DRP Map Date: 10/29/2013	SMC Date: 12/05/2013	Report Date: 11/26/2013
Park Planning Area # 13	VALINDA / SAN JOSE		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 0 = Proposed Units 0 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.80	0.0030	0	0.00
M.F. < 5 Units	3.57	0.0030	0	0.00
M.F. >= 5 Units	3.09	0.0030	0	0.00
Mobile Units	3.39	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	0.00

Park Planning Area = 13 VALINDA / SAN JOSE

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$245,493	$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	$245,493	$0

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COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 15, 2013

Vesting Tentative Tract Map No. 071831

Vicinity: La Puente

Vesting Tentative Tract Map Date: October 29, 2013

The Los Angeles County Department of Public Health – Environmental Health Division approves **Vesting Tentative Tract Map 071831** based on the use of public water (Suburban Water Systems) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS (M.T)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

COVINA HILLS MANUFACTURED HOUSING COMMUNITY

Conversion to Resident Ownership

SURVEY OF SUPPORT
SUMMARY
(as of March 7, 2012)

Survey of Support Responses	Total	Percentage (of Total Units Occupied by Residents)
Units Occupied by Residents	474	100.00%
Total Responses	125	26.37%

Survey of Support Responses	Total	Percentage (of Total Responses)
Residents Who Support Change of Ownership if Purchase Price Affordable	44	35.20%
Residents Who Support Change of Ownership and Would Require Financial Assistance to Purchase Unit	65	52.00%
Residents Who Support Change of Ownership and Would Remain and Rent	8	6.40%
Decline to State Opinion	18	14.40%
Residents Who Do Not Support Change of Ownership	4	3.20%
Residents Who Marked More Than One Response	18	14.40%
Total Residents Who Support Change to Resident Ownership	100	80.00%

COVINA HILLS MANUFACTURED HOUSING COMMUNITY

CA Gov't Code §66427.5(d)(1) SURVEY OF RESIDENTS

Each household should complete one (1) Survey and mail the completed Survey to Law Offices of Richard Pech, 171 Pier Avenue # 327, Santa Monica, CA 90405 in the enclosed self-addressed, stamped envelope. Your response must be received by December 7, 2011 to be included in the final survey results.

The effect of a change of the method of ownership from a rental park to a resident owned park, as proposed, provides a choice to the resident households. Residents may purchase their condominium interest or may continue to rent the lot on which their mobile home is located. You can support the change of ownership to a resident owned park without a personal desire to purchase your lot. Support of the conversion to resident ownership does not mean that you will be required to purchase your lot.

The Surveys are confidential and no one in the Park will see the individual Surveys; however, it is possible that government agencies will receive copies of the Surveys. The only information that will be provided to resident households or the management is a summary of the data gathered.

SURVEY

Please check one box below:

1. [ ] I support the change of ownership of the Park to a resident owned condominium park, if the purchase price of my condominium interest [lot + percentage ownership of common areas & facilities] is affordable to me.

2. [ ] I support the change of ownership of the Park to a resident owned condominium park, but I am low income/moderate income and will need financial assistance to be able to purchase my unit (See "Household Size & Income Level" chart on page 2).

3. [ ] I support the change of ownership of the Park to a resident owned condominium park, but at this time I believe that I would remain and rent.

4. [ ] I decline to state my opinion at this time.

5. [ ] I do not support the change of ownership of the Park to a resident owned condominium park.

This Survey does not constitute an offer to sell a condominium unit or any other real estate interest in Covina Hills Manufactured Housing Community. An offer to sell can only be made after the issuance and delivery of the Final Public Report along with all statutorily required documents, including, without limitation, the HOA budget, the Purchase/Sale Agreement, the HOA Articles & Bylaws, and the Declaration of Conditions, Covenants & Restrictions (CC&Rs).

BY PROVIDING THE INFORMATION REQUESTED IN THIS SURVEY, YOU ARE NOT COMMITTING YOURSELF TO ANY DECISION WITH RESPECT TO THE CHANGE IN OWNERSHIP, INCLUDING, WITHOUT LIMITATION, WHETHER YOU WANT TO RENT OR TO PURHCASE IF THERE IS A CHANGE IN THE FORM OF OWNERSHIP OF COVINA HILLS MANUFACTURED HOUSING COMMUNITY.

Comments on your answers above:

_____

_____

_____

_____

_____

_____

Signature: _____

Print Name: _____

Telephone: _____

THANK YOU FOR YOUR TIME TO RESPOND TO THIS SURVEY.

