

# A Chronology of Trailer Courts in Chula Vista

by Steve Schoenherr June 8, 2010

1920s - No "trailer camp" or "trailer court" was listed in the 1920 or 1930 City Directories. National Avenue was a dirt road until it was paved to the width of 18 feet in 1924. Traffic increased during the Prohibition decade of the 1920s, heading to Mexico for gambling and drinking. Businesses began to develop in Chula Vista along National Avenue at the intersections with D and E and F and G streets, especially gas stations and restaurants and grocery stores. There was no electricity or street lights until the stores appeared. Chula Vista in 1923 hired 5 motorcycle cops to enforce a new speed limit of 35 mph. It was in this section of National Avenue after 1924 that were located the "auto camp" of Ross Conforth and the auto courts of John S. Odom (Chula Vista Auto Court), Floyd A. Lott, and Wilfred Bradley (Aqua Vista Auto Court that became the first "motel" in Chula Vista when the name was changed to Lad's Motel in 1944)



*Odom's gas station and grocery store and auto court at National and G Street ca. 1933*

These auto camps were the beginning of the tourist industry in Chula Vista, They also were the beginning of the mobile home parks. "Mobile homes as we know them today began in 1926, with automobile-pulled trailers or 'Trailer Coaches', designed as a home away from home during camping trips. The trailers evolved into 'Mobile Homes' brought into demand after World War II ended. Veterans came home to needing housing and finding it in short supply. "Mobile Homes" provided cheap and quickly built housing for the Veterans and their families (the beginning of the baby boom) and being mobile allowed the families to travel where the jobs were. By 1943, trailers averaged a width of 8ft and were over 20ft in length, they had up to 3 to 4 separate sleeping sections but no bathrooms. By 1948, lengths had reached up to 30 ft and bathrooms were introduced." <sup>1</sup>

1924/02/08 - Ross Conforth came from Indiana and bought 20 acres of lemons at E Street and National Ave. He plans to build a camp ground with laundry rooms and showers and bath. (Chula Vista Star, Feb. 2 and 9, 1934.) This will become the Conforth Auto Court in the 1930s and 40s and 50s city directories, ("The Court That Pleases" according to a 1932 ad) and is the site of today's Fogerty Bros Trailer Park at 184 Broadway.

Ralph Fogerty owned whole corner of Broadway and E, much of which was planted in tomatoes at that time. He bought the park probably in 1952 (date in cement walkway).

1929 - Bradley Wilfred E (Luella M) tourist camp 70 National av (City Directory)

1929 - Odom John S (Frances) tourists camp 398 National av (City Directory) In the 1927 directory John Odom is listed as a carpenter living at 398 Broadway, no mention of a tourist camp.

1929 - Wilfred E. Bradley purchased this property at 70 Broadway on Sept. 4, 1928 from McEwen Ransom, and by 1929 had constructed the first building. In 1931, Bradley, a grocer, operated a tourist camp here and served as a City Councilman. He and his wife, Luella M., lived at this address until at least 1935. The place was known for many years as the Agua Vista Auto Court. ("Agua Vista Auto Court," Webster, Historic Resources Inventory, 1985.)

1930/12/02 - Mr. J. S. Odom, owner of the Chula Vista Auto Court, at National Ave. and G Street, asked that the city repair the street in front of his place of business, by dumping gravel in there. He was advised that the street department would take care of the matter. Mr. Odom also asked that a street light be installed on G Street at (old) 1st Avenue. (City Council Minutes)

1932/04/22 - Tyler auto court on National Ave and Flower St, (Chula Vista Star, Apr. 22, 1932.) The 1930-33-35 City Directories lists Tyler's Court (Grove L Tyler) at 590 Flower.

1932/05/04 - Mr. Fred C. Otto asked this Council to authorize issuance of a special permit to construct an auto court on his land on Third Avenue between J and K streets. Planning Commission had rejected request because this land would eventually be required for the continuation of Kearney Street, west of Third Avenue. Special permit issued. (City Council Minutes)

1932/09/02 - "Otto Bungalow Grocery holds formal opening tomorrow, Saturday. Adding another distinct improvement to CV, the formal opening of Otto's Bungalow Store on Third Ave is a combination grocery and lunch room will be held tomorrow, Saturday, September 3 by Mr. and Mrs. Fred C. Otto. The store is an attractive structure of stucco construction and has been tinted a pleasing color inside and out. A complete stock of groceries and tobaccos has been purchased which will be a convenience to the immediate neighborhood. The grocery department takes up one side of the store, while the lunch room occupies the other half. Counter and stools for ten people have been installed. Sandwiches and percolated coffee will be served at all hours while a special hot lunch will be featured every day except Sunday. Crews of the nearby packing plants who heretofore have had no convenient place to eat lunch will probably form the majority of the noon counter customers it is said. In the rear of the store has been built the first unit of the bungalow court which the Ottos plan to erect some time in the near future. This unit is a three-room cottage, furnished, with an exterior in pleasing harmony with the appearance of the store. Chula Vista building trades figured almost exclusively in erecting the buildings. Actual construction was by Arthur Done. Fresh milk, chickens and eggs will be sold in the store daily, the first from the Floersch Dairies of Nestor and the latter two commodities from the Otto ranch." (Chula Vista Star, Sept. 2, 1932.)

1933 - Conforth, Ross A (Anna L) auto camp 184 National av (City Directory)

1933 - Berlinger, Mark H (Ella) auto camp 196 National av (City Directory)

1933 - Bradley Wilfred E (Luella M) auto court 70 National av (City Directory)

1933 - Lott, Geo auto court National av se cor Vance h 429 National av; at this same location George B. Lott had a grocery and gas station since 1929 (City Directory)

1933 - Odom, John S (Frances) auto court 394 National av [no Chula Vista Auto Court listed, but this is the same address and mgr] (City Directory)

1933 - Tyler, Grove L auto court 590 Flower (City Directory)

1934 - Odom, John S (Frances) (Chula Vista Auto Court) gas sta and restr 398 National av (City Directory)

1934 - Aqua Vista Auto Court, Bradley Wilfred E (Luella) 70 National av (City Directory)

1936 - Odom Frances Mrs mgr Chula Vista Auto Ct h398 National av (City Directory)

1937/06/14 - The City Engineer stated that the State Division of Immigration and Housing had prepared a model ordinance regulating the sanitation and conduct of camp cars and trailers and pointed out where our present ordinance did not provide for same. After discussion the matter was referred to the City Attorney. (City Council Minutes)

1938 - Chula Vista Auto Court R R Grant mgr 398 National av (City Directory)

1938 - Hoosier Auto Court rt 1 bx 295-1 (City Directory)

1938/03/21 - FLOYD LOTT AUTO COURT: Mr. Floyd Lott requested permission to build an auto court on National Ave. North of the present auto court on G St. He informed the Council that he had a petition with signatures of the necessary property owners approving the said construction. It was explained to the Council that the matter had to have the approval of the City Planning Commission. The motion carried, and the matter was referred to the City Planning Commission with power to act inasmuch as Mr. Lott wished to start immediately upon the construction of the said auto court. (City Council Minutes, Mar. 21, 1938)

1938/04/04 - Floyd Lott requested permission of the council to buy into the sewer district at his new auto court location on National Avenue North of G Street. The City Engineer informed the council that it would cost approximately \$2.00 per foot to run the sewer lateral to the Lott property. The Southerly line of the Lott property is 220 feet to the main on G Street. As this would run the cost very high, Mr. Lett was advised to try to obtain an easement from the property owners on his South or possibly the one on his West. (City Council Minutes, Apr. 4, 1938)

1938/05/02 - Mr. W. Bradley, owner of an auto court on National Ave. and Chula Vista Street, complained to the council of the goat nuisance created by the goats that are kept near his court. He stated that he had a large investment in his auto court and that his guests were continually complaining of the "blatting" of said goats. He felt that the council should enact an ordinance prohibiting such animals in Chula Vista. The City Attorney advised that in his opinion the City of Chula Vista would not be able to enact an ordinance prohibiting goats but stated that he had previously conferred with Mr. Bradley in regard to the said nuisance and after determining the owners of the lots on which the goats were pastured had suggested to Mr. Bradley that he, the City Attorney, would write to the owners informing them of the said difficulty and possibly they could be eliminated by that method. He asked the City Council's authorization to mail said letters. The City Attorney then explained the means that could be used in trying to abate this nuisance but inasmuch as Mr. Bradley did not care to swear out a complaint against the owners the City was powerless to do anything further than to act in the capacity of mediator. (City Council Minutes, May 2, 1938)

1940s - The first trailer camps appear in 1940 by W. G. English, in 1941 by Ivan T. Greene and George De Wolfe ( Bay View Trailer Court) and A. G. Berger (Al's Trailer Haven) and Harry P. Boyd

1940 - Conforth's Auto Court R A Conforth mgr 184 National av, and Philip H (Hazel) gas sta 184 National av (City Directory)

1940 - Palms Auto Court Mark Berlinger mgr 196 National av (City Directory)

1940/08/12 - ENGLISH'S TRAILER CAMP: The matter of application for permit to establish a trailer camp on National Ave. [189 National Ave] which had been referred to the City Attorney for investigation, was again brought to the attention of the Council. The City Attorney, having advised the Council that in his opinion there was nothing in this application contradictory to the City's present ordinances, the motion carried, and the clerk was authorized to issue a permit providing investigation showed that there are at least 60 per cent of the property owners within a radius of five hundred feet of the land owned by Mr. English on the petition which accompanied the application for permit. (City Council Minutes)

1940/09/20 - permit for trailer camp at 189 National Ave by W. G. English. (Chula Vista Star, Sept. 20, 1940.) This English Trailer Park in 1950 city directory is listed at 187 National Ave.

1941/02/03 - The Planning Commission at its meetings of January 20th and 27th recommended that the City Council instruct the City Attorney to prepare an ordinance prohibiting trailer camps east of National Avenue and containing other appropriate provisions. (City Council Minutes)

1941/03/03 - The clerk read a letter from Mr. Robert Connors calling attention to a family living in a trailer on a lot on E Street near Minor Avenue owned by Mr. Willis Folks. Chief Kelly advised the Council that his men had made an investigation, that the conditions set forth in Mr. Connor's letter were true and that necessary steps were being taken to correct the situation. (City Council Minutes)

1941/03/03 - The clerk presented a request from Mr. Jones for permission to construct a trailer camp on the west side of National Avenue between E and F Streets. Inasmuch as there were not 80 per cent of the property owners within 500 feet on the petition the clerk was instructed to advise Mr. Jones that more signatures would be necessary. (City Council Minutes)

1941/04/14 - APPLICATIONS FOR TRAILER CAMP: Following approval of the Planning Commission, motion was passed to approve the application of Mr. Ivan T. Greene for a trailer camp to be located on his property which is approximately 400 feet west of National Avenue on the north side of H Street. (City Council Minutes) [no Ivan Greene in City Directory]

1941/04/14 - APPLICATIONS FOR TRAILER CAMP: Following approval of the Planning Commission, motion passed to approve the application of Mr. George De Wolfe for a trailer camp to be established on the south side four hundred feet in Lot 15 in Quarter Section 163. (City Council Minutes) [no George De Wolfe in 1940 City Directory; only his house in 1944 Directory: De Wolle Geo h546 old 2d av]

1941/05/02 - BERGER TRAILER COURT: The clerk read an application from A. G. Berger for permission to establish a trailer court on the property described as the Easterly half of the Northerly half of the Northeast QS 161 [bet C and D] in the City of Chula Vista. Inasmuch as the requirements of the trailer ordinance were complied with, motion was granted. May 12 - A. G. Berger trailer court on easterly half of the northerly half of the NE Quarter of Quarter Section 161 granted. (City Council Minutes) [no A. G. Berger in City Directory]

1941/05/12 - Harry P. Boyd asked the clerk to present an application for trailer court on his property at 571 National Avenue, request granted, and (City Council Minutes) [no Harry Boyd in City Directory]

1941/08/29 - Howard Kersey and Al Kersey have opened a new short order restaurant at 119 National Ave at former location of the National township court. [auto court?] (Chula Vista Star, Aug. 29, 1941)

1942/07/13 - A committee headed by Mrs. Howard Bullen, consisting of Mrs. Bigelow, Mrs. Drane and Rev. Thompson, was present. The clerk was handed a copy or a letter which had been transmitted to Mayor Howe, requesting a donation from the City for the purpose or maintaining a supervision of the recreation

program for the youth now out of school. The immediate request was for the sum of \$600.00, and, on questioning Mrs. Bullen, she made the statement that the approximate cost to the City for a complete yearly program, would be \$2600.00. A lengthy discussion followed, which brought out the fact that no doubt there existed in the City of Chula Vista a need for such a program. However, the Council seemed to be of the opinion that there existed a dire lack of control of the present day youth by the parents themselves. The committee pointed out the fact that so many families living in trailers here presented an unusual condition in that both parents work, leaving the children without supervision. The Council countered with their opinion that in cases of this sort one of the parents should stay home and take care of their own children. The occupants of trailer camps with their children, receive all of the benefits of the municipality without contributing anything toward the upkeep of the municipality in the way of taxes. The Council felt that it would be an unnecessary burden on the general taxpayers to furnish free supervision for these children, in view of the above facts. The matter was not definitely settled, however, and it was thought best to have a member of the recreation commission and a representative from the Council get together for a round table discussion and try and work out some suitable program, whereupon the Mayor appointed Councilman Dupree to represent the Council and report back at the next meeting. (City Council Minutes)

1942/10/13 - Request for Trailer camp on H Street west of National Ave. on the Green property was approved and the clerk issued license. (City Council Minutes)

1942/11/09 - Request for a Trailer Camp at G Street and Bay Blvd. Trailer tax of 10 cents per day per unit for trailers. (City Council Minutes)

1943 - Robert Leuck married Rachael Rhue Hayden on May 22, 1943. They set up housekeeping in a fourteen-foot trailer located in the recently leveled Al's Trailer Haven, as it overlooked the Sweetwater River bed from its hillside location at Sea Vale and National Avenue. Navy assignments meant moving from time to time until the spring of 1952 when a permanent residence in Chula Vista was established.

