PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

1. Meeting Agenda

   Documents:

   260521_AGENDA.PDF

2. Item 2B1

   Approve the minutes for the December 18, 2025, January 15, 2026, and April 16, 2026 Regular Meeting.

   Documents:

   260521_ITEM 2B1.PDF

3. Item 3A

   Proposed Amendments to Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapter 31 (Continued from April 16, 2026)

   Documents:

   260521_ITEM 3A.PDF

Mobilehome Park Rent Stabilization Commission
Regular Meeting Agenda

Thursday, May 21, 2026
1:30 P.M.
City Hall – Council Chambers
23825 Stuart Ranch Road

Call to Order

Roll Call

Pledge of Allegiance

Report on Posting of Agenda – May 14, 2026

Approval of Agenda

1. Ceremonial/Presentations

None.

2. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

1. Approve the minutes for the December 18, 2025, January 15, 2026, and April 16, 2026 Regular Meeting.

   Recommended Action: Approve the minutes for the December 18, 2025, January 15, 2026, and April 16, 2026 Regular Meetings.

   Staff contact: City Clerk Pettijohn, 456-2489, ext. 228

3. Old Business

A. Proposed Amendments to Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapter 31 (Continued from April 16, 2026)

Recommended Action: 1) Review and discuss amendments to Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 31; and 2) Provide recommendations on hearing procedure regulations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee; or 3) Refer the proposed hearing regulations to the Mobilehome Park Rent Stabilization Commission Ad Hoc Committee and make recommendations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee at a future meeting.

Staff contact: Assistant City Manager DuBoux, 456-2489, ext. 339

4. New Business

None.

5. Written and Oral Communications from the Public and Commissioners

A. Communications from the Public concerning matters which are not on the agenda but for which the Commission has subject matter jurisdiction. The Commission may not act on these matters at this meeting.

B. Commissioner inquiries/announcements/remarks

Adjournment

Guide to the City Commission Proceedings

Public Communications: In order to participate, each speaker must complete and submit to the Recording Secretary a Request to Speak form *prior* to the beginning of the item being announced by the Chair. Each speaker is limited to three (3) minutes, speakers may surrender their time by deferring one (1) minute to another in-person speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are deferring time to. Speakers are taken in the order slips are submitted.

Items in Consent Calendar Section A have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

Items in Consent Calendar Section B have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted. Public speakers shall follow the rules as set forth under Public Communication.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Public Communication.
Items in New Business are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Public Communication.

The Oral Communication portion of the agenda is for members of the public to present items which are not listed on the agenda, but are under the subject matter jurisdiction of the Commission. Although no action may be taken, the Commission and staff will follow up, at an appropriate time, on those items needing response.

Members of the public are encouraged to submit email correspondence to cityclerk@malibucity.org before the meeting begins.

Copies of the staff reports or other written documentation relating to each item of business described above are on file in the City Clerk Department, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California and are available for public inspection during regular office hours which are 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m., Friday. Written materials distributed to the Commission within 72 hours of the Commission meeting are available for public inspection immediately upon distribution (Government Code Section 54957.5(b)(2). Copies of staff reports and written materials may be purchased for $0.10 per page. Pursuant to State law, this agenda was posted at least 72 hours prior to the meeting.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

I hereby certify under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 15th day of May 2026 at 10:30 a.m.

Christina Muñoz, Deputy City Clerk

Mobilehome Park Rent Stabilization Commission Meeting
05-21-2026
Item 2.B.1.

Mobilehome Park Rent Stabilization Commission Agenda Report

To: Members of the Mobilehome Park Rent Stabilization Commission

Prepared by: Christina Muñoz, Deputy City Clerk

Approved by: Kelsey Pettijohn, City Clerk

Date prepared: May 14, 2026 Meeting date: May 21, 2026

Subject: Approval of Minutes – December 18, 2025, January 15, 2026, and April 16, 2026 Regular Meetings

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RECOMMENDED ACTION: Approve the minutes for the December 18, 2025, January 15, 2026, and April 16, 2026 Regular Meetings.

DISCUSSION: Staff has prepared draft minutes for the Mobilehome Park Rent Stabilization Commission meeting on December 18, 2025, January 15, 2026, and April 16, 2026.

Historically, staff prepared long-form summary minutes to provide a detailed account of Commission proceedings, memorializing public comments and deliberations that informed Commission decisions. On August 25, 2025, the City Council directed that all Commission meetings be recorded. In accordance with that direction, staff implemented a recording program through which meeting videos are uploaded to the City's YouTube channel. To align Commission meeting practices with those governing City Council minutes, the Commission meeting minutes have transitioned to the action minutes format.

ATTACHMENTS:
1. December 18, 2025 Draft Minutes
2. January 15, 2026 Draft Minutes
3. April 16, 2026 Draft Minutes

MINUTES
MALIBU MOBILEHOME PARK RENT STABILIZATON COMMISSION
REGULAR MEETING
DECEMBER 18, 2025
MALIBU CITY HALL
COUNCIL CHAMBERS
1:30 P.M.

CALL TO ORDER

Chair Shenkman called the meeting to order at 1:30 p.m.

ROLL CALL

The recording secretary noted the following persons in attendance:

PRESENT: Chair Kevin Shenkman, Vice-Chair Bill Sampson, Commissioner Paul Grisanti (arrived late), and Commissioner Sam Shenkman.