HOUSEHOLD SIZE AND INCOME LEVELS

Los Angeles County

	1 person household	2 persons household	3 persons household	4 persons household	5 persons household	6 persons household
Lower Income	Less than or equal to $47,850	Less than $54,650	Less than $61,500	Less than $68,300	Less than $73,800	Less than $79,250
Above Lower Income	More than $47,850	More than $54,650	More than $61,500	More than $68,300	More than $73,800	More than $79,250

This Survey does not constitute an offer to sell a condominium unit or any other real estate interest in Covina Hills Manufactured Housing Community. An offer to sell can only be made after the issuance and delivery of the Final Public Report along with all statutorily required documents, including, without limitation, the HOA budget, the Purchase/Sale Agreement, the HOA Articles & Bylaws, and the Declaration of Conditions, Covenants & Restrictions (CC&Rs).

BY PROVIDING THE INFORMATION REQUESTED IN THIS SURVEY, YOU ARE NOT COMMITTING YOURSELF TO ANY DECISION WITH RESPECT TO THE CHANGE IN OWNERSHIP, INCLUDING, WITHOUT LIMITATION, WHETHER YOU WANT TO RENT OR TO PURHCASE IF THERE IS A CHANGE IN THE FORM OF OWNERSHIP OF COVINA HILLS MANUFACTURED HOUSING COMMUNITY.

COVINA HILLS COMUNIDAD DE CASA MÓVIL

CA Gov't Code § 66427.5(d)(I) *Encuesta* de *los residents*

Cada hogar debe completar una (1) Encuesta y enviar la Encuesta completa a Law Offices of Richard Pech, 171 Pier Avenue, # 327, Santa Monica, CA 90405 en el sobre sellado e auto-dirigido. Su votación deben ser recibidas antes del siete de Deciembre para ser incluido en los resultados finales de la encuesta.

El efecto de un cambio del método de propiedad de un parque de alquiler a un parque poseído por el residente de condominio, según lo propuesto, proporciona una opción a los hogares residentes. Los residentes pueden comprar su interés del condominio o puedén continuar alquilando el lote en la cual su casa móvil esta situado. Usted puede apoyar el cambio de la propiedad a un parque poseído por el residente del condominio sin un deseo personal de comprar su porción. El apoyo de la conversión a la propiedad residente no significa que usted será requerido a comprar su lote.

Las encuestas son confidenciales y nadie en el Parque verá las Encuestas individuales; sin embargo, es posible que las agencias de gobierno recibirán copias de las Encuestas. La única información que será proporcionada a residentes de casas o la gestión es un resumen de los datos recogidos.

ENCUESTA

Por favor marque un cuadro abajo:

1. [ ] Apoyo el cambio de la propiedad del parque a un Parque poseído por el residente de condominio, si el precio de compras de mi interés del condominio [terreno + la propiedad del porcentaje de las áreas comunes & las facilidades] es económico para mí.

2. [ ] Apoyo el cambio a un Parque poseído por el residente de condominio, pero soy de ingresos bajos de ingresos/moderados y necesitaré ayuda financiera para poder comprar mi unidad. [Vea "el Tamaño de la Casa & Nivel de ingresos" el grafico en la página 2].

3. [ ] Apoyo el cambio a un Parque poseído por el residente de condominio, Pero en este momento yo creo que yo me quedaría y alquilaría

4. [ ] Me niego a responder en este momento.

5. [ ] Yo no apoyo el cambio de la propiedad a un Parque poseído por el residente de condominio.

Comentarios por sus respuestas arriba:

_____

_____

Firma: _____

Imprima el Nombre: _____

Teléfono: _____

GRACIAS POR SU TIEMPO EN RESPONDER A ESTA ENCUESTA.

NUMERO DE PERSONAS Y NIVELES DE INGRESOS

Condado de Los Angeles

	1 persona hogar	2 personas hogar	3 personas hogar	4 personas hogar	5 personas hogar	6 personas hogar
Ingreso Bajo	Menos de o igual a $47,850	Menos de o igual a $54,650	Menos de o igual a $61,500	Menos de o igual a $68,300	Menos de o igual a $57,650	Menos de o igual a $79,250
Encima de Ingresos Bajos	Mas de $47,850	Mas de $54,650	Mas de $61,500	Mas de $68,300	Mas de $57,650	Mas de $79,250

Esta Inspección no constituye una oferta para vender una unidad de condominio ni cualquier otro interés de bienes raíces en la Comunidad de Covina Hills Comunidad de Casa Móvil. Una oferta para vender sólo puede ser hecho después de la emisión y entrega del Informe Público Final junto con todos documentos reglamentariamente necesarios, incluyeodo, sin limitación, el Presupuesto de HOA, la Compra/Venta Acuerdo, los Artículos de HOA & los Reglamentos, y la Declaración de Condiciones, los Convenios & las Restricciones (CC&Rs).

