

Katherine Douglas

Public Comment - Group 1

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**From:** Villalobos, David  
**Sent:** Monday, May 19, 2025 1:58 PM  
**To:** sbcob  
**Subject:** Public Comment Letter - Senior Mobile Home Park Overlay Ordinance  
**Attachments:** doc05162520250519135454.pdf

See attached comment letter for the Senior Mobile Home Park Overlay Ordinance item. This is scheduled to go to the BOS on 7/15/25.

Thank you,  
David

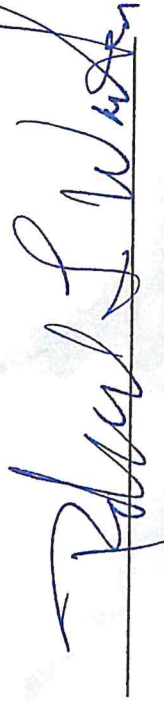
Attention Lila Spring

COUNTY OF SANTA BARBARA

This well thought out Senior Mobile Home Park Ordinance project is important in several ways. The activities of certain large corporations engaged in purchase of mobile home parks—many of them Senior Parks, then converted to all ages use—are particularly harmful in coastal areas where purchase or rental prices for homes and condos are out of reach for many seniors. This is abundantly true in the unincorporated portions of Santa Barbara County.

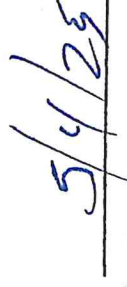
This SMHPO project is focused on enabling continued availability of accessible housing options for senior households of ALL INCOME LEVELS. The overlay would provide security comparable to that of other residential communities—most of those now out of financial reach either for rent or purchase for many seniors.

The project is focused on providing important options for seniors seeking affordable independent living in a detached dwelling unit and will not allow conversion of existing mobile home parks to all ages occupancy.



Richard L. Watkins Real Estate Services

CDRE# 00897399



PO Box 211, Cayucos, CA 93430

## Katherine Douglas

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**From:** Del Ceilo Residents <del\_cielo\_residents@outlook.com>  
**Sent:** Tuesday, May 20, 2025 9:49 AM  
**To:** sbcob  
**Subject:** Moratorium for Senior Mobile Home Parks in S.B. County  
**Attachments:** SBBoard of Supervisor-Katherine Douglas-5.20.25.pdf

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hello Katherine,

It was great talking with you today! I love connecting with other Orange County folks, as it brings back so many memories. I have attached the letter for the BOS. Hope to meet you one day at the meetings. Have a great rest of the week.

Regards,  
Sally Merrill

May 20, 2025

Sally Merrill  
3210 Santa Maria Way Space 96  
Orcutt, CA. 93455

Santa Barbara Board of Supervisors,  
511 Lakeside Pkway, Suite 141  
Santa Maria, CA. 93455

To Clerk of the Board - Katherine Douglas,

I am writing to bring to your attention the situation at Del Cielo Mobile Estates concerning the moratorium established by the Santa Barbara Board of Supervisors through Ordinance No. 5225 on December 20, 2024. This ordinance prohibits the conversion of senior mobile home parks and age-restricted mobile home parks into all-age mobile home parks.

Since the moratorium was enacted, the owners of Harmony Communities have been selling homes in Del Cielo Mobile Estates to families with children, while not allowing any residents over the age of 55+. This practice has been ongoing since January 1, 2025, and continues to the present day. Furthermore, they have instructed all realtors selling in the park to list homes as "all-age park." I believe Harmony is attempting to exceed the 20% HOPA (Housing for Older Persons Act) regulation to circumvent the overlay. Does this not violate the moratorium that the Supervisors put in place?

The sale of homes to these new families has created an unsafe environment for our senior residents. This situation has caused significant unrest in our community, particularly since families with young children and teenagers have moved in. The Residents are experiencing several thefts in our clubhouse. Del Cielo has seen the sheriff and probation officers many times in our park over the last several months due to arrests made for probation violations and disturbing the peace.

Some residents have reported seeing people come and go from a particular house at all hours of the night. We are vulnerable and wide open to any danger or event that may transpire. Our community has faced numerous challenges since Harmony took over. Earlier this year, they removed our RV parking and the Senior Garden, which was permitted by the original owners, without providing any explanation—just a notice.