ABSENT: Commissioner Scott Blum

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Christina Muñoz, Deputy City Clerk; and Frances Arricale, Deputy City Manager

PLEDGE OF ALLEGIANCE

Vanessa Springer led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Deputy City Clerk Muñoz reported that the agenda for the meeting was properly posted on December 15, 2025.

APPROVAL OF AGENDA

MOTION Chair Shenkman moved, and seconded by Vice-Chair Sampson, to approve the agenda and have 3A and 3B be heard as one item as they were duplicative. The question was called and the motion carried unanimously, Commissioner Blum and Grisanti absent.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Status Update on Rent Adjustment Applications

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ITEM 2 CONSENT CALENDAR

A. Previously Discussed Items

None.

B. New Items

None.

ITEM 3 OLD BUSINESS

A. Mobilehome Park Annual Registration Records
Recommended Action: Receive and file the report on the Mobilehome Park Annual Registration Records.

Deputy City Manager Arricale presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: Katarina Vinegrad, Geoff Ortiz

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded a motion to provide the commission with unredacted annual registration records. The question was called and the motion carried unanimously, Commissioner Blum and Grisanti absent.

B. Mobilehome Park Annual Registration Records
Recommended Action: Receive and file the report on the Mobilehome Park Annual Registration Records.

This item was received and filed with Item No. 3A

ITEM 4 NEW BUSINESS

A. Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapters 1 – 4
Recommended Action: Review and discuss Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapters 1 – 4.

Deputy City Manager Arricale presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: None.

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

MOTION Chair Shenkman moved, and Vice Chair Sampson seconded a motion for the City to request from the Mobilehome Park Owners a list of the amount of rent that was in effect on December 31, 1984 and March 28, 1991 for each space in their respective parks and documents supporting the rent information for all such spaces. The question was called and the motion carried unanimously, Commissioner Blum and Grisanti absent.

B. Discuss Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 5 – 32
Recommend Actions: Option 1: 1) Review and discuss the Ad Hoc Committee's proposed draft changes to the Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations, Chapter 5.32; and 2) Adopt the Ad Hoc Committee's proposed changes and direct staff to return with a resolution memorializing the adoption.

Option 2: 1) Review and discuss the draft changes to the Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 5 – 32; and 2) Provide direction to staff to bring back a resolution to adopt the updated Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 5 – 32.

Option 3: Receive and file.

Deputy City Manager Arricale presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: Geoff Ortiz, Monica DeMoulin, Arpie Petkus, Katarina Vinegrad, Alexa Sidaris, Lydia Graham Stiegler

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

MOTION Chair Shenkman moved, and Vice Chair Sampson seconded a motion to 1) Review and discuss the Ad Hoc Committee's proposed draft changes to the Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations, Chapter 5.32; and 2) repeal Chapters 5,6,9,10,11,30,31, and 32 and adopt the Ad Hoc Committee's proposed changes for new chapters 3,5, and 6. And direct staff to return with a resolution memorializing the adoption. The question was called and the motion carried unanimously, Commissioner Blum and Grisanti absent.

MOTION Chair Shenkman moved, and Vice Chair Sampson seconded a motion to direct staff to return at the next regular meeting with an item to discuss Chapters 1,2, and 4 of the AdHocs proposed recommendations. The question was called and the motion carried unanimously, Commissioner Blum and Grisanti absent.

C. Draft Changes to Sections 5.16.090.1(C) and 5.16.200(E)(3) of Malibu Municipal Code Chapter 5.16: Mobilehome Park Rent Control Regulations

Recommended Action: 1) Review and discuss draft changes to Sections 5.16.090.1(C) and 5.16.200(E)(3) of the Malibu Municipal Code Chapter 5.16: Mobilehome Park Rent Control Regulations; and 2) Recommend proposed draft Sections 5.16.090.1(C) and 5.16.200(E)(3) to the City Council.

Deputy City Manager Arricale presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: Arpie Petkus

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded a motion to recommend additional changes to Sections 5.16.090.1(C) adding the word transfer or between the words to and lease on the second line and 5.16.200(E)(3) of the Malibu Municipal Code Chapter 5.16: Mobilehome

Park Rent Control Regulations that are to be made to City Council. The question was called and the motion carried 3-1, Commissioner Grisanti opposed and Commissioner Blum absent.

ITEM 5 WRITTEN AND ORAL COMMUNICATIONS FROM THE PUBLIC AND COMMISSIONERS

A. Communications from the Public concerning matters which are not on the agenda but for which the Commission has subject matter jurisdiction. The Commission may not act on these matters at this meeting.

Chair Shenkman opened the floor to public comment

Katarina Vinegrad inquired who decided on the Consumer Price Index (CPI) that is currently being used and where does it come from. She further asked how it was decided to use the current CPI when the original was dissolved.

Candace Ferguson thanked staff and the commission, she stated that many people of different backgrounds live in the mobilehome parks for various reasons, affordability, lifestyle, but to focus on helping the long-term residents.

Arpie Petkus asked if the current proposed ordinance is passed, what would the implications be on existing leases.

B. Commissioner inquiries/announcements/remarks

Chair Shenkman opened the floor to commissioners.

Commissioner Shenkman had no further comments.