PROPORCIONANDO INFORMACION SOLICITO EN ESTA INSPECCION, USTED NO LO COMETE A NINGUNA DECISION CON RESPECTO AL CAMBIO EN PROPIEDAD, INCLUYENDO, SIN LIMITACION, SI USTED QUIERE ALQUILAR O COMPRAR SI HAY UN CAMBIO EN FORMA DE PROPIEDAD DE COVINA HILLS COMUNIDAD DE CASEA MÓVIL.

Covina Hills – Survey Results

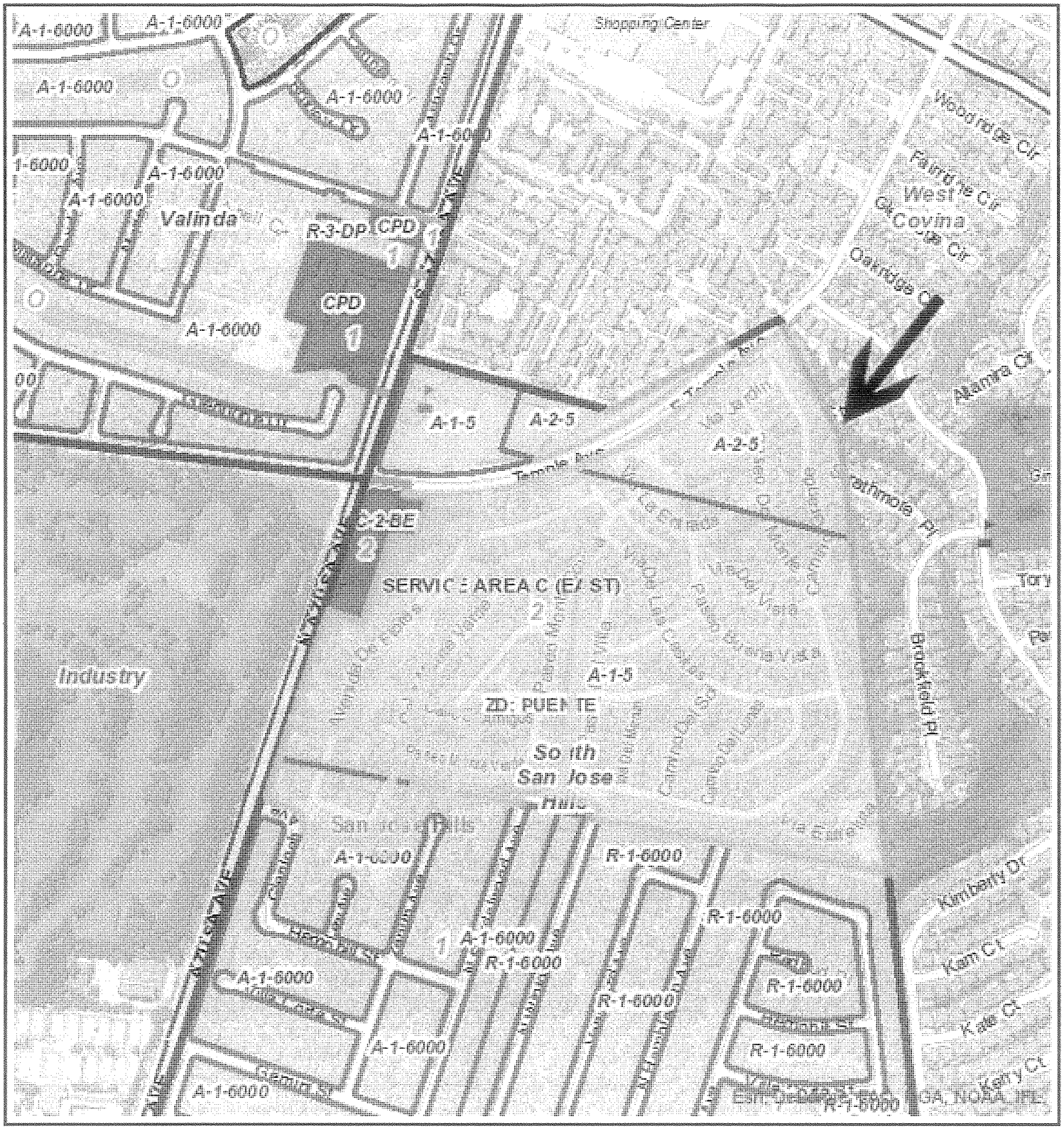
1. I support the change of ownership of the park to a resident owned condominium park, if the purchase price of my condominium interest [lot + percentage ownership of common areas & facilities] is affordable to me.
2. I support the change of ownership of the park to a resident owned condominium park, but I am low income/moderate income and will need financial assistance to be able to purchase my unit (See "Household Size & Income Level" chart on page 2).
3. I support the change of ownership of the park to a resident owned condominium park, but at this time I believe that I would remain and rent.
4. I decline to state my opinion at this time.
5. I do not support the change of ownership of the park to a resident owned condominium park.