1943/01/11 - Ordinance No. 313: imposing a service charge or tax on the occupants of trailers was passed. (City Council Minutes)

1943/02/08 - Trailer tax of 10 cents per day is the same tax used in San Diego. (City Council Minutes)

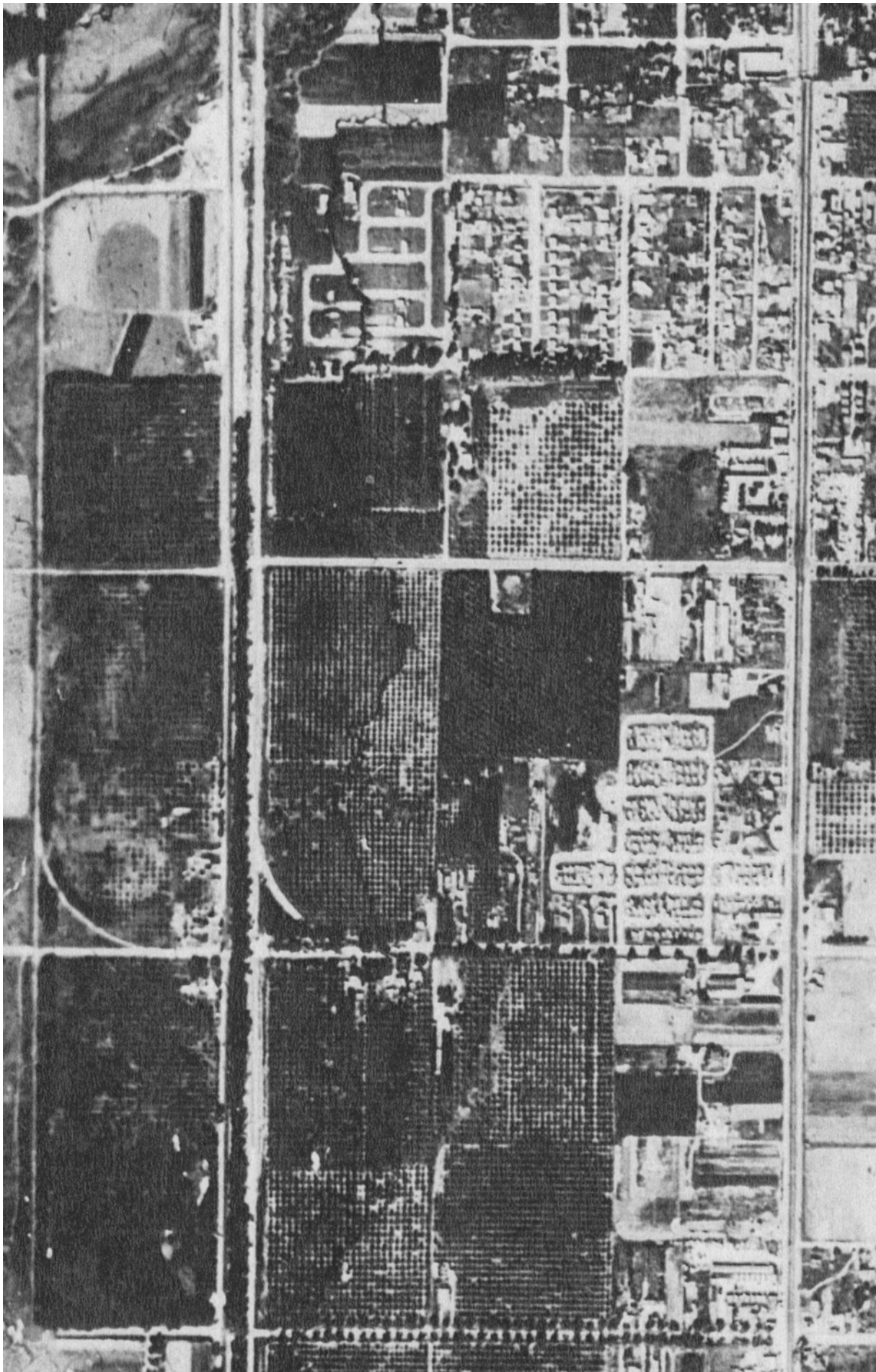
1943/03/08 - Complaints against Hilltop Trailer Haven, but Council took no action. The clerk read a protest and request for removal of the Hilltop Trailer Haven, signed by a number of property owners in that vicinity. Among the complaints listed were - barking dogs, dogs running loose, tooting of auto horns, sanitary conditions not sufficient, children screaming and fighting and playing in the street, loud speakers blasting out and general unsanitary conditions. Discussion disclosed that two councilmen had inspected the Trailer Camp, and, as the findings of fact did not coincide with the complaint of petitioners, and that fifty per cent of the signers had previously signed a petition for the establishment of said Trailer Park, on motion by Councilman Perkins, seconded by Councilman BurnSide, which carried, the request was denied.(City Council Minutes)

1943/04/16 - The federal government built two defense housing projects at Hilltop Village and Vista Square. In addition, land has also been leased for two trailer parks, one near the SD&A Railway south of National Ave and the other near National Ave, nearer the business section of CV. These camps will be equipped for 175 privately owned trailers and should be ready for use in about five or six weeks. In addition to these buildings, two additional classroom units will be built here for children, one unit at Hilltop Village and another in the vicinity of Vista Square, in all probability near the CV Junior HS.(Chula Vista Star, Apr. 16, 1943.)

1943/06/11 - The federal government will open two trailer space parks within the next 30 days, one at the foot of Bay Blvd and D Street and will be known as Sweetwater Park and the other on Bay Blvd to be known as South Bay park. These sites will be for privately owned trailers only. (Chula Vista Star, June 11, 1943)

1944 - Trailer Villa (later at 288 National Avenue) began as an unnamed trailer park at northwest corner of F Street. This was probably the government trailer park that Herbert Sprague sought to buy in 1946. He owned a gas station at 270 National Ave. The corner of National and F had been the 5-acre orchard that John Henry Greife purchased in 1888 from the Land and Town Company, and where he lived after he married Bessie in 1891. It remained in the Greife family until 1924, when it was sold to Mrs. Louise Pray. It seems that Mrs. Pray probably sold it to the government when the housing crisis became severe after 1940, when the government began the federal housing projects of Hilltop Village and Vista Square in 1943. When Bob Crowther finished boot camp in late 1943, he was stationed in San Diego, and he moved to a trailer park at National Avenue and F Street in Chula Vista. Bob was a cook in the Navy, and while in the Navy he worked at Keith's Drive-in, National City, and later became manager after his discharge in 1945. He is listed in the 1944-45 City Directory as "Crowther Robt R r645 F" which is the northwest corner of Broadway and F at the location of the trailer park. Also listed as living at 645 F were E. M. Balow, Harold W. Barber, Maude Barron, Virgil L. Bassett, H. B. Beeson, Willie R. Beneke, Pete J. Berger, H. J. Bernard, Edward Brobst, W. D. Brown, Anthony Bularte, Harry L. Burdick, William R. Fennell, Mrs. Helen L. Fleming, Ernest Fortini, James Hare, Clifford J. Hawley, Francis Hayward, Lydia Heck, Charles E. Hunton, H. E. Markel, James W. McBride, H. F. McClintock, Donald L. Ringham, George H. Schmidt, Edward Serosky, Gerald P. Squillante, Leonard J. Stenvall, Marion I. Stewart, Pat H. Stone, William S. Stone, and Macy L. McMillin, father of Corky McMillin.

1946/12/27 - FHA returns lease on land at F and National to owners after wartime use as trailer site. Mrs. Rose Miller, owner of one of the lots on which the South Bay trailer site is located at F and national is the first person in Southern California to receive land back from the government following termination of a wartime lease. The govt acquired the lease May 13, 1943 with agreement that any buildings would be sold to the property owner for a fixed sum. Mrs. Miller acquired the community bldg of the trailer court, a lavatory and laundry room. Owners of the other six lots of the trailer court are negotiating the return of their property. When the government leased the site, they put in pipe lines, sewers and electricity. Mrs. Miller has sold the lot with the lavatory and laundry to Emerson J. Camblin who plans to construct a home on the property. She plans to sell the lot with the community bldg. (Chula Vista Star, Dec. 27, 1946.) Source: # 14623



*1945 aerial photo shows trailer park at corner of National and F Street*

1944 - The McMillin family moved west in 1944 in a hand-built house trailer and settled in Chula Vista, first in trailer court at Broadway and H Street. Corky McMillin said in a 2005 interview, "my Dad moved into that government trailer park, a trailer park that still exists today, on F Street at National Avenue and it had a rec room where kids played." <sup>2</sup>

1944 - Bay View Trailer Court, Coney Julius E (Patricia) mgr 681 I st (1944-45 City Directory)

1944 - Oasis Trailer Court G A Hall mgr 619 H st (1944-45 City Directory)

1944 - Lad's Motel Wm C Craig (Annabel) mgr 70 National av (City Directory)

1944/09/18 - City Attorney read a letter to the Council in which the County Health Department had set forth numerous complaints against Al's Trailer Haven, charging a health menace.

1944/10/09 - Mr. Al Berger, owner of Al's Trailer Haven, appeared before Council to answer the letter of the City Attorney, requesting an abatement of nuisance. Mr. Berger stated that every word of the County's letter of accusation was false and invited every member of the council to make an inspection of his trailer camp. After some discussion, it was moved and carried, that the Mayor appoint a committee to accompany the County Health Inspector on a tour of inspection. The Mayor thereupon appointed Councilman Howe, and Councilman Riesland, and Building Inspector Arthur Done, to meet with the County Inspector Warner, and report their findings. (City Council Minutes)

1944/11/13 - Councilman Howe reported on conditions found at Al's Trailer Haven, saying that they had discovered sewage water flowing over the bank and down into the valley where stagnant pools were formed, and that a large trash heap was also found, but that it was on County property. Councilman Riesland suggested that, if at all possible, a way should be found to connect to the sewer system. Mr. Berger told the council he would like to connect with the sewer if possible, but Mr. Done had said that it was not possible to hook on existing sewer at National Avenue and F Streets due to lack of proper fall. In order, therefore, to clarify the situation, the Mayor suggested a meeting be arranged with Mr. Warner of the County Health Department, Mr. Berger, the owner, and council, at a later date. (City Council Minutes)

1944/11/28 - Mr. Done presented a sketch of the existing sewage disposal system in Mr. Berger's Trailer Camp, and stated he had verified location of the various wells with the contractor and that the County Health Department would now submit a letter to Mr. Berger stating the minimum requirements for additional wells. No further action was taken. (City Council Minutes)

1945/07/09 - Mr. Rook, manager of the Oasis Trailer Court, appeared before Council, asking for clarification of certain matters as set forth in the new Trailer Ordinance recently adopted. The City Attorney defended the Ordinance stating that, in his opinion, it would not work undue hardship on any Trailer Camp operator, and that the purpose of the Ordinance was for the welfare and safety of the city and the occupants of trailer camps as well. Discussion between the Building Inspector, Mr. Frank Willits, Fire Chief George Lee, and the City Attorney and Mr. Rook, clarified the situation, and it was felt that no further controversy would develop. (City Council Minutes)

1945/01/26 - City Manager Ray was instructed to confer with the Maurer Packing Company, suggesting they contact the Federal Public Housing Authority and try to arrange for trailer housing in the Sweetwater Trailer Park in the City of Chula Vista; Company said it was almost impossible to find housing for their celery packers and requesting permission to once more house their packers in the shed owned by them at Landis and Madrona. (City Council Minutes) [not in city directory]

1946 - Lorne and Nel Dunseith had lived in a trailer park during the late 1930s and the war years and were tired of paying rent. Through a friend, they learned about the Lusitania, a tunaboat that was about to



undergo a major overhaul during which it would be stripped down to the keel and rebuilt. The Dunseiths purchased the top of the boat for \$120 and hauled it to a lot they owned at 655 "D" Street. Dunseith, who had worked as a shipbuilder for 11 years, dug a foundation and lowered the upper part of the boat onto it.