Commissioner Grisanti stated to Arpie Petkus that existing leases would remain in effect and to the best of his knowledge we can't change the rules to nullify existing leases.

Vice-Chair Sampson stated that he understood her concern, and they have attempted to address that in the proposed ordinance.

Chair Shenkman had no further comments.

ADJOURNMENT

MOTION At 3:11 p.m., Chair Shenkman moved, and Vice-Chair Sampson seconded a motion to adjourn the meeting.

Approved and adopted by the Mobilehome Park Rent Stabilization Commission of the City of Malibu on May 21, 2026.

KEVIN SHENKMAN, Chair

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk

MINUTES
MALIBU MOBILEHOME PARK RENT STABILIZATON COMMISSION
REGULAR MEETING
JANUARY 15, 2026
MALIBU CITY HALL
COUNCIL CHAMBERS
1:30 P.M.

CALL TO ORDER

Chair Shenkman called the meeting to order at 1:30 p.m.

ROLL CALL

The recording secretary noted the following persons in attendance:

PRESENT: Chair Kevin Shenkman, Vice-Chair Bill Sampson, Commissioner, Commissioner Scott Blum, Paul Grisanti (arrived late), and Commissioner Sam Shenkman.

ABSENT: None.

ALSO PRESENT: Monica Castillo, Deputy City Attorney; Christina Muñoz, Deputy City Clerk; and Frances Arricale, Deputy City Manager

PLEDGE OF ALLEGIANCE

Commissioner Blum led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Deputy City Clerk Muñoz reported that the agenda for the meeting was properly posted on January 9, 2026

APPROVAL OF AGENDA

MOTION Chair Shenkman moved, and seconded by Vice-Chair Sampson, to approve the agenda. The motion carried unanimously.

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ITEM 1 CEREMONIAL/PRESENTATIONS

A. Status Update on Ordinance Recommendations

Deputy City Clerk Muñoz reported the Commission's recommendations will be heard the February 9, 2026 Regular City Council Meeting.

B. Commission Meeting Notification Sign-Up Demonstration

This item was moved due to technical difficulties.

ITEM 2 CONSENT CALENDAR

A. Previously Discussed Items

None.

B. New Items

None.

ITEM 3 OLD BUSINESS

A. Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapters 1 – 4
Recommend Action: Review and discuss Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapters 1 – 4.

Deputy City Manager Arricale presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: None.

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

This item was received and filed.

ITEM 4 NEW BUSINESS

A. Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations

Recommended Action: 1) Review and discuss the Ad Hoc Committee's proposed draft changes to the Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapters 1,2, and 4; and 2) Repeal Chapters 12-29 of the Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations; and 3) Adopt the Ad Hoc Committee's proposed changes and direct staff to return with a resolution memorializing all adopted sections.

Deputy City Manager Arricale presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: Steve Dahlberg, Janet Levine,

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

MOTION Chair Shenkman moved, and Vice Chair Sampson seconded a motion to Repeal Chapters 12-29 of the Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations; and 3) Adopt the Ad Hoc Committee's proposed changes and direct staff to return with a resolution memorializing all adopted sections. The question was called and the motion carried 3-2, Commissioner Blum and Grisanti opposed.

ITEM 1 CEREMONIAL/PRESENTATIONS

B. Commission Meeting Notification Sign-Up Demonstration

Deputy City Clerk Muñoz provided a demonstration on agenda notification sign up.

ITEM 5 WRITTEN AND ORAL COMMUNICATIONS FROM THE PUBLIC AND COMMISSIONERS

A. Communications from the Public concerning matters which are not on the agenda but for which the Commission has subject matter jurisdiction. The Commission may not act on these matters at this meeting.

Chair Shenkman opened the floor to public comment

Katarina Vinegrad stated the community must be proactive and attend the meetings, that attending the meetings is the best way to engage and understand what is happening. She stated we all want different things and can't please everyone but we need to make the majority happy.

Geoff Ortiz asked if the ordinance will be heard in February, and what is the formula that can be used to determine what subleased rents are. He also emphasized that most mobilehome owners, all of their equity is in the coach as a personal loan, not a typical mortgage.

Ellen Johnson asked what application has the commission been referencing during the meeting.

B. Commissioner inquiries/announcements/remarks

Chair Shenkman opened the floor to commissioners.

Commissioner Shenkman and Commissioner Blum agreed they would like to understand more about the percentage of tenants that have subleases and how owning the coach's work.

Commissioner Grisanti stated he objects to the actions of the commission regarding subleases, and he stated it is beyond the original intent of the mobilehome ordinance.

Vice-Chair Sampson stated he disagreed with Commissioner Grisanti, this is within their purview to weigh in on. He stated is open to speaking with any concerned residents. He states the City Council will ultimately hear this and can decide if they like the Commission's recommendations.

Chair Shenkman stated that the Commission had spent a lot of time developing proposed amendments to address mobilehome sublease and rent control issues, emphasizing that the goal was to create a local solution rather than leave the matter to the California Legislature. He explained that the Commission's proposal sought to balance concerns raised by park owners, mobilehome owners, and subtenants, and stated that the proposed ordinance would be preferable to broader state legislation, including Assembly Bill 768. Chair Shenkman also noted that a pending application regarding CPI-based rent increases would be heard publicly by the Commission, with presentations from both applicants and opposing parties before any decision was made.