Space No.	First Name	Last Name	1	2	3	4	5
16	Herbert	Gradow	X				
19	Alice	Proudfoot					X
28	Frederick & Elena	Tarronas	X				
29	Robert	Hollmann		X			
31	John Ho &	Shu Ju Chuang		X			
38	Eileen & Ruben	Armendariz		X			
48	Chunhua	Yang		X			
53	Peter & Anna	Pan					X
57	Charolette	Bergstrom					
60	Tom & Cecilia	Wellinger		X			
66	Jose & Graciela	Cardenas	X	X			
70	Gloria Martinez &	Joseph Flores		X			
75	Jesus	Valdez	X				
78	Claudia	Limon		X			
83	David & Victoria	Guin					X
89	Mae Chen	Shao	X				
91	Edward	Lopez	X				
97	Pamela	Skinner	X	X			
110	Steve & Frances	Camarillo				X	
113	Griselda	Garcia		X			
115	Eduardo	Chavez, Jr	X				
118	Jose & Ana	Vanegas	X				
123	Adell	Spencer	X				
124	Edilberto	Diaz	X				
131	Pablo & Ledovena	Abamonga	X				
143	Salvador	Chavez				X	
151	Linda	Ramos				X	
157	Alfred Lopez &	Theresa Setting Lopez	X				
159	Maxine	Moss				X	
160	Olympia	Sommers				X	

Space No.	First Name	Last Name	1	2	3	4	5
161	Gerda	White	X	X			
163	Harry	Mays		X			
166	Tan Ping	Chen					
169	Jose Castellanos &	Livia Jimenez-Castellanos			X		
170	Leon & Mary	Tuer		X			
171	Armando Castellanos &	Nadia Gonzales		X			
172	Wilma	Roundy		X			
176	John	Schmidt II		X			
177	Ryan	Calahate					
178	Man Ling	Wong		X			
181	Valerie	Washington			X		
182	Erica	Duran		X			
183	Michael & Jean	Bronson		X			
184	Lillian Zelaya &	Jose Soto		X			
185	Kenneth & Krystina	Herrera	X	X			
187	Sheila	Pallas	X				
189	Wanapa & Daniel	Saeang		X			
190	Ramon & Cecilia	Perez		X			
192	Nelson	Ormeo		X			
193	Laurel	Malveaux				X	
203	Concepcion	Diaz	X	X			
209	Danny Rodriguez &	Santa Milian		X			
210	Kim	Nunez	X	X			
211	Larry & Rachel	Vasquez	X				
215	Richard & Carol	Dominice	X				
218	Jose & Natalie Cruz	Carrillo	X				
221	Raymond	Amadeo		X			
237	Juanita	Gomes		X			
242	Latasha	Torres		X			
252	Frank	Porto	X				
255	Frank & Suann	Garcia				X	
257	Patricia	Gambale				X	
264	Frank & Christine	Todd		X			
267	Brian	Alcalde	X				
274	Steven & Harriette Ann	Slimp	X				
276	Rogelio & Maria	Vasquez	X	X			
278	Yvonne	Munoz		X			
279	Erek	Cuccia		X			
284	Sadie	Cousins	X	X			
285	Cheryl	Hoover			X		

Space No.	First Name	Last Name	1	2	3	4	5
286	Tobin	Tyler		X			
287	Laura & Ernesto	Coronada		X			
289	James	Kinnon			X	X	
293	Andrew	Bryden			X		
298	Eduardo & Hilda	Medina		X			
299	Jose	Luna	X				
305	Lorena Sosa &	Guillermo Espino		X			
306	Lisa	Freeman				X	
310	Yu Wen Huang &	Ching-Hui Lee				X	
314	Frederick & Mary	Larimore	X				
319	Anthony	Liuzzi		X			
321	Monica	Ward			X		
327	Treavor & Beverly	Shelton	X	X			
328	Alma & Miguel	Orozco		X			
330	Marcello & Magdalena	Saiza		X			
331	Mauricio Morales &	Gloria Melendez	X	X			
337	David & Lucy	Daines	X				
349	Sandra	Walker	X				
356	Francisco	Vazquez	X	X			
376	Stella	Horrmann				X	
386	Sharon	James				X	
388	Carlos	Gonzales	X	X			
392	Southsea I	Filimaua		X			
393	Miguel & Cruz Cadena &	Josephine Cruz	X	X			
397	Juan & Roxana	Mendez		X			
398	Curtis & Sonja	Paseward	X				
403	Sylvia	Chapman				X	
410	David	Picciotto					X
416	Joe	Pastoriza		X			
423	Alberto & Gloria	Santa	X	X			
424	Carole	Barnhart			X		
426	Barbara Kerans &	Deborah Baker				X	
428	Erik & Karen	Meaders				X	
440	Robert	Mann		X			
445	Juan	Madrigal		X			
447	Peter Karaverdian &	Romana Berglovcova	X				
449	David & Melaney	Sirois	X	X			
455	Donna	Johnson		X			
456	Roberto & Beatriz	Diaz	X	X			
458	Betty	Beal				X	