1946/07/15 - ORDINANCE NO. 363 AMENDING SECTION 9 OF ORDINANCE NO.342 (Trailer Ordinance)  
The Ordinance was in the exact form as when placed on its first reading July 8, and was Passed, adopted and approved. (City Council Minutes)

1946/12/10 - Mr. Sprague requested permission to continue operating the Trailer Court established on his property and on the property of Mr. McDonald, adjoining on northerly line, which was installed by the Federal Government and operated during the war. Motion carried and permission was granted. (City Council Minutes) In the 1944-45 City Directory, there is no McDonald living on National Avenue, but listed is Sprague Herbt A (Lena) gas sta 270 National av h268 do. In the 1921 City Directory is listed Sprague, Herbt A (Lena), Auto Service Sta 268 National av. (1921 City Directory)

1949/01/11 - WARREN TRAILER COURT Mr. Warren appeared before the Council and discussed the matter of his application for a license to operate a trailer court which had been denied by the Planning Commission previously. Mr. Warren stated that it had been his intention to construct a high type of court which would have been a credit to the community but inasmuch as there seemed to be objections to the location he was willing to abide by the decision of the Planning Commission; whereupon it was carried that the Planning Commission minutes of a meeting held December 6, 1948 be approved. (City Council Minutes)

1950 - Bay View Trailer Court, (G D Wolfe) 681 I (DeWolfe Geo D and Vesta G h 456 old 2d av (1950 City Directory)

1950 - Chula Vista Trailer Village, (V W and Franklin Hall) 288 National av (1950 City Directory)

1950 - C V Trailer Exchange (Paul R Wine) Buy, Consign. Trade, On 101 Highway Road to Tia Juana, 372 National Av (1950 City Directory)

1950 - English Trailer Park, (W G English) 187 National av (1950 City Directory)

1950 - Oasis Trailer Court, L G Locke mgr h 619 H (1950 City Directory)

1950 - Rose Arbor Trailer Court, C J Straughn mgr 352 National av (1950 City Directory)

1950 - Trailer Port (V W Hall) 268 National av (1950 City Directory)

1950 - Wood, Roy A (Vella E) trailer court 1177 National av (1950 City Directory)

1950 - Whitelock Frank A (Thelma) trailer court 1030 National av (1950 City Directory)

1951/06/19 - Mayor Hobel proposed survey of city trailer courts. (City Council Minutes)

1952/01/08 - Mr. Fasano appeared before the Council to learn why he had been denied a zone variance by the Planning Commission for a trailer park on his property in the vicinity of National Avenue and G. Street, when three others had been granted. It was suggested by the Council that he could re-apply to the Planning Commission for the variance. (City Council Minutes)

1952/10/14 - City Planner Wagner read a letter from the Planning Commission recommending against any future new trailer parks within the City limits. General discussion followed, with no action being taken. (City Council Minutes)

1954 - "World War II triggered a huge immediate demand for temporary wartime housing for workers at defense plants, in mines and elsewhere. The travel trailer industry responded quickly by designing for government use a Spartan 22-foot-long, eight-foot-wide trailer with a canvas top that included a kitchen and bathroom—the first true house trailer. The government ended up buying 35,000 of these units at \$750 per trailer, and constructing 8,500 trailer parks to site them. The government also authorized two more wartime housing designs, one consisting of a factory-built single housing unit that could be trucked to a site, hooked to utilities and immediately occupied. The second design was comprised of two sections that were towed to a site and joined together to form a single two-story home. In an astonishingly short 90 days, a thousand of these two-section homes — precursors of today's manufactured home — were built and sited at Oak Ridge, Tennessee, for workers at the Manhattan Project. But all that changed in 1954 when a Wisconsin mobile home builder and inventor, Elmer Frye, broke the mould by building the first ten-foot wide model, proclaiming that buyers wanted more space. No longer a trailer but rather an oversize load, Frye's "ten-wides" would be towed by commercial trucks on the nation's highways, with special transport permits, just like other oversize freight. In 1956, the 10-foot (3 m) wide home ("ten-wide") was introduced, along with the new term "mobile home." Previously, units had been eight feet or less in width." (Grissim Buyer's Guide to Manufactured Homes)

1952 - Ralph Fogerty built trailer camp at 184 National Ave where Conforth's auto court had been located.





*The center building and trailer unit D are from the original Fogerty Trailer Park of the 1950s*

1957 - Negro faces eviction from Bison Trailer Park, 708 H Street. Staff Sgt and Mrs. Jessie W. Teverbaugh filed suit seeking \$75,000 damages. (Star-News, July 1, 1957.)

1958/10 - CV city council halted building of trailer parks for 6 months, previously allowed in industrial zones, but infringing on industrial sites. A proposed trailer park is east of Montgomery Freeway and south of Moss. (Chula Vista Star-News, Oct. 16, 1958.)

1958/11 - Muster Trailer Park on 26 acres bet Moss and Palomar east of Montgomery Freeway. Present city of CV zoning allows trailer parks in industrial zones but not in residential. (Chula Vista Star-News, Nov. 27, 1958.)

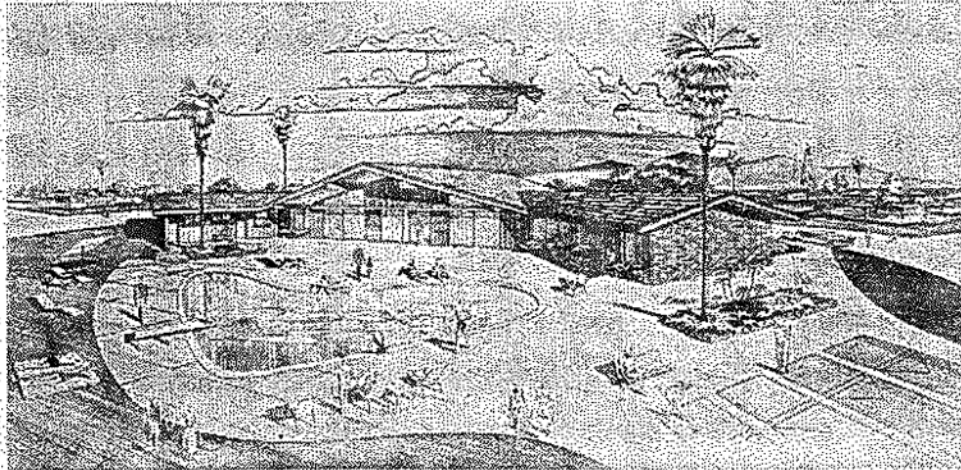
1959/03/05 - Frank L. Whittington planning trailer park in Otay at Main and Third. (Chula Vista Star-News, March 5, 1959.)

1959/06/18 - Brentwood Park trailer park groundbreaking for 259 spaces, built by Bollenbacher and Kelton on 27 acres along Montgomery Freeway between Moss and Palomar. (Chula Vista Star-News, June 18, 1959.)

# PREVIEW OPENING!

SOUTHERN CALIFORNIA'S  
MOST LUXURIOUS TRAILER PARK

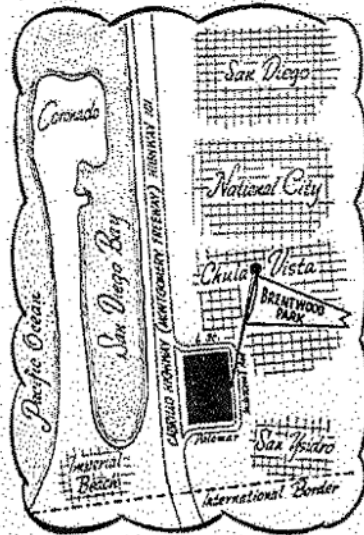
## Brentwood Park



### 27 Acres of Landscaped Beauty... The Ultimate in Mobile Home Living

First section now available! Superbly landscaped Brentwood Park, walled-in for privacy, is designed to be a complete community in itself. It offers owners of every size trailer a wonderful new experience in suburban living with finest recreational facilities and services. Adjacent to the heated, filtered pool are a games area and a comfortable Clubhouse with large hall and kitchen, lounges and fireplace. Each trailer site is hooked up for underground utilities to a "utility island." Laundries provide soft water. Mail is delivered direct to each trailer. Freeways, employment, naval bases, recreation spots and major shopping areas are only minutes away. See fabulous Brentwood Park today!

- 1500 Square Foot Deluxe Pool
- 6 Shuffleboard Courts
- 5000 Square Foot Clubhouse
- Ping Pong • Badminton • Archery
- Extra Large Spaces and Patios
- TV and Telephone Jacks



## Brentwood Park

the Mobile Home  
Address of Distinction

MONTGOMERY FREEWAY (101) BETWEEN I AND PALOMAR — CHULA VISTA

1959/09/27 - first residence due at new trailer park Brentwood Park, a million-dollar luxury trailer park by Bollenbacherr and Kelton, 14 mobile home owners have reserved space in the new park will arrive October 1. When finished the park will have 261 trailers on 27 acres it is located off Montgomery Freeway built by DMK construction at Palomar Street (Chula Vista Star-News, Sept. 27, 1959.)

1959 - Walter Duvall and I (Frances A. (Mavin) (Duvall) Zwahlen) built Cabrillo Mobile Lodge in Chula Vista, and I still own the park. Through the years, the people who rent spaces have become very dear to me, in some cases nearly family, and I have spent considerable time through the years at the park. Now my daughter and on-tn-law help in over eeing the park so I may enjoy my home, family, friends, and the many crafts and plants I so thoroughly enjoy.



*Trailer Villa entrance on Broadway*

1960 - Trailer Village, Mrs. Jean Karpowicz, 288 Broadway (City Directory)

1961-62 - Name changed to Trailer Villa at 288 Broadway (1961-62 City Directory)

1963 - Trailer Villa, Mrs. Jean Karpowicz, 288 Broadway (City Directory)

1964 - Trailer Villa, Mrs. Jean Karpowicz, 288 Broadway (City Directory)

1965 - Trailer Villa, Mrs. Lue Dowd, 288 Broadway (City Directory)

1962 - Joseph Dawson and wife June Hart moved back to Chula Vista 1962. They celebrated their fiftieth anniversary in in 1986 in the mobile park where they have lived since 1962.

1962/04/26 - Public hearing on rezoning newly annexed Muraoka area of Castle Park to allow multiple-dwelling zone will be postponed. Muraoka proposes to put a trailer park directly across from Castle Park JHS. (Chula Vista Star-News, Apr. 26, 1962.)

1962/07/01 - Trailer Tips in Star-News - On display at John's Mobile Homes, 1215 National Avenue, is the Mayflower Manufacturing Company's charming line of Pilgrim mobile homes. (Chula Vista Star-News, July 1, 1962.)

1962/07/05 - Planning Commission approved the Muraoka trailer park on the south side of Quintard street bet 1st and 2nd sts, after the entrance had been moved away from Castle Park JHS on Quintard to 2nd Ave. Park will have 243 spaces, 129 in each of two units. (Chula Vista Star-News, July 5, 1962.)

1962/08/02 - COLUMN: Trailer Talk by Bev Vollmer (this issue is the first appearance of column Trailer Talk in the Star-News) - The TraveLodge Mobile Home Park will commemorate its first anniversary with an open house Sunday from noon to 5, It is located just across the highway from Unimart in Chula Vista. (Chula Vista Star-News, Aug. 2, 1962.)