I have attached a list of homes owned by Harmony and another containing some of the realtor's advertisements, which demonstrate their aggressive attempts to sell as many homes as possible to families. The Realtors are told by Harmony to list the property as an "All Age Park" on the MLS, your attention to our issues with Harmony is urgently needed. Please let us know what can be done to address these concerns.

Sincerely,

The Residents of Del Cielo Mobile Home Park

## **HARMONY OWNED HOMES IN DEL CIELO MOBILE PARK**

1. **Space # 10** – Rental unit for years is now up for sale by Mary B. Morton, with Pacific Realty as of May 8, 2025. Asking price: \$119,950.
2. **Space # 20** – Harmony purchased this home in 2024.
3. **Space # 21** – Harmony auctioned this home in 1/3/25 and was removed on 1/8/25. This lot is vacant at this time.
4. **Space # 25** – For sale by Joan Snowdy, of Pacific Realty as of 4/2025
5. **Space # 26** - Harmony owned as of 2024 **(with young children)**
6. **Space # 27** – For sale by Mary M. Morton, of Pacific Realty as of 1/2025
7. **Space # 35** – Harmony owned as of 1/20/2025 **(with young children)**
8. **Space # 36** – Harmony owned as of 2024 **(with young children)**
9. **Space # 37** – Harmony owned as of 2024 **(one teenager)**
10. **Space # 49** – Harmony had the Resident evicted. Home is to be removed from site. No word as of yet when this will take place.
11. **Space # 53** – For sale by Joan Snowdy, of Pacific Realty as of 5/2025
12. **Space # 112** – Harmony purchased this place from previous resident on 3/20/25
13. **Space # 146** – This home is vacant at the time. The Resident passed away in 2024. The Bank now owns the home and word is the bank plans on selling it to Harmony.

### **VACANT HOMES IN DEL CIELO MOBILE HOME PARK**

1. **Space # 19** – Owner: Annie Vauclin passed away in May 2025. No information regarding the home at this time.
2. **Space # 57** – Owner: Bonnie Hall passed away on 4/20/2025. No information regarding the home at this time.
3. **Space # 90** – Owner: Lester Lane passed away on 2/25/2025. Waiting to see what transpires.
4. **Space # 128** – Owner: Frances McHugh moved out in 2023 and then passed in 11/2024. The home is under restoration.
5. **Space # 134** – The home is currently owned by: Richard & Rachel Rogers and is vacant at this time. Rich and his wife are living next door at space #135 and are caregivers to his mother-in-law, Jane Ureste.

## **HOMES THAT SOLD/BUT NOT SURE IF HARMONY OWNS IT OR NOT**

1. **Space # 17** – Owner: Bret Diettinger - Home sold by Isabel Gerardo of “PB & Associates” as of 2/25/2025. **(A young couple moved in – in their 30yrs)**
2. **Space # 86** – Owner: Leona Doidge - Home sold by Sandi Frazier of “Century 21 Home Town Realty” as of May 2025. **(Family with two teenage sons)**
3. **Space # 113** – Owner: Louie Lasserre – Home sold around 3/27/2025. No one has moved in as of May 2025.
4. **Space # 149** – Owners: T & C Lyons – Home sold by Trish Curtis of “Specialty Realty Group.” (Homeowners were evicted by Harmony).

## **HOMES FOR SALE IN DEL CIELO MOBILE HOME PARK**

1. **Space # 66** – Owner: Alma Landey – (Home is for sale by “PB & Associates” of Real Estate & Home Loans). No Realtor’s name is not posted as of 3/13/2025.
2. **Space # 123** – Owners: Bill & Lori Tatum – (Home is for sale by “Exp Realty” Realtors name is not posted as of 5/2025).
3. **Space # 163** – Owner: Joan Pitts – (Home is for sale by Isabel Gerardo of “PB & Associates” as of 5/9/2025).

**HOMES SOLD (BUT NOT OWNED BY HARMONY**

**Space # 47** – Owner: Charlie Laurendeau – (Home SOLD on 2/2025)  
Realtor: Heidi L. Parkins of “Champion Real Estate”

Flyers of homes for sale in Del Cielo Senior Mobile Home Park.

Harmony is telling the Realtors **NOT** to say it's a Senior or All-Age Park in the listing, but if you call them and ask, they will tell you it's a Family Park.