Space No.	First Name	Last Name	1	2	3	4	5
462	Robert & Ann Marie	Smith				X	
463	Virginia	Molina		X			
464	Olga	Arenas		X			
467	Peter	Kwan Cheung		X			
473	James & Carol	Finks		X			
482	Maria	Rodriguez					
485	Olga	Torres		X			
488	Joseph	Sifuentes		X			
490	Andrea	Lozano			X		
493	James & Martha	Williams		X			
495	Brenda	Holguin	X				
496	Julio	Castellanos	X	X			
499	Robert	Semler	X				
ANONYMOUS	ANONYMOUS	ANONYMOUS	X				
ANONYMOUS	ANONYMOUS	ANONYMOUS		X			
TOTAL			**44**	**65**	**8**	**18**	**4**



GIS Map

TR071831

Printed: Jan 16, 2014

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0 1,000

Feet

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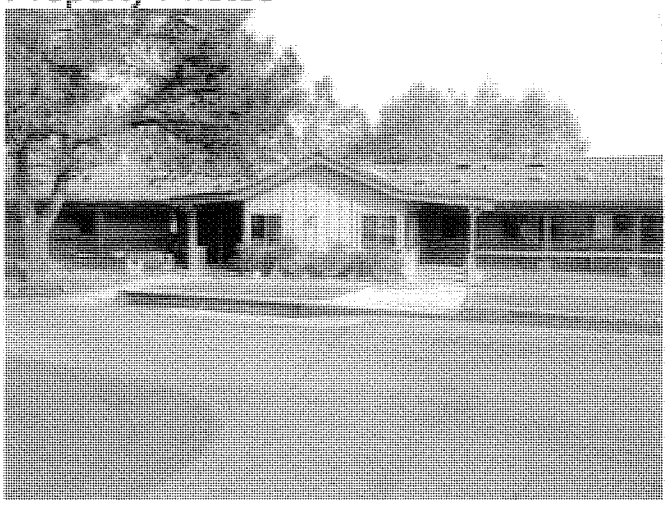
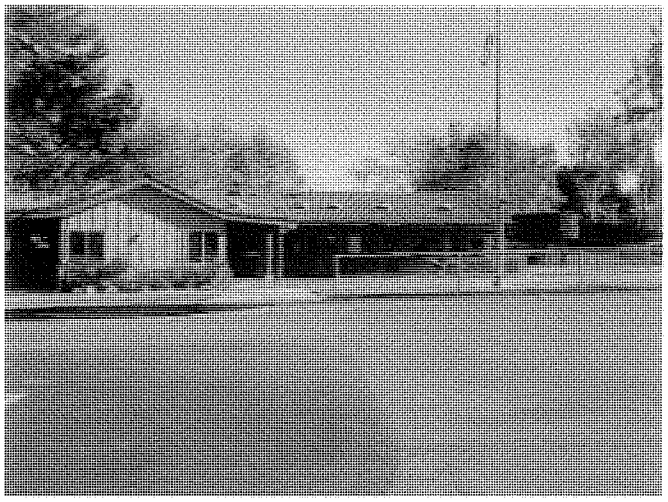
COVINA HILLS MANUFACTURED HOME COMMUNITY