1964/01/02 - COLUMN: Trailer Talk by Bev Vollmer - "The moving of Maude Whitworth's new 20 foot double-wide Roadliner from the sales lot to Palace Gardens Mobil Home Park set a new precedent. A special permit was obtained from the police department to move it in its expanded form rather than telescoped as customary. Time, money and labor were saved in the process. Terryites Jack and Vernon Morse have joined Terry's Travel Trailer Club. They have a new 18-foot Terry. Their first outing as new members was to the Red Rooser Inn in Ramona." (Chula Vista Star-News, Jan. 2, 1964.)

1965 - Mrs. Florence Winterbottom, 62, burns to death as fire destroys mobile home. November 14, 1965

1965 - Following Dewey Hayden's retirement, Dewey and Myrtle moved from San Pedro in 1965 to be near their daughter Rachael and her family who had moved to Chula Vista several years earlier. They purchased a mobile home and lived in "Terry's Trailer Court" on G Street. [Terry's Mobile Park at 677 G Street]

1965/01/04 - There are more trailer parks in Montgomery and south Chula Vista than any other part of the county, and Montgomery Civic Council wants county to stop permits, but county says most of the South Bay Zoning District is M-1 that allows mobile home parks. The Otay area proper is unzoned county territory (may become zoned in 1965). (Chula Vista Star-News, Jan. 4, 1965.)

1965/02/18 - COLUMN: Trailer Talk by Bev Vollmer -" New mobile home parks are springing up like mushrooms all over this county. The Valentine's Day potluck dinner in the TraveLodge Mobile Home Park clubhouse was attended by 60 residents." (Chula Vista Star-News, Feb. 18, 1965.)

1965/07/01 - COLUMN: Trailer Talk by Linda Liddell - Brentwood's shuffleboard players won first place in doubles championship meet. Brentwood has new owner and manager Jerry Talbot is adding a none-hole putting green. David Burge of TraveLodge Park is serving with the USN in Europe. (Chula Vista Star-News, July 1, 1965.)

1965/09/02 - COLUMN: Trailer Talk by Linda Liddell - Jade Bay's monthly potluck was held in their recreation hall. Raymond J. Liddell is leaving the Bison after 10 yrs residence and moving to a larger trailer in Palace Garden Mobile Home Park. (Chula Vista Star-News, Sept. 2, 1965.)



*1966 aerial shows large number of trailers along G Street and at the end of D Street*

1966/05 - Mr. and Mrs. Odessa Rhodes file discrimination suit against five South Bay mobile home parks. My 29, 66

1966/06 - Roy Muraoka, who refused to rent trailer space to Odessa Rhodes, censured by Japanese American Citizens League. June 16, 1966 A:l :7

1967/06/04 - Courts ruled that a Negro couple did not suffer discrimination by the Georgiana Trailer Park at 1235 Frontage Road or the Imperial Sands Trailer Park at 1810 Palm Ave. The lawsuit was brought by Odessa and Sylvia Rhodes. (Chula Vista Star-News, June 4, 1967)

1968/02/02 - Orange Tree Mobile Home Club, a 114-space family trailer park on 13 acres on Orange between 5th and Broadway, replacing the Downs home at 497 Orange. (Chula Vista Star-News Feb. 2, 1968.)

1968/02/04 - COLUMN: Trailer Talk by Mary Kratzberg - "The Bonita Vista Wednesday afternoon ladies craft class is now working on lap robes for the wounded men of Vietnam. Good work, ladies, it's gretly appreciated and is also suggested that covers for the crutches may be needed. The Rec. Hall at the Bonita Vista was the scene of a meeting and luncheon for the WSCS of the Methodist Church this past week. It was hosted and served by Mrs. Sue Morrison and very much enjoyed by the 12 ladies present." (Chula Vista Star-News Feb. 4, 1968.)

1968/10/27 - Citizens protest zoning to allow trailer parks on Otay Lakes Road above Sweetwater Valley floor. Oct. 27, 1968.

1969/02/06 - COLUMN: Trailer Talk by Mary Kratzberg - "All tenants from the Continental, 5-10 Mobil Ranch, Terry's and the Broadway are invited for lunch and the races at Caliente by the Mobile Ranch owner." (Chula Vista Star-News Feb. 6, 1969.)

1969/06/26 - COLUMN: Trailer Talk by Mary Kratzberg - news from the Thunderbird, Palace Gardens, Brentwood. "Ruth Esteb and Ethel Baker, former and present reporters from Brentwood invited your reporter, Mary Kratzberg of Bonita Vista to a luncheon this past week."

1970 ca - Howard and Opal Kersey continued to move about, but always returned to Chula Vista. They even owned more businesses on Broadway (National Avenue). Later they lived at a mobile home park on Anita Street until their deaths. Howard died in 1979, and Opal died in 1980.

1970 - J. Morey will report on complicated situation of Mobile Homes in the county. Ap 26, 1970

1970 - County Board of Supervisors request a hearing on mobile home housing and parks of the County Planners. Condominiums up for sale started this investigation. Oct. 29, 1970

1971/12/09 - COLUMN: Trailer Talk by Mary Kratzberg (Star Dec. 9, 1971) -- A very successful "first of the season" pancake breakfast was well attended by more than 60 residents and guests at Palace Gardens. The Christmas dance at Terry's will be Saturday in the skyroom, with music by the Terrytones.

1972 - Upon retiring in 1972 Doris and Gordon Cox sold the family home on Alvarado Street and moved to a mobile home near Southwestern College.

1973/03/11 - This month rents were in raised approximately 14 percent (between 9 and 20) per space at the Rancho Chula Vista Mobile Park. 1011 Byer Way. This situation is not peculiar to trailer park, nor to the South Bay. A national wave of rent increases in setting landlord and their tenant to carping at one another. (Star Mar. 11, 1973)



1973/06/24 - Gerold Fick, owner of Rose Arbor Mobile Lodge, 352 Broadway, charged that the operation of the halfway house endangered residents in his mobile home park. A halfway house for former psychiatric patients from hospital has received the green light from the Chula Vista City Council. in a move which overturned action by the city Planning Commission. Planning commissioners had rejected a conditional permit required for the renovation of a motel at 380 Broadway into the Vista Halfway House because they said it was a dual use. An adjacent motel unit at 394 Broadway will be converted to the halfway house facilities at a later date. (Star June 24, 1973)

1973/07/15 - A conditional use permit was denied by tie vote that would allow a GI Trucking terminal to go in an area zoned for light industrial use near the proposed interchange of 4th Av and State Route 54. The proposal for the trucking terminal, which would operate around the clock, brought opposition from residents of the area, including petitions from 200 persons living in the Chula Vista Travelodge Mobilehome Park and homeowners living on the bluff above the area. The site near the freeway is a good location for a truck terminal, and added that the mobile home park, abutting against property zoned for light industrial use, is mislocated. Ed Witek, co-owner of the mobilehome park, said he was not opposed to the truck terminal itself, but he objected to the huge semis rumbling past the bedrooms of his tenants on N. Glover Ave. at all hours of the night. (Star July 15, 1973)

1973/11/15 - To get a better picture of Chula Vista's mobile home parks, City Councilmen Hyde and Scott, accompanied by City Planning Director James Peterson, toured 12 mobile park sites. A:3:l Nov. 15, 1973 Councilmen have asked the Planning Commission rework a proposed mobile home law. Nov. 22, 1973

1974/01/10 - COLUMN: Mobile Home Musings by Ginny Johnson - At a recent convention of the Western Mobilehome Assn. in Santa Cruz, over 100 recreational vehicle park owner and managers were on hand to support a resolution encouraging government officials and citizen to look at the advantages of outdoor recreation as a way of saving energy. (Chula Vista Star-News Jan. 10, 1974)

1974/01/24 - COLUMN: Mobile Home Musings by Ginny Johnson - At the monthly meeting of the Trailer Coach Assn. at the Grand Hotel in San Diego, officers were elected for the 1974 service year. New officers are chairman, Lee Balame; vice chairman, Merly F. Palmer and secretary- treasurer, Mary Terry (re-elected). Don Luis Mobile Estates managers are Carl and Ella Hunter. (Chula Vista Star-News Jan. 24, 1974)

1974/02/10 - COLUMN: Mobile Home Musings by Ginny Johnson - The Hanalie Hotel in Mission Valley was the setting this week for the premiere showing in San Diego of the California ~ Mobilehome Dealers Assn's new 25-minute motion picture. "New Way of Living". The film considers the advantages of mobilehome life and mobilehome parks, throughout the state. A variety of persons living in mobilehomes (young and old alike) give their opinions of living in mobilehomes. After a Caribbean cruise, Jack and Dorothy Lydick have returned home at the Villa Novia park. (Chula Vista Star-News Feb. 10, 1974)

974/02/28 - COLUMN: Mobile Home Musings by Ginny Johnson - Residents enjoyed an Italian potluck dinner at Pepperwood Estates. (Chula Vista Star-News Feb. 28, 1974)

1974/05/16 - The City Council has adopted a far-reaching policy that will limit the density of mobile home parks, where they can locate and even the size of the front yards. April 28, 1974 A: 2: 1 Mobile home residents discuss advantages and disadvantages of mobile home life. May 16, 1974

1977 - Ernza Grutzmacher lived alone on Guava Avenue until 1977 when she sold the home and purchased a mobile home in Palace Gardens Park. [1425 2nd Ave bet Quintard and Orange]

1977 - Verne and Marvelle Smith, an elderly Chula Vista couple was found dead in the bedroom at their mobile home this week after a neighbor reported not seeing the pair for four or five days.

1977/07 - Residents of South Bay mobile home parks expressed reservations about the end results of proposed state legislation designed to stabilize park rents. Some owners have vowed to shut down their parks if they are subjected to what they call rent control. July 17, 1977

1978/01 - Series of articles analyzing mobile home living. January 22, 1978 A: 1:2 January 26, 1978 A: 14: 1 January 29, 1978 A:2: 1 February 5, 1978 A: 2: 1 Some South Bay mobile home owners will be affected by a court ruling that prohibits mobile home dealers from renting spaces in local parks, in turn leasing them only to those who buy from them. June 29, 1978 A:9: 1 30% rent hikes upset tenants at Brentwood Park. August 10, 1978 A: 1:3 The Chula Vista City Council in an effort to preserve some of the city's last moderate-cost housing, has approved a for mobile home parks. new zone exclusively November 23, 1978 A: 1:2 Mobile home owners may be able to own their lot under subdivision ordinance revisions being considered by the Chula Vista City Council. A:3:2 December 3, 1978

1978/01/21 - Mobile life (This is the first in a series analyzing mobile home living.) By LAURA RITCHIE -- The mobile home life style in the South 'Bay can be anything its followers want it to be - or can afford to pay for. From the luxurious \$60,000 triplewide coach set in a well- landscaped five-star mobile home park with therapeutic pool, swimming pool (or pools), a splendid club house, social program and 24-hour security. To the squalor of a cramped, 30-year- old trailer parked in a make-do lot where the "amenities" are virtually non-existent. And all the grades of luxury, comfort, adequacy and deficiency in between. FOR THE most part, the word "mobile" is a misnomer. The larger 'coaches - from 12 and 14 feet wide singles to 24 and 28 feet wide doubles and all the way up to the giant 34-foot wide triples (two 12-foot wide units and one 10-foot wide), are moveable only by experts with special equipment. A moving permit is required to tow them on a public thoroughfare. They can be moved more easily than a conventional house - but not much. The old stereotype of a trailer dweller rolling merrily down the road with his house dragging along behind his car is just that - a fixed (and now inaccurate) conception that many people still associate with mobile homes. Modern day mobile homes are likely to include such house-type furnishings as a laundry room, bedrooms big enough for king-size beds and living rooms big enough to hold a couple of couches and several chairs without being crowded. They usually are set into a park'on a semi-permanent basis, fitted with attractive skirting and awnings; often auxiliary "rooms" are built onto them. Some of the bathrooms for master bedrooms in mobile homes are spacious and luxurious enough to complement an above average conventional home. The South Bay has more than 11,306 mobile home spaces. Each space probably accounts for at least two people, adding up to more than 22,600 people in the South Bay area who have chosen the "mobile" life - or about 10% of the area's 225,000. More might switch from conventional housing if the park space situation weren't so tight. All available land, zoned and approved for mobile home use, is occupied. Development of a new mobile home park is subject to the statutes for a condominium development in San Diego County. Several types zoning would allow mobile homes as a conditional use, but getting that conditional use permit is often a long drawn out, complicated process. Just ask Lowell Terry, owner of five parks in Chula Vista and one in nearby Spring Valley. He figures it cost him \$200,000 in waiting time and other costs to get the land for his Bonita Hills Estates in Spring Valley zoned and approved for mobile home use. THE SCARCITY of spaces leads to a "closed park" situation in some instances. That means only a coach bought from the park owner or an affiliated dealer may be parked there. This brings some criticism, but Terry sees it as simple business expediency. It helps him sell coaches if he can supply a place to park them, and seen from that view, it would be foolish for him to fill all his parks with coaches bought somewhere else. Closed parks are the exception, however, not the rule. Many park operators are in business to rent space, not sell coaches. They don't care where a coach was bought, only that it is placed on the concrete "pad" according to their specifications and meets other requirements set up by individual park owners. Park rules vary, but generally reflect the park's status. A four-star rated park will require more of its tenants than a two-star one, but it will give more in return. THE BETTER parks require coaches be skirted, awnings and other additions conform to certain design rules. Some forbid any "permanent" addition to the coach. Thus a detachable awning is fine, but a patio built onto the parked coach is forbidden. That's a rule which often is overlooked, depending on the attractiveness of the addition. It must be removed if the coach is moved, usually. Storage of any type beneath, behind or around a mobile home is prohibited by the state health code.