ADJOURNMENT

MOTION At 2:31 p.m., Chair Shenkman moved, and Vice-Chair Sampson seconded a motion to adjourn the meeting in memory of Keith Porter and Renee Nicole Good. The question was called and the motion carried unanimously.

Approved and adopted by the Mobilehome Park Rent Stabilization Commission of the City of Malibu on May 21, 2026.

KEVIN SHENKMAN, Chair

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk

MINUTES
MALIBU MOBILEHOME PARK RENT STABILIZATON COMMISSION
REGULAR MEETING
APRIL 16, 2026
MALIBU CITY HALL
COUNCIL CHAMBERS
1:30 P.M.

CALL TO ORDER

Chair Shenkman called the meeting to order at 1:44 p.m.

ROLL CALL

The recording secretary noted the following persons in attendance:

PRESENT: Chair Kevin Shenkman, Commissioner Scott Blum, Commissioner Paul Grisanti, and Commissioner Sam Shenkman.

ABSENT: Vice-Chair Bill Sampson

ALSO PRESENT: Monica Castillo, Deputy City Attorney; Christina Muñoz, Deputy City Clerk; and Assistant City Manager, Rob DuBoux.

PLEDGE OF ALLEGIANCE

Arpie Petkus led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Deputy City Clerk Muñoz reported that the agenda for the meeting was properly posted on April 9, 2026

APPROVAL OF AGENDA

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded, to approve the agenda and move Item No. 1B after Item No. 4A. The motion carried unanimously.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Commission Meeting Notification Sign-Up Demonstration

Deputy City Clerk Muñoz provided a demonstration on agenda notification sign up.

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ITEM 2 CONSENT CALENDAR

A. Previously Discussed Items

None.

B. Approve the minutes for the November 20, 2025 Regular Meeting
Recommended Action: Approve the minutes for the November 20, 2025 Regular Meeting

MOTION Chair Shenkman moved, and Commissioner Grisanti seconded, to approve the November 20, 2025 Regular Meeting minutes. The question was called, the motion failed 2-2, Chair Shenkman and Commissioner Shenkman opposed.

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded, to approve the November 20, 2025 Regular Meeting minutes to the extent the minutes are inconsistent with the video recording, the video recording shall control. The question was called, the motion carried unanimously.

ITEM 3 OLD BUSINESS

None.

ITEM 4 NEW BUSINESS

A. Proposed Amendments to Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapter 31
Recommended Action: 1) Review and discuss amendments to Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 31; and 2) Provide recommendations on hearing procedure regulations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee; or 3) Refer the proposed hearing regulations to the Mobilehome Park Rent Stabilization Commission Ad Hoc Committee and make recommendations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee at a future meeting.

Deputy City Attorney Castillo presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: None.

As there were no other speakers present, Chair Shenkman returned the matter to the table for discussion.

MOTION Commissioner Blum moved, and Chair Shenkman seconded, a motion to continue this item to the next regular meeting.

FRIENDLY AMENDMENT

Commissioner Shenkman proposed to additionally invite the City Council Mobilehome Park Rent Control Regulations Ad Hoc Committee to the next Regular Meeting.

The amendment was accepted by the maker and the seconder.

The question was called and the amended motion carried unanimously.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Status Update on Rent Adjustment Applications

Assistant City Manager DuBoux provided a status update on received rent adjustment applications.

MOTION Chair Shenkman moved and Commissioner Shenkman seconded, a motion requesting copies of the rent adjustment applications be circulated to the body. The question was called, the motion carried unanimously.

ITEM 5 WRITTEN AND ORAL COMMUNICATIONS FROM THE PUBLIC AND COMMISSIONERS

A. Communications from the Public concerning matters which are not on the agenda but for which the Commission has subject matter jurisdiction. The Commission may not act on these matters at this meeting.

Chair Shenkman opened the floor to public comment.

Stefan L asked whether Assembly Bill 768 would adjust or change the role of the Commission in hearing rent adjustment applications. He asked whether the Commission would be stripped of its authority to make rulings on applications.

B. Commissioner inquiries/announcements/remarks

Chair Shenkman opened the floor to commissioners.

Commissioner Shenkman had no further comments.

Commissioner Blum had no further comments.

Commissioner Grisanti had no further comments.

Chair Shenkman stated that, in his view, Assembly Bill 768 in its current form would not impact the Commission's ability to rule on rent adjustment applications, if such applications ultimately reach the Commission. He stated that the bill would instead eliminate rent control for some portions of the mobilehomes in the City of Malibu. Chair Shenkman further stated that, personally, he believed that outcome would be bad.