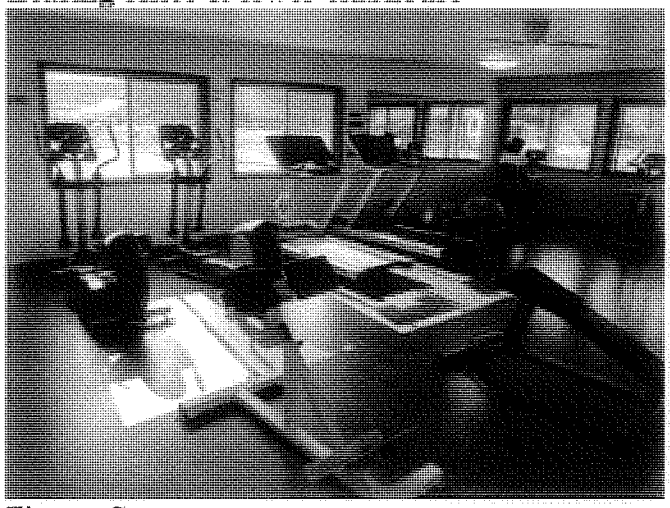
SITE PHOTO KEY MAP

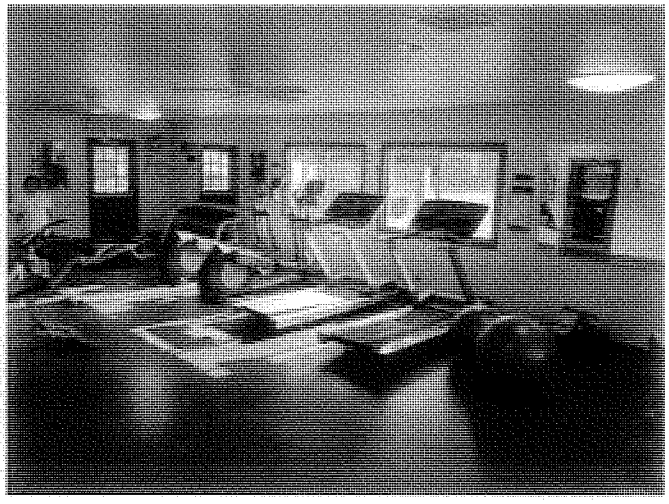
Covina Hills MHC
(500 Homesites)
Property Photos