Violation of this rule has been described as "rampant" in some lower-rated South Bay parks. More than half of the park spaces are restricted to adults only; in some instances a whole park is thus designated. In other parks, where both adult-only and family spaces are provided, they are usually in separate areas, often with separate pools and clubhouses. Some parks restrict the use of such facilities to adults-only at specific hours. (Chula Vista Star-News, Jan. 21, 1978)

1978/01/22 - Secure life of luxury (Second in a series on mobile home life) -- ALMOST NEVER is a luxury. The mobile home chosen for its mobility. In researching this series, The Star-News received the "security" answer more often than any other, with "community atmosphere" running a close second. The better parks have security guards, 10 mile per hour speed limits on streets with the parks, and a "neighborly" outlook which helps keep disturbances to a minimum. The parks are fenced, and even those located in Industrial or commercial areas manage to create a feeling of being a separate community. A quiet, well-kept environment, attractively landscaped and laid out for maximum privacy and convenience is common in the four and five-star rated parks. MOBILE HOME parks nationwide are rated by Woodall's publishers of a directory regarded as the leading authority in the field. Either four or five stars classify a park as excellent. Five stars are awarded only to those parks Woodall's considers lacking in nothing which could be provided to make it "the very best." About a dozen of these parks are located in the South Bay area. They have therapeutic and swimming pools, splendid clubhouses, tasteful landscaping and well-kept streets. One has its own private five-hole golf course. Lots are big enough to create an open, spacious feeling, but small enough to hold yard work to a minimum. Rigid rules are imposed regarding the size and type coach which may be placed in the park and tent which may (or must) be skirting, patio and carport awnings are required in many parks; usually there is a stipulation that they must be aluminum. If storage lockers are permitted, they must conform to standards set by the park. MOST HIGHLY-RATED parks have organizations which make it possible for any resident to enjoy an active social life. Dances, card clubs and other activities abound. "It's just like a mini-country club," said Mary Frances Click, who has lived at Brentwood Trailer Park, J100 Industrial Blvd., Chula Vista, for the past nine years. She and her husband, Malden, are among the many who listed security as a top priority in their choice of the mobile life style. Malden Click is a retired tooling engineer from Oklahoma. Other trades and professions represented include doctors, dentists, construction workers, undertakers, ministers, school teachers and postmen. Many retired Navy families live in South Bay mobile home parks. Other branches of the service are represented also, but the Navy predominates. COST IS one thing which seldom influences the person who chooses to adopt the upper-level mobile home life style. Coaches range in cost from \$18,000 or \$20,000 up to \$60,000. Special features can send the price soaring even higher. In the South Bay space rental in a four-star park ranges from about \$110 to \$125 per month. Space in five-star parks go up to about \$170. There have been rent increases in many parks recently; others are pending. The space rental usually covers water and garbage removal. Some parks charge a flat fee for gas and/or electricity. Others pull these utilities on meters. AT PURCHASE time, the mobile home owner pays a 6% tax on the basic cost of the coach. Skirtings, awnings and other special equipment are exempt from this charge. The mobile home owner pays an annual fee based on the Motor Vehicle Department's depreciation schedule, which is similar to that used for automobiles. For example, a coach which costs \$17,200 will pay a \$294 fee the year it is bought. The next year that fee will drop to \$242 and by the fifth year will have dropped to \$138. Each section of a double or triple-wide coach is taxed on its specific valuation. One section may be regarded as far more valuable than the other because kitchen equipment, bathrooms and laundry rooms are usually all in one section. CHESTER AND GLADYS POWERS who live in Lynwood South, 444 Anita, Chula Vista, value their 1970 double-wide coach at about \$16,000, yet their 1977 fee was \$42 for each section. Those fees - when compared to tax bills on conventional homes - seem rather low, and objection is widespread to the continued use of the MVD depreciation schedule. Legislation now under consideration may require mobile homes to be taxed as real property. Ralph King, assistant assessor-valuation in the county assessor's office, said a \$16,000 house would pay \$400 tax annually - 20% of its market value. It's difficult to estimate how much of Powers' space rent goes for land taxes, but Lowell Terry says \$22 per month of the \$170 charged at his Bonita Hills Estates is for land taxes. (Chula Vista Star-News, Jan. 22, 1978)

1978/01/22 - COLUMN: Mobile Life by John Kolsters -- It has an odd name, but it's a nice park, "5-10" Mobile Ranch at 1500 3rd Ave. in Montgomery. It is an adult park for 101 mobile homes. The first impression is how clean and well-kept the park and mobile homes are. Owned by Randy Terry and managed by Joe and Ethel Curl, it is a nice place to live. The clubhouse and pool area are being refinished. After upgrading, the hall will once more become the center for group Sunday breakfasts once month, coffee and donuts each Wednesday and cookouts. (Chula Vista Star-News, Jan. 22, 1978)

1978/01/29 - Cheap! (Third in a series on mobile home living in the South Bay.) By Laura Ritchie. "It's the cheapest place you can live!" In the South Bay's older, smaller, more humble mobile home parks, that's a common answer to the question of why residents choose the mobile home lifestyle. Many of these parks were established 30 or more years ago, when restrictions were few. They have small lots, small trailers - and the "amenities" are few indeed. BUT THEY fill a niche in the housing market which conventional housing does not. Many residents have low, fixed incomes. Often they are elderly, anxious to maintain their own residences rather than live in a rest home. "They are fiercely independent," said C. D. Mulkins, manager of the Caravan Trailer Court, 246 Broadway, Chula Vista, "This helps them maintain that independence." Mulkins' park has 49 spaces in an overall area about 200 feet wide, 300 feet deep. Spaces are designed to handle trailers up to 35 feet long, as much as 12 feet wide. Most of the trailers parked there are 8 or 10 feet wide. Some are longer than 35 feet, but are crowded on the lots. THE CARAVAN is exceptionally well kept. Tiny lawns are beautifully groomed, streets clean and individual spaces neat. The reporter saw no violations of the state law forbidding storage underneath trailers. The park does not have natural gas service to the spaces. Tenants pay \$65 per month space rent; this includes garbage removal and water. Tenants pay for their own liquefied petroleum gas - at about 55 to 62 cents per gallon, or at least twice the cost of natural gas, according to a spokesman for San Diego Gas & Electric Co. CORA YAAP, 86, who lives in her own trailer parked at the Caravan Trailer Court, says it costs her \$14.25 to have her 23-gallon gas tank filled - and this must be done about every 10 days. That adds up to more than \$42 a month to heat the 278-square foot responded to her neighbor's fall in which she was seriously injured. "I don't know what I would have done without my neighbors," she said. "I had to be gone three months, and they all watched out for my place." Yaap has lived at the Caravan, in the same space, for 24 years. She bought a newer trailer a few years ago, though. IN OTHER trailer parks along Broadway in Chula Vista, space rentals vary according to size, whether spaces have natural gas service and other factors. As much as \$20 per month difference in rates may be charged in the same park. In one park the natural gas service spaces cost \$20 per month more than those which use liquefied petroleum gas. Older residents of trailer parks in Chula Vista may soon benefit from a program being worked out by the city's Community Development Department. Paul Desrochers, director, said his office has some federal bloc grant money which can be used to buy better coaches, upgrade ventilation, wiring and plumbing. "That area of housing in the city is probably the one that needs renovation most," he said. "Some of the trailers are 'way outmoded.'" DESROCHERS said his office wants to provide money for renovation without disturbing the existing life style. "Those are real little communities," he said. "The residents are very supportive of each other. It's a good situation for the elderly person who wants to live alone. "We certainly don't want to destroy that." Desrochers says his office's plan is a "pioneer" effort. He has found no such program either in reports from the U.S. Department of Housing and Urban Development (HUD) or from other cities. "Some programs have moved them out, into renovated housing," he said. But no one is doing it exactly like we plan to. We have no precedent to go by." OFFICIALS are treading an uncertain path in dealing with the parks. Since they were established time when regulations were more most don't meet the health and rules now in effect. But they are needed. If safety enforcement caused closure present residents might be damaged. "When we have a complaint, to get them to fix it up," said Hansell, Chula Vista housing inspector. "It's mostly a matter of housekeeping, accumulating trash which cause a hazard." Fires which occur in these generally very much the same as residential fires, according to Monsell, Chula Vista assistant marshal. He says one factor is that they are separated by at least 6 feet, that Fire Department response has been good. The fires-per resident rate is no higher than in other housing. "The fires are usually within the coach where they carelessly smoking, wiring faults same way fires are started in residence.", IN THE most dilapidated parks, refinements of skirting, awnings patio covers are strictly a choice. Some residents create warmth beauty in their small homes, by personal touches to the yards coaches, doing miniature ... jobs and carefully maintaining

space where they live. Others take a more casual to their life style, somehow ..... project a temporary atmosphere, though they may live in the same for years. It's a lifestyle of which many a few blocks away are unaware - it's there. It serves a purpose, and likely to remain - essentially unchanged, for a long time. (Chula Vista Star-News, Jan. 29, 1978)

1978/02/02 - COLUMN: Mobile Life by John Kolsters -- The Palm Mobile Estates at 1481 3rd Ave. in Montgomery (Chula Vista) sets back from 3rd Ave. so it's easy to pass without noticing it's there. But don't sell it short. The Palms, a beautiful park with a high rating, has 216 mobile homes and one of the nicest clubhouses in the South Bay. It has a pool, sauna, party kitchen, billiard room and an outstanding shuffleboard area. The park is managed jointly by John Piper and Henry Gibson. The clubhouse has a potluck once a month, ladies luncheon each third Wednesday, and a crafts class every Thursday. I just happen to know the streets in this area are being upgraded - Orange widened from Broadway to 805 with sidewalks over the difficult area in the 3rd Ave. gently. It will make it easier for the Palms people to get to market. THE CHULA VISTA Planning Commission is making a mobile home density study. Three parks in Chula Vista were selected for the study, that could possibly lead to the parks becoming future sites for apartments. Under study are the Palace Gardens, 1425 2nd Ave., with 303 mobile homes, the Brentwood, 1100 Industrial, with 258 spaces, and the Travelodge, 345 CSt., with 166 spaces. In the event of a change of land use under the present zoning, the Palace Gardens could go to over 900 apartments. The formula for the apartment zoning allows a 2 bedroom apartment for each . 1,430 square feet of land space. Mobile homes average from 8 to 10 units per acre (43,560 square feet). The possibility of the unincorporated county area (Montgomery) being annexed to Chula Vista could further affect another 2,400 mobile homes that would find themselves under Chula Vista zoning. My suggestion is to switch to the suggested PMD (Planned Mobile Home Development) zoning for those large parks that were actually planned as parks. I don't intend to alarm anyone, but facts must be faced. With the complete absence of any place to go, even the required one-year legal eviction notice wouldn't do anyone any good. (Chula Vista Star-News, Feb. 2, 1978)