ADJOURNMENT

MOTION At 3:37 p.m., Chair Shenkman moved, and Commissioner Shenkman seconded a motion to adjourn the meeting in memory of Tuan Van Bui, José Guadalupe Ramos-Solano, Royer Perez-Jimenez, Mohammad Nazeer Paktyawal, Pejman Karshenas Najafabadi, Emmanuel Clifford Damas, Alberto Gutierrez-Reyes, Jairo Garcia-Hernandez, Lorth Sim, Heber Sanchez Domínguez, Victor Manuel Diaz, Parady La, Luis Beltran Yanez-Cruz, Luis Gustavo Nunez Caceres, Geraldo Lunas Campos, Nenko Stanev Gantchev, Delvin Francisco Rodriguez, Fouad Saeed Abdulkadir, Jean Wilson Brutus, Shiraz Fatehali Sachwani, Pete Sumalo Montejo, Francisco Gaspar-Andres, Kai Yin Wong, Gabriel Garcia-Aviles, Hasan Ali Moh'D Saleh, Leo Cruz-Silva, Miguel Angel Garcia-Hernandez, Huabing Xie, Norlan Guzman-Fuentes, Ismael Ayala Uribe, Santos Reyes-Banegas, Oscar Duarte Rascon, Lorenzo Antonio Batrez Vargas, Chaofeng Ge, Tien Xuan Phan, Isidro Perez, Johnny Noviello, Jesus Molina-Veya, Abelardo Avelleneda-Delgado, Marie Ange Blaise, Nhon Ngoc Nguyen, Brayan Rayo-Garzon, Juan Alexis Tineo-Martinez, Maksym Chernyak, Serawit Gezahegn Dejene, Genry Ruiz Guillen, who passed in the custody of ICE concentration camps.

The question was called, the motion carried unanimously.

Approved and adopted by the Mobilehome Park Rent Stabilization Commission of the City of Malibu on May 21, 2026.

KEVIN SHENKMAN, Chair

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk

Mobilehome Park Rent Stabilization Commission Meeting 05-21-2026

Item 3.A

Mobilehome Park Rent Stabilization Commission Agenda Report

To: Members of the Mobilehome Park Rent Stabilization Commission

Prepared by: Monica Castillo, Deputy City Attorney

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 14, 2026 Meeting date: May 21, 2026

Subject: Proposed Amendments to Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapter 31 (Continued from April 16, 2026)

RECOMMENDED ACTION: 1) Review and discuss amendments to Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 31; and 2) Provide recommendations on hearing procedure regulations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee; or 3) Refer the proposed hearing regulations to the Mobilehome Park Rent Stabilization Commission Ad Hoc Committee and make recommendations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee at a future meeting.

BACKGROUND: At the February 9, 2026 Regular City Council meeting, the commission was directed to review regulations regarding hearing procedures consistent with the current ordinance and make recommendations to the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee for review.

DISCUSSION: The proposed amendments to Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 31 (Hearings and Decisions) are intended to ensure that Commission proceedings are conducted in a manner consistent with Malibu Municipal Code (MMC) Chapter 5.16 and principles of due process.

The proposed amendments address several areas of the Commission's procedure, including hearing timelines, formal notice requirements, and standardizing hearings. Specifically, the amendments clarify presentation order, evidence standards, and conduct expectations. These updates help reduce ambiguity by clearly outlining roles, responsibilities, and deadlines for applicants, opponents, staff, and the public.

Additionally, the proposed regulations strengthen due process and transparency by enhancing notice requirements, requirement of declarations under penalty of perjury for evidence, and prohibition on ex parte communications. They also establish standardized procedures for a continuance of a hearing.

The Written Statement Declaration Under Penalty of Perjury and Documentary Evidence Verification Under Penalty of Perjury forms were developed to standardize submissions, improve the reliability of information provided to the Commission, and establish a consistent process for verifying statements and supporting materials.

These proposed amendments create a procedural framework that promotes clarity, fairness, and administrative efficiency in the conduct of hearings.

ATTACHMENTS:

1. Mobilehome Park Rent Stabilization Administrative Regulations and Commission Regulations Chapter 31
2. Proposed Chapter 31
3. Redline of Proposed Chapter 31
4. Written Statement Declaration Under Penalty of Perjury Form
5. Documentary Evidence Verification Under Penalty of Perjury Form

Chapter 31

HEARINGS AND DECISIONS

Section 31001. Scope of Regulations

The regulations contained in this Chapter apply to all hearings before and decisions of the Malibu Mobilehome Park Rent Stabilization Commission held pursuant to M.M.C. Section 6700, et seq.

Section 31002. Hearings

A. A hearing on an application shall be scheduled no earlier than twenty (20) days and no later than forty (40) days after the completed application is accepted for filing.

B. The hearing shall be conducted according to M.M.C. Section 6711 and these Regulations.

C. The hearing shall be conducted by a quorum of the Commission.

D. The hearing shall proceed in the following order:

1. Presentation of the staff report.

2. Presentation on behalf of applicant, including testimony of any affected parties and witnesses in support of the application.

3. Presentation on behalf of opponents, including testimony of any affected parties and witnesses in opposition to the application.

4. Rebuttal by applicant.

E. The burden of proof shall be on the applicant to demonstrate its case by a preponderance of the evidence.

F. All parties to the hearing may have assistance from an attorney or such other person as may be designated by the parties in presenting evidence or arguing their position.

G. In the event that either the park owner or the homeowner(s) should fail to appear at the hearing at the specified time and place, the Commission may hear and review such evidence

as may be presented and make such decisions as if both parties had been present.

H. All hearings shall be tape-recorded. Tapes shall be preserved for two (2) years.

I. Commissioners may ask questions of any witness at the end of that witnesses testimony if the need arises.

J. Formal rules of evidence or procedure which must be followed in court shall not apply to Commission proceedings except as follows:

1. Parties submitting documentary evidence shall execute a declaration under penalty of perjury that the matters set forth in the documents are true either to their personal knowledge or upon information and belief. If the document is a copy, the declaration shall include a statement that the document is a true copy of the original.