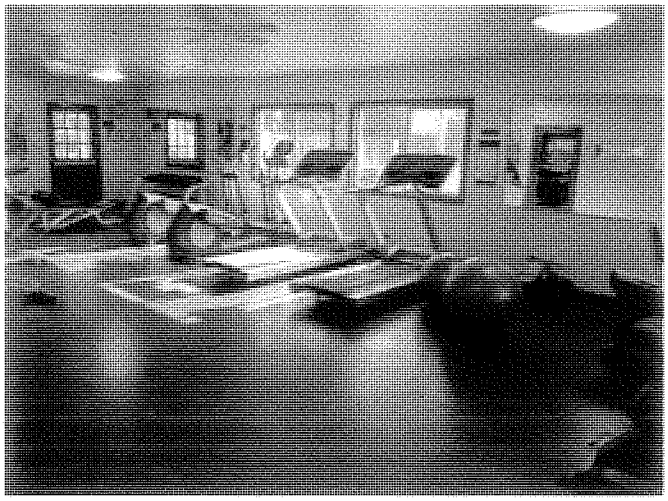


Leasing office & lower clubhouse





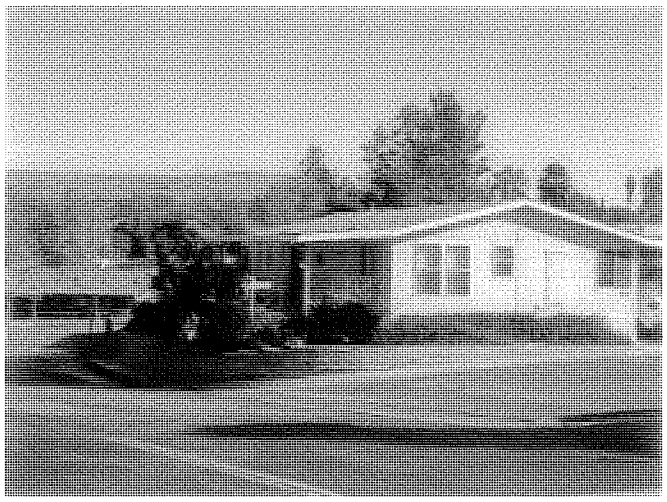
Fitness Center

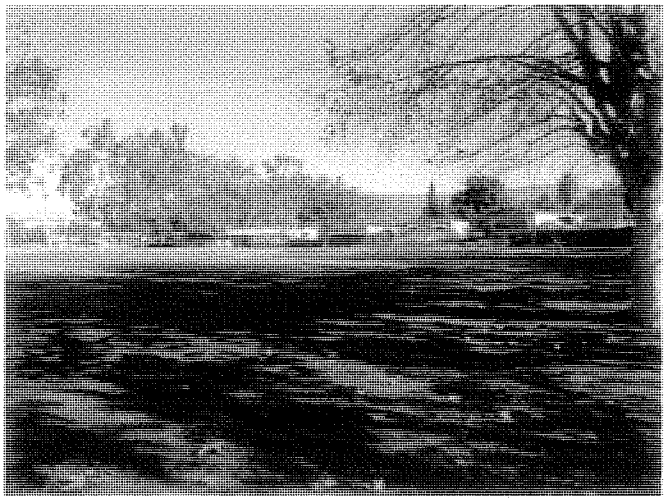


Fitness Center

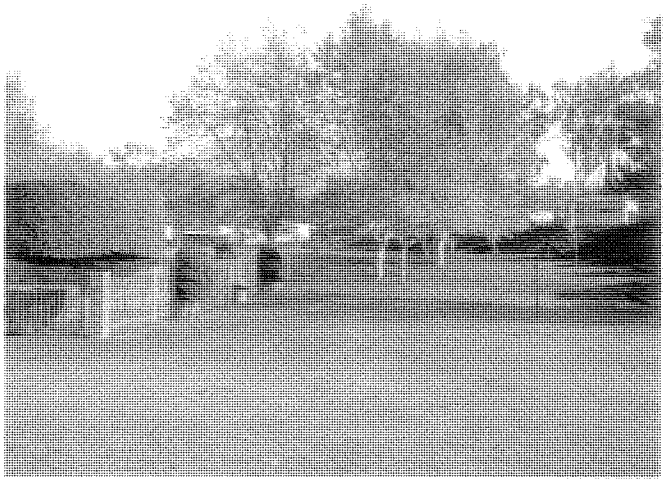
Covina Hills MHC
(500 Homesites)
Property Photos

Homesites





Sports field (soccer/baseball)