1978/02/05 - Mobile Home Taxes (Fourth in a series on mobile home living in the South Bay.) By Laura Ritchie. -- "I'd be tickled to death!" That's the reaction of one South Bay mobile home park owner (and mobile home dweller) to the possibility that mobile homes might soon be taxed as real property. He has taken the time to unravel the complex tax rules now in effect - and figure out just how much mobile home owners really pay into the state's tax coffers annually. THE NET result of such research is that, in many cases, mobile home owners actually pay more taxes than do owners of comparably priced conventional housing. For instance, the buyer of a \$35,000 mobile home will begin by paying \$2,100 in sales tax - a cost the buyer of a conventional home avoids. Then, over the next five years, that mobile home owner will pay \$2,071 in fees, as calculated by the Department of Motor Vehicles depreciation schedule for the "mobiles." And, as part of his monthly space rental, he will pay about \$200 to \$250 a year in real property tax (paid by the park owner, but passed on to park tenants). That adds up to from \$5,171 to \$5,421 over five years, depending on the amount of real property tax included in the space rental. THE OWNER of a \$35,000 conventional home bought at the same time will pay approximately \$875 per year in taxes or \$4,375. Or from \$796 to \$1,046 less than the mobile home owner pays. Jack Templeton, county chief assistant assessor, cautions that the \$875 tax figure for a \$35,000 home is "a very broad generalization." He says there are dozens of formulas on which assessments are figured, depending on location and other factors. Over an IS-year period (the time MVD considers right for full depreciation of the mobile unit), however, the conventional home owner pays more in taxes. The \$875 per year tab adds up to \$15,750 while the initial sales tax, annual fees and his portion of the park's real property tax total from \$9,768 to \$10,668 for the mobile home owner. THE MOBILE unit, however, is usually resold three times during that period. Sales tax on those transactions, if figured on the depreciated value as set by MVD, would add another \$2,184 to the total. Conventional houses, also frequently resold, carry no sales tax on these transactions. (Chula Vista Star-News, Feb. 5, 1978)

1978/02/09 - COLUMN: Mobile Life by John Kolsters -- The newest of the new in mobile home parks, the Bonita Hills Estates, sits high on a hill overlooking the Bonita valley east of Chula Vista. It is located at 275 South Worthington St., with a Spring Valley address. It overlooks a lake, the mountains and is as modern

and luxurious as could be. Triple-wide mobile homes dominate the winding streets, and if there is anything new in mobile home living, you will see it there. It is a so-called closed park, which means the mobile home must be purchased from the park owner. It is another Lowell Terry park and is managed by Chuck and Irene Norwood. It is about 75% full now. If you're out riding, don't miss it. (Chula Vista Star-News, Feb. 9, 1978)

1978/02/16 - COLUMN: Mobile Life by John Kolsters -- Otay Lakes Lodge on 40 acres out Telegraph Rd 4 miles east of 805, located at 1925 Otay Lakes Rd, has 200 mobile homes. It is out in the country and is one of our best. The park has its own newspaper with every day social events. (Chula Vista Star-News, Feb. 16, 1978)

1978/02/16 - home where Saburo Muroaka and his wife Haruko now live is on a hill at 1480 1st Ave., and it overlooks the 300-space Palace Gardens Mobile Home Park which they own. (Chula Vista Star-News, Feb. 16, 1978)

1978/02/19 - Mobile home density -- Residents in two large Chula Vista mobile home parks can feel a little less threatened by apartments development while the fate of a third is still in question as a result of City Council action this week. Owner Saburo Muroaka is opposing the extensive downzoning proposed for his 30.5-acre Palace Gardens Mobilehome Park at 1425 2nd Ave., which would reduce allowable density from 32.4 to 12 dwelling units per acre. UNDER ITS current multiple family residential (R-3) zoning, 983 dwelling units could be developed on Muroaka's property now occupied by 294 mobilehomes. Muroaka and his attorney, Paul Peterson, recommended a zoning of R-T-3, which would allow about 21 units per acre, or the R-3-P precise planning zone which would allow the City Council to review development plans and set any density it wished. Planning Director Jim Peterson reported public works staff had said a maximum of 17 units per acre could be developed on the mobile home parks, but he could not recommend more than 15 units per acre for any of the properties. COUNCILMAN Jim Hobel, who said he is a "great supporter of the rights of property owners," supported Muroaka's request and asked that Peterson re-study the zoning and possibly recommend a higher zoning than 12 units per acre. His motion passed 3-2. Councilman Lauren Egdahl opposed the additional study, saying there was no need "to make the staff go through that fire drill" when Peterson already had said he could not recommend even the maximum 17 units per acre public works had said the land could support. Mayor Will Hyde agreed with Egdahl and said the study is "an unnecessary delay" since it would mean the matter would have to go back before the Planning Commission for a new public hearing and come back to the City Council for another hearing. COUNCILMAN Frank Scott objected to Hyde's "unnecessary" tag, saying it was not unnecessary if councilmen felt additional study could bring about a different proposal. Chula Vista Travelodge Mobilehome Park, 345 C St., and Brentwood Mobilehome Park, 1100 Industrial Blvd., tentatively were rezoned Tuesday from 32.4 units to 12.4 units per acre. Peterson said if plans for a residential village type project, with a mix of residential structures, townhouses, and apartments towers, were proposed, higher density could be considered in some cases. He said an industrial zoning might be more appropriate for Brentwood Mobilehome Park since its proximity to I-5 and the industrial areas along Industrial Blvd. made it unsuitable for high-density residential development. He said industrial zoning could be considered at general plan change hearings in April. Scott objected to changing the residential zoning now only to change it to industrial in April. "To change that to industrial would say to the present mobile home residents that we want them to move out pretty quickly," said Scott. "I move staff be told not to look at industrial zoning for the park." Scott's motion failed for lack of a second. Peterson said the current zoning is inappropriate, and the lower density zoning would be more appropriate for the present use of the land while staff studies the feasibility of industrial zoning for eventual use. He added that the mobile home park owners have no plans he is aware of to redevelop the parks. He added it is better to zone the parks to correspond with other uses in the area and with their own present developments than to have to consider a project based on underlying zoning which is inappropriate. Residents and some owners of Chula Vista Travelodge and Brentwood Parks supported the proposed rezoning. No owners the parks opposed the downzoning. Muroaka said he felt the city was breaking promises made when city annexed his 90-acre property in 1960. Taki Muroaka, who manages the park, said the Palace Gardens Mobilehome Park developed with certain expectations based on the zoning. (Chula Vista Star-News, Feb. 19, 1978)

1978/02/23 - COLUMN: Mobile Life by John Kolsters The Imperial Sands Mobilehome Park has something for everyone. It's located just west of the freeway at 1810 Palm Ave., within the San Diego city limits near Imperial Beach. It's a big one with spaces for 337 trailers and mobile homes under its rows of huge palm trees. It's a family park with a separate adult section and an RV section in the front. The managers are Mr. and Mrs. Joe Hunt and assistant managers John and Ann Senko. Park ratings? There aren't any. A number of years ago a publication known as Woodall's rated mobile home parks and awarded stars to the deserving parks in relation to the appearance and - the amenities. . In the '50s Woodall traveled with a trailer and wrote about what he saw. I understand he got the idea to print a guide from Duncan Hines. If you remember' Duncan went around the country trying out restaurants and printed a guide called "Adventures in Good Eating." Duncan gave it up and went to making a cake mix. Some 4 years ago Woodall also gave up the mobile home rating business. Another directory printed by Mobile Home Associates covers five Southern California . counties. It appears to have borrowed Woodall's old star ratings and changed them to As. The Golden State Mobilehome Owners League does not print a guide. A mobile home park directory that would also give the landlord- tenant relationship is needed. Dealers and some park owners have been sued on misrepresentation of Woodall stars. (Chula Vista Star-News, Feb. 23, 1978)

1978/03/02 - COLUMN: Mobile Life by John Kolsters The Mountain View Lodge at 1148 3rd ave is a rather large park with 129 mobile homes. It is a family park, but retired folks predominate. Not many double-wides, but mostly IOs and 12s are spaced on wide, clean streets. There isn't a better kept park in the South Bay. There is a small clubhouse, pool and playground for the kids; and lots of parking space. It looks like home for everyone. I talked to several . tenants who had high praise for the .management, which is a rarity in these times. Managers Roy and Elizabeth Clarke, helped by Pat ' and Clayton Mills, assistants, are doing a good job. Rents are within reason; stores are handy. If I were rating parks as to liveability, Mountain View would be way up there. HI-HO SIL VER. Speed . and agility on .how to get aboard and straddle a fence was the order of the day. At the, Chula Vista City Couccil meeting, concern was voiced .about possible relocation of ; . park tenants. Zoning was altered for two parks that had no owner op- position. The third park, however, where owner opposition appeared, brought instant fence straddling. Back to the drawing board. I am informed Chula Vista need not inform tenants of any meeting, even if it involves them. A great deal of misunderstanding and confusion could have been avoided if tenants were present at the first mobile home zoning hearing. ART F AIRCLILD and his wife, Sally live in the Granada. Art and I worked together in all phases of the mobile home business for some 10 years. . Art is retired but not Sally. If there is anything worse than my grammar and spelling, it would be my typing. Everything you read in my column has b~en broken down, put back together and typed by Sally. (Chula Vista Star-News, Mar. 2, 1978)

1978/03/09 - Another way to provide more lower cost housing, said City Planning Director Jim Peterson, could be to allow mobile homes to be placed on single- family lots in R-1 neighborhoods. Mobile homes currently are restricted to mobile home parks, said Peterson. Mobile homes are selling at an average price of just over \$17,000 in the South Bay, according to the South Bay Cities Board of Realtors. That lower price tag could make them more attractive housing alter- natives for low and moderate-income families if there were more places to put them. Modular homes, touted a few years ago as "a lower cost housing alter- native, are allowed in Chula Vista, said Peterson, "but they found they could still builri homes cheaper in the field than they could in the factory." Not many modular homes have been built in the Chula Vista area, he said, but there are local restrictions on them. "They're inspected in the factories by state building inspectors," said Peterson. "All we check is utilities and the foundation." (Chula Vista Star-News, Mar. 9, 1978)

1978/03/09 - COLUMN: Mobile Life by John Kolsters -- The Continental Country Club at 1444 Hermosa St.. Chula Vista, is one of the smaller, prestigious mobile home parks. The address may fool you. Hermosa is an extension of 4th Ave. Along with other parks in the area, the Continental has a closed gate for security reasons. You enter on Orange Ave. Originally it was a smaller 44-space adult park with a pleasant two-story clubhouse and landscaped pool. It has been enlarged to 76 spaces by the addition of a modern section. It has one thing other park don't have - a five-hole golf course and green belt. I don't play golf, but I like he ild rabbits hopping down the street. This is a Terry park managed by Chris and Susie Christian. A new

recreation five-acre park is slated to go in nearly across the street. Orange will be widened all the way to 805, and Quintard perhaps dead ended. (Chula Vista Star-News, Mar. 9, 1978)

1978/03/16 - COLUMN: Mobile Life by John Kolsters Mobile lots are much smaller than the yard in a conventional home. But, in a well-regulated park, where the tenants take pride in the gardens, the loving care shows. The Jade Bay is not exactly a new park. Located on the bluff overlooking Interstate 5 and the Sweetwater Valley, it also looks down on the home of the light-footed clapper rail. This park at 701 D St. in Chula Vista is a credit to the area. The park is also a credit to the ability of Nadyne Northington as manager. Nice wide newly-blacktopped streets are bordered on each side by 50-foot high well-trimmed palms. There are 84 single ' wide mobile homes, a nice small clubhouse, pool and laundry. It has occasional potluck dinners to liven things up. It's an adult park, and home for several dozen retired folks. SOME 15 parks in the South Bay are becoming aware of an odor problem! Not meaty and slightly acid odor that creeps in after dark comes from the Omar Rendering Plant located east of 805 on Main St. Council heard a report from the owners, who said it would take from six to nine months to clean up the air. How about passing out free clothes pins? GOLDEN STATE Mobilehome Owners ~ League should dedicate ~ one day each year as , Phil Watson day. There perhaps has never been or will ever be anyone person who has done GSMOL more good than Watson. Watson, who , enlarged GSMOL in the days when it needed members, didn't like mobile homes. , Phil Watson was the Los Angeles County Tax assessor. He unilaterally decided to place all 'mobile homes under property taxation. Bills to the tune of some \$300 per coach'were sent out, and mobile home owner s without question started paying up. GSMOL brought suit against Watson. The Superior Court ruled Watson's ~fforts illegal, and the poor county had to give the money back. Mobile home owners couldn't sign up fast' enough. (Chula Vista Star-News, Mar. 16, 1978)