2. Witnesses shall be sworn and shall testify under penalty of perjury.

3. Each written statement used as evidence shall:

a) Be made under penalty of perjury.

b) Set forth the full name and current residence and business address and telephone number of the person making the statement.

K. Unless specifically requested by the Commission at a public meeting, no documentary evidence or written or oral argument shall be sent or made to the Commission or to any Commissioner by any party or member of the public after the conclusion of the hearing.

L. No Commissioner shall request or accept documentary evidence or written or oral argument from any party or member of the public after the conclusion of the hearing.

Section 31003. Continuance

The Commission may continue a hearing on its own motion or at the request of an applicant or affected party.

Section 31004. Decorum at Hearing

A. Hearings shall begin promptly. Late arrivals shall seat themselves quietly, without interrupting the proceedings.

B. Because the hearing must be tape recorded, and because members of the public wish to hear what is being said, all speakers (including Commissioners and staff) shall speak loudly and clearly so the record will be clear and the audience can hear. Those persons who cannot, for any reason, speak loudly and clearly may assign someone who can do so to make any oral presentation on their behalf.

C. There shall be no noise, whispering, outcries, audible expressions of approval or disapproval, or any other type of disruption by any person in the hearing room at any time during the hearing. Such disruptions are discourteous to all concerned and will not be tolerated. Offending parties shall be warned by the Chair. If disruptions continue, the Chair may remove offending parties in order to insure that the hearing may go forward without further disruption or delay.

D. There shall be no smoking at any time and no side conversations during the hearing in the hearing room, in the hallways outside the hearing room or in other rooms in the building where the hearing is held. Persons wishing to engage in these activities shall go outside the building.

E. All persons attending or participating in the hearing in any fashion shall treat others with the same courtesy and respect with which they expect to be treated.

F. Commissioners, parties and the audience shall not interrupt the presentation of a party or testimony of a witness.

G. Vulgar or offensive language and/or behavior shall not be tolerated.

H. The Chair shall enforce these regulations as is necessary and appropriate in order to insure a fair hearing to the participants and that the hearing is concluded without undue delay.

Section 31005. Decision of the Commission

A. The findings and conclusions of the Commission shall be written. The Commission may adopt a proposed resolution prepared by the Staff, may amend a proposed resolution and adopt it at the conclusion of the hearing, may direct staff to prepare a resolution consistent with the Commission's decision, or may prepare a resolution at the hearing.

B. The decision shall become final upon adoption of the resolution. The City Manager shall mail the applicant a copy of the decision.

Section 31006. Implementation of Change

A. Any increase in rent granted by the Commission shall be noticed by the park owner pursuant to state law. A rent reduction shall go into effect the next date that rent is due after the date of the Commission's final decision.

B. The City Manager shall note in the City's records for each space all adjustments in rent relating to that space and said shall be permanently maintained as a public record which shall reflect:

1. The initial base rent determination.

2. The date each increase or decrease was ordered by the Commission.

3. The date for implementation of increases or decreases ordered by the Commission.

4. The current maximum allowable rent.

CHAPTER 31

HEARINGS AND DECISIONS

310000. Scope of Regulations

The regulations contained in this Chapter apply to all hearings before and decisions of the Malibu Mobilehome Park Rent Stabilization Commission held pursuant to Malibu Municipal Code (M.M.C.) Chapter 5.16.

310001. Hearing Scheduling and Pre-Hearing Procedures

(a) Unless the City Manager has granted a continuance, a hearing on an application shall be scheduled no earlier than fifty (50) calendar days and no later than seventy calendar (70) days after the application is determined complete.

(b) No later than fifteen (15) calendar days prior to the hearing, the City Manager shall mail to the applicant and all affected parties a notice of the hearing on the application. The notice shall state:

(1) The date, time, and place of the hearing;

(2) A brief summary of the stated justification for the application; and

(3) That all submitted documents and materials as well as any report prepared by Staff will be available for public review prior to the hearing.

(c) The applicant shall post a copy of the notice of hearing in a conspicuous place on the affected property at least ten (10) calendar days prior to the hearing. If the applicant is a homeowner or group of homeowners, the affected park owner shall permit the applicant to so post the notice.

(d) No later than ten (10) calendar days prior to the hearing, all parties to the hearing shall submit to the Commission all documents, photographs, diagrams and any and all other documentary evidence that the respective parties wish the Commission to consider. Submission of such evidence to the Commission shall be directed to the City Clerk and shall be submitted under penalty of perjury. The City Clerk will endeavor to upload said evidence to the City's website for public review.

(e) Any documentary evidence or written materials not submitted by the applicable deadline shall not be considered by the Commission and shall be excluded from the record, unless the Commission determines, upon a showing of good cause, that admission of the material is necessary to ensure a fair hearing. In determining good cause, the Commission may consider factors including, but not limited to: (i) the reason for the delay; (ii) whether the information was previously unavailable despite reasonable diligence; (iii) the potential prejudice to any party; and (iv) whether a continuance or other remedy can cure any prejudice. Any material accepted after the deadline shall be identified on the record, and the Commission may grant a continuance or other appropriate relief to ensure fairness.

310002. Conduct of Hearing

(a) The hearing shall be conducted according to M.M.C. Sections 5.16.110 through 5.16.130 and these Regulations.