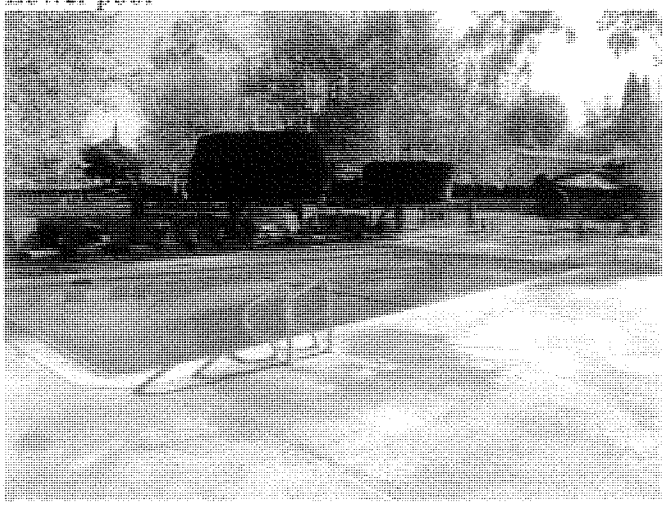


Volleyball area

Covina Hills MHC
(500 Homesites)
Property Photos

Lower pool

Wading pool

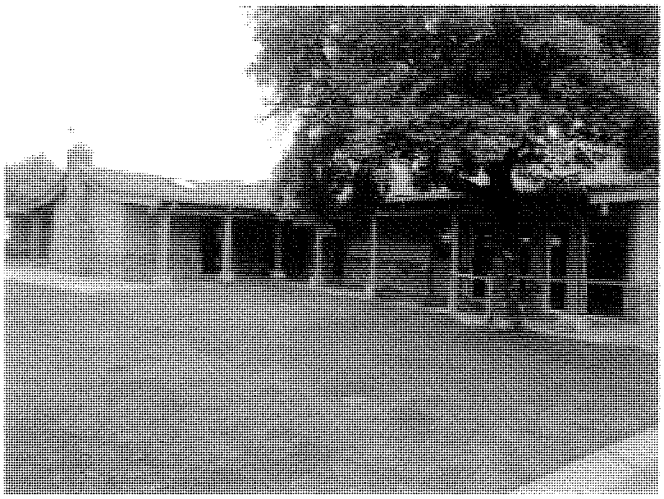


Lower pool

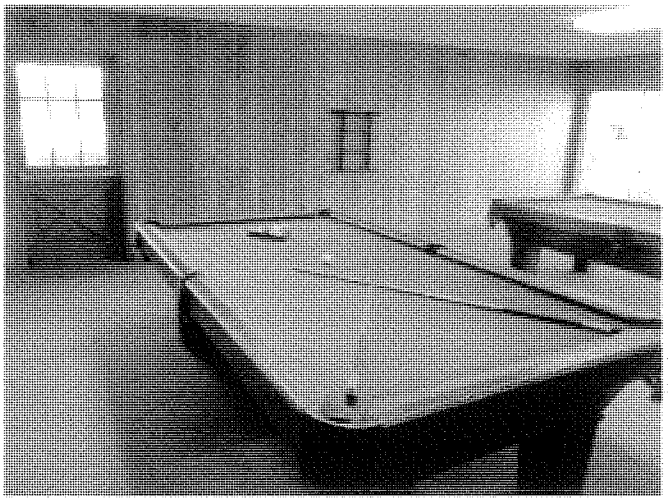
Courtesy Patrol Gatehouse

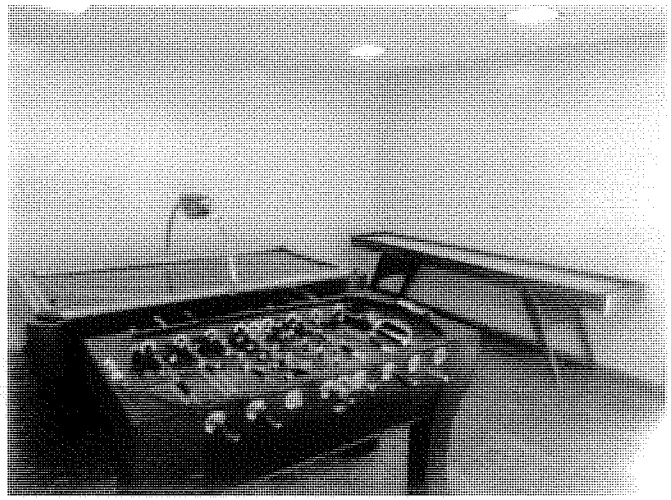
Front entrance

Covina Hills MHC
(500 Homesites)
Property Photos

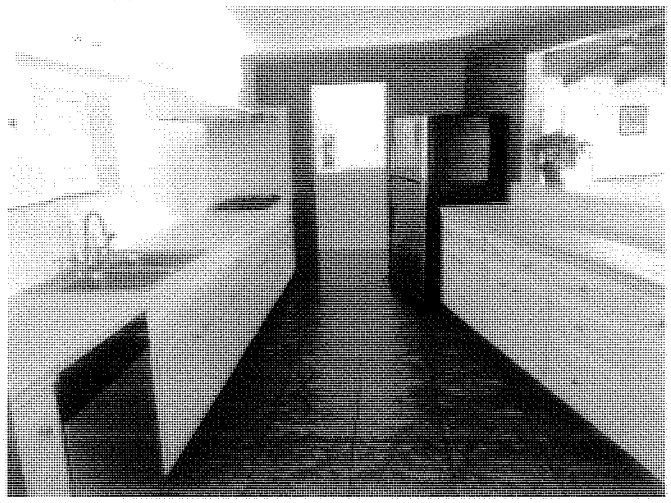

Upper Clubhouse

Upper play field


Billiards room


Game room

Dry Sauna


Kitchen

Covina Hills MHC
(500 Homesites)
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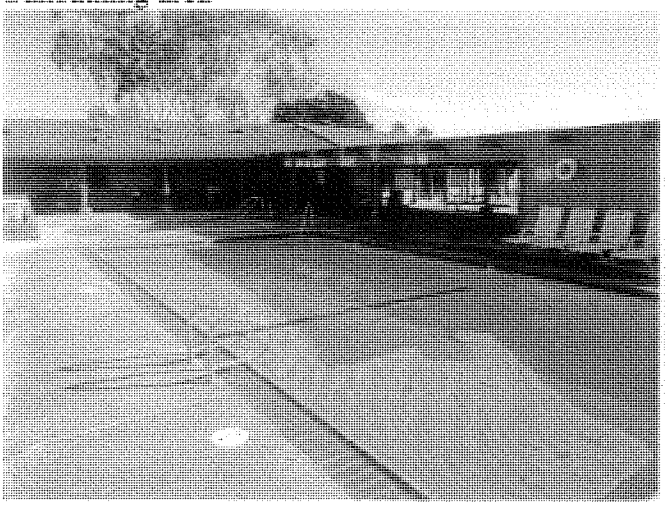
Sunbathing area

Picnic area



Upper Pool/Spa

Upper Jacuzzi and pool

Covina Hills MHC
(500 Homesites)
Property Photos

Upper Clubhouse lounge room

Upper Clubhouse

Laundry Room

RV Parking Lot

Covina Hills MHC
(500 Homesites)
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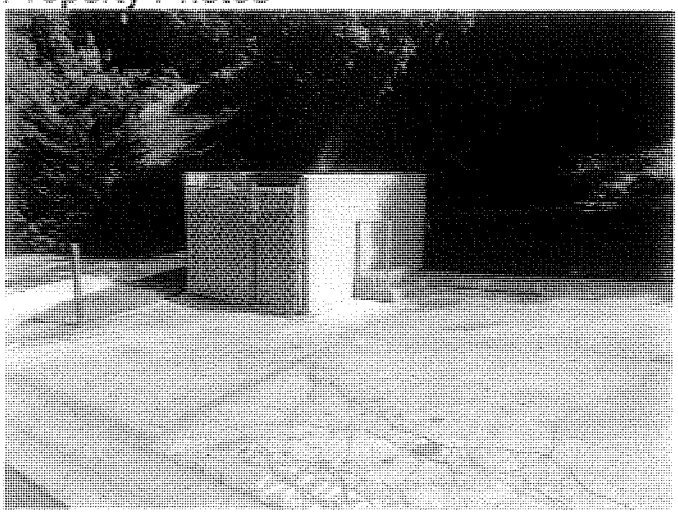

Typical Trash Enclosure