✦ <https://pbnassoc.idxbroker.com/idx/details/listing/b063/25000913/3210-Santa-Maria-Way-163-Santa-Maria-CA>

**Commented [SS1]:** I texted this agent, and she confirmed it's a Family Park. Isabel Gerardo. 805-478-8898

✦ <https://www.redfin.com/CA/Santa-Maria/3210-Santa-Maria-Way-93455/unit-25/home/14988225>

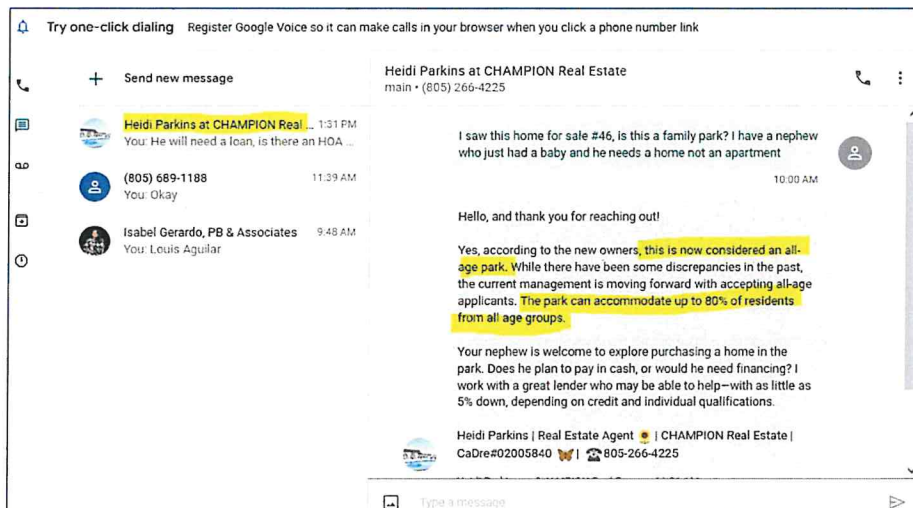
**Commented [SS2]:** Text Mary Morton of Pacific Realty, no phone number # just her name and company name. Didn't reply back on this home, but she did for Space 27

✦ <https://www.redfin.com/CA/Santa-Maria/3210-Santa-Maria-Way-93455/unit-27/home/14986965>

**Commented [SS3]:** Mary Morton of Pacific Realty, but the text was for PB & Assoc, texted the phone number 805-689-1188. They confirmed that it is a Family Park. Just confirmed the Family Park list.

✦ <https://www.redfin.com/CA/Santa-Maria/3210-Santa-Maria-Way-93455/unit-46/home/14988420>

**Commented [SS4]:** Called Heidi Parkins at Champion, left a message at 805-266-4225. She confirmed all age park per the owners, and she said that they need to fill 80%



## Flyers of homes for sale in Del Cielo Senior Mobile Home Park.

**Voice** Search Google Voice

Try one-click dialing Register Google Voice so it can make calls in your browser when you click a phone number link

+ Send new message (805) 689-1188

Heidi Parkins at CHAMPION Real ... 1:31 PM  
You: He will need a loan, is there an HOA ...

(805) 689-1188 11:39 AM  
You: Okay

Isabel Gerardo, PB & Associates 9:48 AM  
You: Louis Aguilar

I found this home too, on Red fin, # 27 in delceilo is it a family park?

Yes, it is a family park  
(805) 689-1188 • 11:13 AM

I'm looking for my nephew and his wife and a new baby. But what is the space rent? And do you know if he can get a loan for a trailer?

The space rent is \$995.00.  
Yes, there are loans available for mobile homes. This particular unit was built prior to 1976 and, therefore, is more difficult to get a loan for. Michelle Barker with PB&ASSOCIATES can help...call her at 805-863-6098  
(805) 689-1188 • 11:19 AM

**Voice** Search Google Voice

Try one-click dialing Register Google Voice so it can make calls in your browser when you click a phone number link

+ Send new message Isabel Gerardo, PB & Associates  
main • (805) 478-8898

Heidi Parkins at CHAMPION Real ... 1:31 PM  
You: He will need a loan, is there an HOA ...

(805) 689-1188 11:39 AM  
You: Okay

Isabel Gerardo, PB & Associates 9:48 AM  
You: Louis Aguilar

I know this house is pending, but is it a family park or senior?

Which home?  
Isabel Gerardo, PB & Associates • 9:42 AM

I saw the poster 163?

It's a family park  
Isabel Gerardo, PB & Associates • 9:44 AM

Good

I will let my nephew know he just had a new baby. They need a home.