1978/03/23 - COLUMN: Mobile Life by John Kolsters -- The Thunderbird Mobile Park has about everything one could ask for. The entire park is nicely landscaped and squeaky clean. Located at 368 Anita St. in Montgomery, the park has spaces for 110 mobile homes. It is a family park, and the mobile homes a r e a mixture of single and doublewides. I talked with a couple of nice friendly teenagers in the rather large and attractive clubhouse. The park is a cut above the average even for a newer park. Manager Bob Kelly and wife Pat promote the social use of the clubhouse. There is a once-a-month clubhouse potluck ~d also a once-a-month pancake breakfast. " Sparkplugged by Janette Bozeman, there is even an exercise cla~s twice a week. I forgot to ask if this is before or after the pancake binge. (Chula Vista Star-News, Mar. 23, 1978)

1978/03/30 - COLUMN: Mobile Life by John Kolsters -- The Rancho Bonita Mobilehome Park sort of hides away at 600 Anita St. in Montgomery. It's mostly an adult park with 90 double and singlewides. There is an outstanding clubhouse at the gate with about everything one would want poolroom, community kitchen, breakfast room, a large main hall, with the swimming pool and shuffleboard court just out the door. The park is managed by Ken and Marge Sloan. (Chula Vista Star-News, Mar. 30, 1978)

1978/10 - A Chula Vista woman, Virginia Stranton, died of smoke inhalation when her mobile home at 288 Broadway caught fire this week. A: 11:1 October 5, 1978

1979/02/04 - About 300 residents were evacuated from a Chula Vista mobile home park by rowboat Wednesday after an earthen dike burst and Sweetwater River floodwaters ravaged portions of northern Chula Vista. (Star Feb. 4, 1979)

1979/02/11 - When Flamingo Trailer Park, 466 Broadway, Chula Vista, was recently sold, new owner, Esequiel Campos of Chula Vista, raised most space rents from \$60 a month to \$100 a month, effective March. Since the citizens there are mostly elderly and find it difficult to storm city hall, they signed a petition which was presented this week to the City Council by resident Clyde Dearwester. Signed by 43 out of 47 residents, the petition notes the park is fairly old and has no swimming pool, no club house, and no recreational facilities. Resident Clyde Dearwester said average space rent was \$75 a month and \$100 was billing charged at luxury parks. The petition also says 90% of the rent ! are senior citizens. Some are disabled and many are living on fixed incomes of \$200 a month. On a motion by Councilman George Gillow,



the council decided to send a , letter expressing its concern at the rent increase. Flamingo Park owner Campos said average monthly space rent in the county is at least \$100. He claims he will need the rent increase to payoff his loan and maintain the park. (Star Feb. 11, 1979)

1979/02/18 - Four South Bay mobile home parks were recommended for exclusive mobile home zones by the Chula Vista Planning Commission. February 18, 1979 A:4:1 -- The Chula Vista City Council placed four mobile home parks in an exclusive mobile home park zone. Park owners will not be able to use that land for apartments or condominiums without council approval. March 15, 1979

1979/03/11 - Mary Jane Diosdado, 23, a federally- funded crime prevention officer, Working out of the South Bay station since Jan. 21, has organized residents of the Granada mobile home park, 501 Anita, into a Neighborhood Watch program. (Star Mar. 11, 1979)

1979/03/15 - Four Chula Vista mobile home parks were placed this week into an exclusive mobile home park zone. Three park owners did not protest: Travelodge, 3~5 C St. (12 acres, 166 spaces); Brentwood Park, 1100 Industrial Blvd. (26 acres, 250 spaces); and Otay Lakes Lodge, 1925 Otay Lakes Rd. (30 acres, 196 spaces). But owners of Palace Gardens, 1425 2nd Ave. (30 acres, 294 spaces), objected strenuously to the change. Park owner Takenori Muraoka said Palace Gardens is owned and operated by his family. Mobile home owners spoke in favor of including Palace Gardens in the new zone. George Hilger, of Brentwood mobile home park, said although the Muraokas have promised not to convert the park this year, there's no assurance they won't the following year. (Star Mar. 15, 1979)

1979/03/22 - CITY COUNCIL BOX: 12) Mobile homes: Changed the zoning for mobile home parks located .at 345 C St., 1100 Industrial Blvd., and 1425 2nd Ave. from multiple family to mobile home park. 13) Zone change: Chaaged zoning for a mobile home park, located at 1925 Otay Lakes Rd. from single family residences to mobile home park. (Council Box Score, Star Mar. 22, 1979)

1979/03/29 - COLUMN: Mobile Life by John Kolsters (Star Mar. 29, 1979)

1979/04/11 - - South Bay Mobile Home Owners Executive Group has decided to boycott Bonita businesses because the area's planning group doesn't want mobile homes. April 11, 1979

1979/04/26 - Trailers: Applied exclusive mobile home park zoning to Terry's Mobile Park, 677 G St., and Cabrillo Mobile Lodge, 731 G St. (Council Box Score, Star Apr. 26, 1979)

1979/09/09 - Al Williams, manager of the Thunderbird Mobile Home Lodge by the Sunnyside school, complained about vandalism from students at nearby Montgomery school. Traditionally the district has had a very low vandalism incidence. Last year damage caused by vandals at the district's 29 schools totaled \$20,000, he said. Damage this summer at Montgomery equals 20% of last year's district total. (Star Sept. 9, 1979)

1980 ca - Josephine and Mabel Chapman had moved from Sunnyside and resided on Anita Street on the Sharp Ranch where Mr. Chapman was employed (now Granada Mobile Home Park).

1980 ca - Lucky Waller once lived in Otay, on 3rd between Anita and Orange, owned a lemon orchard before the 1930s, now a trailer court.

1980/01 - 3500 Mobile home park moratorium expected; local residents hopeful. January 17, 1980 A: 1:2 County supervisors have approved the placement of mobile homes or single lots throughout the county, but the structures will have to have permanent foundations and be included on county tax rolls. March 20, 1980 A: 11 :1 Life uncertain at older mobile home parks. August 21, 1980 A:8:l About 125 mobile home park tenants applauded county supervisors this week as they rezoned several parks and passed a rule making it more difficult for park owners to convert their land to other uses. October 9, 1980 A:l :5

1980/06 - The Chula Vista Planning Commission this week approved the Jade Bay Mobile Lodge, Baywood Trailer Park and Bison Mobilehome Park for exclusive mobile home zoning. A: 1:2 June 15, 1980

1980/07 - Mobile home park owner objects to law; makes land exclusively for mobile homes. July 31, 1980

1981/09 - The County Planning Commission recommended an amendment to the Sweetwater Community Plan that would permit a mobile home park on Proctor Valley Road. The amendment has Bonita residents up in arms. A:6 :1 September 20, 1981.

1981/12 - Owner of Bayview Mobile Home Park is granted a 30-day continuance to correct 38 health and safety violations due to "substantial compliance" with county health department orders. December 17, 1981.

1982/02/18 - Chula Vista City Council imposes rent moratorium on all of the city's 26 mobile home parks, as a result of complaints from Brentwood Park residents over recent rent increases. February 18, 1982 A: 1 : 2 Strong reactions by mobile home park owners to rent moratorium. February 25, 1982 A:12:1 Tenants claim loopholes in the moratorium. Feb. 25, 1982 A:12:2 Staff presents City Council a set of regulations requiring park owners to provide financial relocation assistance before converting park to another use. March 18, 1982 A: 1:2 Chula Vista City Council adopts relocation ordinance requiring park owners to provide cash relocation assistance to evicted tenants with low and moderate incomes It applies to owners who want to shut down their parks. May 13, 1982 A: 1:4 Council continues moratorium increases at mobile home parks. July 15. 1982 on rental A: 5: 2 Council approves ordinance allowing mobile home park operators and tenants to mediate rent disputes. ending moratorlum on increases. A: 1: 2 August 19. 1982

1982/02/18 - Gunman Alys McNair kills three at Mountain View Mobile Lodge [1148 3rd Ave]. February 18, 1982 A: 1 : 2 Alys McNair pleads innocent at bedside arraignment in hospital. Feb. 25, 1982 A: 1 : 5 Alys McNair held in lieu of bail pending bail review. A:10:l March 14, 1982 1983 McNair, his sisters, and the owners of the Mountain View Mobile Lodge are named in wrongful death suit as a result of shoot out. B:8:1 Feb. 20, 1983 McNair pleaded guilty to second-degree murder charges for sniping deaths at mobile home park. Sentence is 45 years to life. A:1:4 Sept. 1, 1983 McNair withdraws guilty plea to sniping murders. Hearing continued to November 30. Oct. 30, 1983 A:2:3 Judge denies McNair's request to withdraw plea. Sentenced 45 years to life. December 4, 1983 A:10:1

1983/04 - Criminal complaints filed against owner of Bayside Trailer Park after series of health dept warnings and complaints about health and safety violations. April 14. 1983 A: 1 ;2 [1424 Broadway below Palomar]

1983/05 - Developer has approval to make mobile home subdivision with lots to be sold at nearly \$40,000. May 19, 1983 A:3:l

1984/10/18 - Fire destroys Brentwood mobile home after a gas line under the trailer exploded and set the home ablaze. October 18, 1984

1985/05 - Residents and the manager of Brentwood Park will use Chula Vista's mediation law to resolve differences over a recent rent hike. May 19, 1985 A:4:l

1986/02/09 - Woman claims eviction from Rose Arbor Mobile Home Park is because she is black. February 9, 1986 A:l:2 [352 Broadway]

1986/10 - Mayor Cox touts plan to relocate trailer parks to city land. October 16, 1986 A:l:5

1986/02/13 - A drive for mobile home parks rent control starts. February 13, 1986 A:1:1 A lawyer representing park owners declares the Chula Vista rent control initiative would be invalid if approved by Chula Vista voters. September 7, 1986 A:1:2 Related story. September 7, 1986 A:8:3 Chula Vista City Council voted to keep a mobile home park rent control initiative off the ballot. A:1:5 September 11, 1986 and decides Council reverses decision rent control on Dec. 16th mail election on for parks. A:1:4 September 18, 1986 Rent control measure on ballot of December 16. Foes of measure have raised \$186,530 compared to \$2,157 by advocates. November 16, 1986 A:1:1 Proposition A the mobile home rent control initiative, defeated by nearly 3-1 margin. December 18, 1986 A: 1: 5

1986/02/27 - Residents of Orange Tree Mobile home Park will try to buy the park, now up for sale, to avoid escalating rents. February 27, 1986 A:1:3 City approved in-concept financial assistance to aid residents in purchase. A:1:5 March 23, 1986 Chula Vista will assist residents of Orange Tree Mobile Home in their \$4 million acquisition of the park. A:1:1 April 6, 1986 New ordinance strengthens city's rent mediation covering mobile home parks. July 17, 1986 A:14:1 Chula Vista Redevelopment Agency approved a loan of \$375,000 to Orange Tree Mobile Home Park residents, to enable them to buy the park. July 31, 1986 A:3:1 Chula Vista to use \$166,000 of its low and moderate income funds to pay for fire and street improvements required as part of conversion to resident ownership of Orange Tree Mobile Home Park. December 11, 1986 A: 1: 5

1986/05/02 - Chula Vista may develop its own mobile-home park for low- and moderate-income residents who have been displaced from other parks in the city. Council members acting as the city's Redevelopment Agency voted unanimously last night to purchase a 14.3-acre parcel in the northeast part of the city from the county of San Diego for \$160,000, with the intent of developing the land as a relocation mobile-home park. But the city also must find a way to access the landlocked property, which sits in the Sweetwater River Flood Plain west of Interstate 805. One route under consideration would pass through the KOA Campground. (San Diego Tribune, May 2, 1986.)

1986/08/06 - Chula Vista City Council members, sitting as the city's Redevelopment Agency, last night approved a \$4 million conversion of the 151-space Orange Tree Mobile Home Park, a move that will allow the park's 300 residents to buy the spaces they now rent. (San Diego Tribune, Aug. 6, 1986.)