(b) The hearing shall be conducted by a quorum of the Commission with the Chair serving as presiding officer. In the absence of the Chair, the Vice Chair shall serve as the presiding officer.

(c) The hearing shall ordinarily proceed in the following order, unless the Chair determines that some other order of proceedings would better facilitate the hearing:

(d) The hearing shall proceed in the following order:

(1) Presentation of the staff report.

(2) Presentation by or on behalf of applicant, including testimony of any affected parties and witnesses in support of the application. The applicant shall be allotted up to 30 minutes to make the presentation.

(3) Presentation by or on behalf of opponents, including testimony of any affected parties and witnesses in opposition to the application. Opponents shall be allotted an equal amount of time as the applicant to make their presentation.

(4) Rebuttal by applicant. The applicant shall be allotted 10 minutes for rebuttal.

(5) Public participation. Any person interested in the hearing may attend and address the Commission. Each speaker shall be allocated 3 minutes.

(6) The Chair may for good cause adjust the foregoing time limits as necessary to ensure fairness and the orderly conduct of the hearing, including extending the time limits equally between the applicant and opponents.

(e) The burden of proof shall be on the applicant to demonstrate its case by a preponderance of the evidence.

(f) Commissioners may ask questions of any witness at the end of that witnesses testimony if the need arises.

(g) All parties to the hearing may have assistance from an attorney or such other person as may be designated by the parties in presenting evidence or arguing their position.

(h) In the event that either the park owner or the homeowner(s) should fail to appear at the hearing at the specified time and place, the Commission may hear and review such evidence as may be presented and make such decisions as if both parties had been present.

310003. Recordings; Hearing Decorum

(a) All hearings shall be recorded. Recordings shall be preserved in accordance with the City's record retention schedule. If litigation is filed, then recordings may not be destroyed before final resolution of the matter, including any appeals.

(b) Because the hearing must be recorded, and because members of the public wish to hear what is being said, all speakers (including Commissioners and staff) shall speak loudly and clearly so the record will be clear and the audience can hear. Those persons who cannot, for any reason, speak loudly and clearly may assign someone who can do so to make any oral presentation on their behalf.

(c) There shall be no noise, whispering, outcries, audible expressions of approval or disapproval, or any other type of disruption by any person in the hearing room at any time during the hearing. Such disruptions are discourteous to all concerned and are prohibited.

(d) There shall be no side conversations during the hearing in the hearing room. Persons wishing to engage in these activities shall go outside the hearing room.

(e) All persons attending or participating in the hearing in any fashion shall treat others with the same courtesy and respect with which they expect to be treated.

(f) Commissioners, parties and the audience shall not interrupt the presentation of a party or testimony of a witness recognized by the Chair except as necessary to enforce these regulations.

(g) The Chair shall have the authority to remove disruptive persons as follows:

(1) Any person engaging in disruptive conduct may be issued a warning by the Chair.

(2) If the conduct continues after a warning, the Chair may direct the removal of the offending individual from the hearing room.

(3) Removal shall be based on conduct that actually disrupts, delays, or materially interferes with the hearing, and not on the viewpoint or content of the person's speech.

(4) The use of profanity or offensive language and behavior is strongly discouraged, yet standing alone, will not be grounds for removal unless it results in actual disruption of the hearing.

(h) The Chair shall enforce these regulations as is necessary and appropriate to ensure a fair hearing to the participants and to ensure that the hearing is concluded without undue delay.

310004. Rules of Evidence

(a) Formal rules of evidence or procedure which must be followed in court shall not apply to Commission proceedings except as follows:

(1) Parties submitting documentary evidence shall execute a declaration under penalty of perjury that the matters set forth in the documents are true either to their personal knowledge or upon information and belief. If the document is a copy, the declaration shall include a statement that the document is a true copy of the original.

(2) Witnesses for the applicant(s) and opponent(s) shall be sworn and shall testify under penalty of perjury.

(3) Each written statement used as evidence shall:

(i) Be made under penalty of perjury.

(ii) Set forth the full name and current residence and business address and telephone number of the person making the statement.

(b) Unless specifically requested by the Commission at a public meeting, no documentary evidence or written or oral argument shall be accepted by a Commissioner, nor be sent or made to the Commission or to any Commissioner by any party or member of the public after the conclusion of the hearing.

310005. Continuances

(a) The Commission may continue a hearing on its own motion when necessary to ensure a fair hearing or a complete record or at the request of an applicant or affected party for good cause shown.

(b) Requests from an applicant or affected party must be submitted on a form prescribed by the City or, if no form is available, in writing. The request must state the reasons for the continuance, what efforts have been made to ascertain the position of other affected parties in relation to the requested continuance, and the desired alternative dates for the hearing. Requests for continuance should be submitted at the earliest possible date, and must be received by the City Manager at least seventy-two (72) hours prior to the scheduled hearing unless good cause is shown for a later request. The person submitting the request for continuance shall declare under penalty of perjury that all affected parties have been served with copies of the request.

(c) The Commission may continue the hearing to a date, time, and place certain announced at the hearing. If the Commission continues a hearing without announcing a date, time, and place certain on the record, the Commission shall direct staff to provide notice of the continued hearing in a manner reasonably calculated to ensure a fair hearing. Such notice shall provide sufficient time for the parties to prepare and respond, and shall be issued without unnecessary or excessive delay.