**Katherine Douglas**

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**From:** Craig Markson <cmarkson@verizon.net>  
**Sent:** Wednesday, June 25, 2025 1:42 PM  
**To:** sbcob  
**Subject:** Senior Mobile Home Park Overlay

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dear Santa Barbara County Supervisors,

I heard the Senior Mobile Home Park Overlay is up for approval on July 15, 2025. Thank you again for your previous approval of the moratorium and I'm hopeful that you still feel the same way about the importance of this issue.

I live in a senior mobile home park in the County. I moved here fifteen years ago after living in an all ages townhouse development for over thirty years. Being in a senior mobile park is so much nicer in every way imaginable. It is much more peaceful, the amenities and activities are geared to people 55 and over, and I relate to the people here so much better. With the high cost of housing in Santa Barbara, purchasing a manufactured home in a rent-controlled mobile home park had been my only option when I decided to move from an extremely noisy townhouse development that had stressed me out for about twenty years. When I finally turned 55, I immediately moved to a senior mobile home park. I've been so grateful that I was able to afford a home in one.

As you are all aware from your previous discussion of the issue, these parks are so helpful to seniors like myself.

Thank you again for your consideration of having a Senior Mobile Home Park Overlay.

Sincerely,

Craig Markson

## Katherine Douglas

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**From:** Sue DeWeese <scdeweese@gmail.com>  
**Sent:** Wednesday, June 25, 2025 2:20 PM  
**To:** sbcob  
**Subject:** Senior Overlay

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Good afternoon,

I wanted to show my thanks for all the work you have done on the overlays. We have been dealing with Harmony for over a year now and after the overlay is in place we still need to find a way of fighting Harmony on the fact that this is a senior park. They are buying MH's and selling them to families as we speak.

Thanks again,  
Sue DeWeese  
Del Cielo Residents Association  
President  
805-453-1695

## Katherine Douglas

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**From:** CHRISTIAN BONILLO <cbon1024@gmail.com>  
**Sent:** Wednesday, June 25, 2025 3:00 PM  
**To:** sbcob  
**Subject:** Senior mobile home park

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

I feel like senior mobile home parks are very important in Santa Barbara county or city they help senior being able to afford to live in a neighborhood where they lived all their lives and retire. There is no reason in my opinion to change to an all age park there's three times the amount of all parks in the county. compared to senior. We need both, but we don't need to lose any more senior parks.

Sent from my iPhone . thank you Christian D Bonillo

**Katherine Douglas**

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**From:** Terre Martin Sanitate <terre.sanitate@gmail.com>  
**Sent:** Wednesday, June 25, 2025 7:55 PM  
**To:** sbcob  
**Subject:** Senior Mobile Home Protection

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Thank you for supporting and protecting the simple way that many seniors have chosen to live. Rancho Santa Barbara is a caring community. We support our neighbors in experiencing a quality of life that they wouldn't have had they stayed isolated in other living circumstances.

Terre Sanitate  
Please

Please vote yes

*Terre Martin Sanitate*

**Katherine Douglas**

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**From:** Robbie Faeh <robbiesfaeh@outlook.com>  
**Sent:** Thursday, June 26, 2025 6:10 PM  
**To:** sbcob  
**Subject:** The Senior MHP Overlay and MHP Zoning overlay As

**Caution:** This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

AS AN OWNER AT SAN VICENTE I KNOW WE APPRECIATE YOUR ACTING TO PROTECT OUR INVESTMENTS AND OUR PARK FROM OWNERS WHO WISH TO CHANGE IT'S STATUS FROM SENIOR TO FAMILY PARKS OR TO REZONE THE LAND ENTIRELY. IT IS AN IMPORTANT SAFETY NET FOR US AS WE PLAN FOR THE 3<sup>RD</sup> JOURNEY IN OUR LIVES.

THANKS SO MUCH,  
ROBBIE FAEH, SPC 175

## Katherine Douglas

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**From:** Dan Kelley <baboosh@pacbell.net>  
**Sent:** Saturday, June 28, 2025 7:00 AM  
**To:** sbcob  
**Subject:** Senior Overlay

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

As a Senior I support the Senior Park Overlay!

I personally want to thank Supervisor Bob Nelson & his Staff for all the hard work to make this possible.

This is a "Job well done"!

Dan Kelley

GySgt, USMC, Ret.

Space 175

Del Cielo

Sent from my iPhone