1986/10/15 - The City Council last night approved a plan to relocate the 800 residents of 16 trailer parks in the city to a city- owned park, if the need arises. Although the council unanimously agreed to the plan proposed by Mayor Greg Cox, some members asked whether the action would encourage park owners to sell their parks for commercial development. Cox said it was not his intent to single out certain parks, but he said that if some of the mobile home parks were reviewed for code conformance, the city would find several violations. The mayor said he proposed the plan, because of the city's 36 mobile home parks, at least 16 are not true mobile home parks, but are trailer parks. He said the zoning for these parks was not only for mobile homes, but for commercial and other uses. (San Diego Union, Oct. 15, 1986.)

1986/12/26 - A 53-year-old Chula Vista woman, Barbara Phillips, died early today when a fire swept through her mobile home in the 250-space Brentwood Park adult mobile-home community in the 1100 block of Industrial Boulevard, said Phillips had lived there about four years. A smoldering cigarette in an overstuffed swivel chair in the living room area of the 60-foot- long mobile home triggered the blaze. (San Diego Tribune, Dec. 26, 1986.)

1987 - Owner of Hacienda Mobile Estates raised his rates nearly three times what is allowed in the city's non-binding mobile home rent ordinance less than two weeks after voters rejected a rent control law. January 11, 1987 A: 1:1 Owner of Hacienda Mobile Estates has complied with Chula Vista's rent mediation ordinance, lowering rent increase from \$20.00 to \$5.04. A:1:1 Jan. 29, 1987.

1987 - Subdivision Map 11835 for Chula Vista Tract No. 87-5 Orange Tree Mobile Home Park, sec 015? Acquisition Association for Orange Tree Mobilhome Owners, Inc., George W. Loxterman III, pres., Jacqueline A. Bodily, secy.

1989/06/14 - the Chula Vista City Council opted to drop without action a request that mobile home park owners be required to provide Spanish-speaking tenants with contracts and related notices written in Spanish. Roy Muroaka, operator of several Chula Vista mobile home parks, had protested against the proposal. (San Diego Union, June 14, 1989.)

1990/08/08 - Two parks are scheduled to close in Chula Vista, one in October, and 16 more are zoned for non-residential uses. That is part of a broader economic dynamic that threatens to displace hundreds or even thousands of the county's mobile home owners despite stringent state regulations that require park owners to help relocate displaced residents. The move toward cooperative purchases of mobile home parks was first established locally in Fallbrook in October 1984, when the Oak Crest mobile home park was re-incorporated as a stock cooperative owned by residents. In Chula Vista, where the city helped finance the cooperative purchase of Orangetree mobile home park. (San Diego Union, Aug. 8, 1990.)

1990/11/26 - The Lopez family and 15 other families have all moved, after Lloyd's Mobilehome Park owner Tom Kenny agreed this month to an \$225,000 out-of-court settlement with the families that included money to help them relocate. The 16 families had sued Kenny, claiming he had failed to maintain the park and had not given them proper notice of his plans to close the park. His insurance company ultimately agreed to settle the lawsuit. Mobile-home activist Robert Flaughter took an interest, helped the residents organize and found them attorney Stanley Zubel, who, with attorney Eugene Gorrow, worked on the lawsuit. When Kenny's insurance company agreed to settle the lawsuit, residents were compensated through a formula that was based on how long the residents lived in the park, Zubel said. Compensation ranged from \$3,000 to almost \$13,000, he said. The Lopez family was among those who received the highest compensation. With their settlement, they bought their own mobile home in the Bayscene Mobile Home Park in Chula Vista. (San Diego Tribune, Nov. 26, 1990.)

1990/12/25 - A gas leak was discovered at the Chula Vista Mobile Home Park in the 300 block of C Street, and the gas had to be completely turned off for up to six days for some of the 166 spaces at the park. Residents had no hot water and had to rely on blankets or space heaters for warmth. When the repairs were finished, a total of 17 leaks had been detected in the park's aging gas line. Victor Nolan, a resident of the park and a tireless advocate for mobile-home issues, put his mobile home up for sale. (San Diego Tribune, Dec. 25, 1990.)

1991/03/21 - Roy Muraoka , owner of a mobile home park and other housing here, is seeking a special use permit from the city that will allow him to sell nonpotable water from his well to contractors, gardeners, and even private residents. The water comes from a 264-foot-deep well originally sunk to irrigate farmland his family used to cultivate. The water is pumped to a 100,000 gallon storage reservoir on the south side of the Palace Gardens Mobile Home Park at Second Avenue and Orange Avenue. The water has been used to water gardens of park residents. The remainder sits idle. (San Diego Union, Mar. 21, 1991.)

1991/11/22 - Finding places to live for nine families still living in a trailer park that is scheduled to close in January has posed a challenge for Chula Vista officials. On the one hand are the owners of Twin Palms Trailer Park, who have complied with the rules of relocation set forth in the city's ordinance. On the other hand are the residents, who have searched for places to park their aging trailers. In the middle is a time clock ticking toward the park's scheduled closing Jan. 15. Hoping to move closer to a solution, Councilman David Malcolm this week suggested moving those residents who still had no place to go to the KOA campground off Second Avenue. That would have to do as a temporary solution. (San Diego Union, Nov. 22, 1991.)

1992 - Granada Mobile Estates between Anita and Main streets, and Twin Palms Trailer park at corner of Broadway and 27th St., and Farm House Trailer Park at 523 Anita St and Twin Palms Trailer Park at 1689 Broadway. (Map 622-11, Assessor's Parcel Books)

1996/05/11 - In an unusually rapid response to the plight of a disabled Chula Vista man, the House has voted to change the law blocking him from receiving federal housing aid. By a unanimous voice vote, the House Thursday approved legislation introduced by Rep. Bob Filner, D-San Diego, allowing the federal aid in question to go directly to Edmund La Pierre instead of to the mobile-home park where he resides. The park, Otay Lakes Lodge, does not participate in the federal program. At Filner's request, the Golden State Mobile Home Owners Inc., of which La Pierre is a member, went into action. Owners from around California called their House members, asking them to support the Filner amendment. (San Diego Union-Tribune, May 11, 1996.)

2001/10/24 - Few know mobile home parks like Fred Dufresne. Over the years, the retired Navy chief petty officer has studied the laws, monitored conditions at the city's 33 parks and helped hundreds of residents with their problems. He's become a volunteer advocate for mobile home residents facing everything from unfair rent hikes to ongoing health and safety code violations at their parks. To better regulate the parks, the city may soon consider adopting tougher mobile home laws. Under proposed ordinance changes, the city would hire a code enforcement officer and begin an extensive review of each park over the next five years. And the city, which has the second-largest mobile home population in the county just behind Oceanside, would require a park to pass a health and safety code inspection before being granted a rent increase. Virginia Terry Jensen, co-owner of four parks in the city, said the changes are more political than necessary. "We already have rent control," Jensen said. Padilla said his interest is more than political. He said he has always had an interest in mobile home issues. His grandparents lived in a mobile home park. He understands that many of the 7,000 people who live in mobile home parks here are seniors on fixed incomes or those needing affordable housing. The rent for a space ranges from a low of \$200 to a high of \$550. The average is \$350. Many parks have been around for 30 or 40 years. Ownership rarely changes, as most parks are family-owned. (San Diego Union-Tribune, Oct. 24, 2001.)

2005/07/10 - Tim Sheahan, a volunteer representative from San Diego County to the Golden State Manufactured-Home Owners League, a statewide advocacy group for park resident-owners. Sheahan has seen rents double in the last four to five years in areas that don't have rent control. Oceanside, Vista, San Marcos, Escondido, Santee and Chula Vista each have forms of rent control governing manufactured-home communities, he said. The existence of rent control has created friction between park owners and residents, leading some cities to step in and help find new ownership for the parks. Chula Vista has 32 parks with a total of 3,645 units, with some in old-fashioned "trailer parks" that were built in the 1940s and 1950s, according to Leiani Hines, a city planner. These parks have higher density than newer mobile-home parks, and many of the units are travel trailers on wheels. (San Diego Union-Tribune, July 10, 2005.)

2006/07/14 - Cathy Camacho's family is one of 55 owner-occupied households, mostly low-income families and senior citizens, that will be displaced if Jade Bay closes, as planned, in April 2007. Camacho and Juarez, 24, a construction worker, paid \$10,000 last October for their trailer. They thought they got a good deal -- similar trailers were priced at \$30,000 -- but if the park closes the trailer is worthless. Many people believe Chula Vista's other mobile home parks could follow the lead of Jade Bay, which is located at 701 D St. That's because property owners stand to benefit by converting the rent-controlled trailer parks to more profitable uses that will be allowed by a new zoning plan. Jade Bay is one of several trailer parks that sit on prime land on Chula Vista's west side. The city anticipates that the parks eventually will be replaced with higher-density development, such as condominiums. The Kubota family, which owns the land and the Jade Bay Mobile Lodge corporation, said in the Chapter 11 bankruptcy filing that mobile home parks are "no longer economically feasible" to operate in California. There are 32 trailer parks in Chula Vista, and 13 are within the city's "Urban Core," an older section that is slated for condominiums, shops and restaurants as part of the city's redevelopment plan. (San Diego Union-Tribune, July 14, 2006.)

2006/08/26 - In an effort to protect trailer residents, city officials are recommending a zoning freeze for five mobile home park sites. The trailer parks are on a list of urban parcels that the city was planning to rezone for high-density development, such as apartments and condominiums. City officials now say the mobile home park zoning should remain as is until a plan is in place to help poor residents who would be displaced by redevelopment of the sites. Chula Vista has 13 urban trailer parks. Five of them -- Jade Bay, Bayscene, Bison, Cabrillo and Terry's -- are slated for rezoning. The other eight urban parks have special permission to operate on land that already is zoned for high-density residential and commercial development. Any change in zoning would not force mobile home parks to close. However, rezoning makes the park land more valuable. That could provide an incentive for property owners to close the parks. (San Diego Union-Tribune, Aug. 26, 2006.)

2006/12/21 - Chula Vista, with 32 trailer and mobile home parks, has adopted an interim ordinance until a more permanent solution can be found. Temporarily, anyone wanting to convert a bankrupt or existing park must present a relocation plan to the city before being considered for a land-use change. The owner of Jade Bay, a 55-unit mobile home park in Chula Vista, forced this issue when it declared bankruptcy in April. Barbara Nunnelee has lived in Jade Bay for a quarter-century. Her mobile home is 42 years old. Something comparable would run \$49,000 new. Forced to move, her mobile home has zero usefulness, value or insurance payout. Bankruptcy court might provide her \$1,200. Old Chula Vista has 7,000 people living in its 31 collections of homes on wheels or concrete blocks. New Chula Vista, east of Interstate 805, tellingly only has one. (San Diego Union-Tribune, Dec. 21, 2006.)

2007/01/04 - Jade Bay Mobile Lodge residents, who are being evicted from the bankrupt park, have been offered payment for the full value of the mobile homes they will have to leave behind. That's far more than the Kubota family, which owns the park, originally intended to pay. Under the new deal, most tenants were offered the "insurance replacement value" of their homes: typically, between \$7,000 and \$8,000, up to a maximum of \$10,000. The original settlement offer for most tenants ranged from \$1,050 to \$1,200. About 40 tenants have accepted the offer and three tenants have not. Community activist Peter Watry noted last year that after the bankruptcy the Kubotas stand to gain a "windfall" profit when the land -- which has a bayfront view -- ultimately is redeveloped into condominiums or commercial buildings. (San Diego Union-Tribune, Jan. 4, 2007.)

2008/01/04 - Chula Vista has sued the owners of Brentwood Mobile Home Park to force payment of \$277,208 in fines and fees for what the city calls "substandard" facilities that put residents' health and safety at risk. City Attorney Ann Moore filed a lawsuit Dec. 21 in Superior Court that alleges Brentwood's owners refused to correct numerous violations of the state Fire Code and Mobilehome Parks Act. Beginning in 2004, city inspectors visited the park at 1100 Industrial Blvd. and pointed out problems that needed to be corrected, including a lack of fire hydrants and inadequate firetruck access. Inspectors said the electrical system was a fire hazard, the sewer connection needed to be upgraded and household garbage wasn't stored or collected properly. The park is owned by Brentwood MHP Investors LLC, which bought it in April from the Loretz Trust. The land on which it operates is owned by another investor, the Hall Trust. (San Diego Union-Tribune, Jan. 4, 2008.)

## Notes

<sup>1</sup> Belasco, Warren James. *Americans on the Road: From Autocamp to Motel, 1910-1945*. Baltimore: Johns Hopkins University Press. 1997.

<sup>2</sup> Corky McMillin interview June 25, 2005, DVD in McMillin Vertical File, Bonita Museum.