310006. Decisions of the Commission

(a) The findings and conclusions of the Commission shall be written. The Commission shall adopt a proposed resolution prepared by staff, amend the proposed resolution and adopt it at the conclusion of the hearing, or direct staff to prepare a resolution consistent

with the Commission's decision. If the Commission directs staff to prepare a resolution, the City Manager shall schedule a meeting of the Commission at the next earliest practicable time for consideration and action on the resolution.

(b) The decision shall become final upon adoption of the resolution. Within one (1) business day after adoption of the resolution, the City Manager shall mail a notice of the decision accompanied by a copy of the written decision, including the Commission's findings and conclusions, to all affected parties in the manner specified in paragraph (c). Affected parties includes the applicant(s), any persons or entities opposing the application, the applicable mobile home park owner(s), and any mobile home owner(s) and/or mobile home tenants whose rent or space rent may be impacted by the Commission's decision.

(c) The notice of decision shall include at least the following information: 1) the name(s) of the applicant(s); 2) the name(s) of any principal opponent(s) to the application; 3) a short summary of the relief the application sought; 4) a short summary of the Commission's decision; 5) identification of each Commissioner who participated in the decision, and how each Commissioner voted on the application; and 6) a short summary of how the decision affects the allowable rent or space rent.

(d) The decision shall be mailed by first-class mail, postage prepaid, including a copy of an affidavit or certificate of mailing. Pursuant to California Civil Code of Procedure 1094.6, the decision is final on the date it is mailed for purposes of determining a party's time to file a writ in superior court.

CHAPTER 31

HEARINGS AND DECISIONS

310001. ~~311.~~ Scope of Regulations

The regulations contained in this Chapter apply to all hearings before and decisions of the Malibu Mobilehome Park Rent Stabilization Commission held pursuant to Malibu Municipal Code (M.M.C. ~~Section 6700, et seq~~) Chapter 5.16.

310001. Hearing Scheduling and Pre-Hearing Procedures

~~312. Hearings~~

(a) ~~A. A~~Unless the City Manager has granted a continuance, a hearing on an application shall be scheduled no earlier than ~~twenty~~fifty (~~20~~50) calendar days and no later than ~~forty~~seventy calendar (~~40~~70) days after the ~~completed~~ application is ~~accepted for filing. The hearing shall be~~ determined complete.

(b) No later than fifteen (15) calendar days prior to the hearing, the City Manager shall mail to the applicant and all affected parties a notice of the hearing on the application. The notice shall state:

(1) The date, time, and place of the hearing;

(2) A brief summary of the stated justification for the application; and

(3) That all submitted documents and materials as well as any report prepared by Staff will be available for public review prior to the hearing.

(c) The applicant shall post a copy of the notice of hearing in a conspicuous place on the affected property at least ten (10) calendar days prior to the hearing. If the applicant is a homeowner or group of homeowners, the affected park owner shall permit the applicant to so post the notice.

(d) No later than ten (10) calendar days prior to the hearing, all parties to the hearing shall submit to the Commission all documents, photographs, diagrams and any and all other documentary evidence that the respective parties wish the Commission to consider. Submission of such evidence to the Commission shall be directed to the City Clerk and shall be submitted under penalty of perjury. The City Clerk will endeavor to upload said evidence to the City's website for public review.

(e) Any documentary evidence or written materials not submitted by the applicable deadline shall not be considered by the Commission and shall be excluded from the record, unless the Commission determines, upon a showing of good cause, that admission of the material is necessary to ensure a fair hearing. In determining good cause, the Commission may consider factors including, but not limited to: (i) the reason for the delay; (ii) whether the information was previously unavailable despite reasonable diligence; (iii) the potential

prejudice to any party; and (iv) whether a continuance or other remedy can cure any prejudice. Any material accepted after the deadline shall be identified on the record, and the Commission may grant a continuance or other appropriate relief to ensure fairness.

310002. Conduct of Hearing

(a) The hearing shall be conducted according to M.M.C. ~~Section 6711~~Sections 5.16.110 through 5.16.130 and these Regulations.

(b) ~~B.~~ The hearing shall be conducted by a quorum of the Commission~~.~~ with the Chair serving as presiding officer. In the absence of the Chair, the Vice Chair shall serve as the presiding officer.

(c) ~~C.~~ The hearing shall ordinarily proceed in the following order, unless the Chair determines that some other order of proceedings would better facilitate the hearing:

(d) The hearing shall proceed in the following order:

(1) ~~1.~~ Presentation of the staff report.

(2) ~~2.~~ Presentation by or on behalf of applicant, including testimony of any affected parties and witnesses in support of the application. The applicant shall be allotted up to 30 minutes to make the presentation.

(3) ~~3.~~ Presentation by or on behalf of opponents, including testimony of any affected parties and witnesses in opposition to the application. Opponents shall be allotted an equal amount of time as the applicant to make their presentation.

(4) ~~4.~~ Rebuttal by applicant. The applicant shall be allotted 10 minutes for rebuttal.

(5) Public participation. Any person interested in the hearing may attend and address the Commission. Each speaker shall be allocated 3 minutes.

(6) The Chair may for good cause adjust the foregoing time limits as necessary to ensure fairness and the orderly conduct of the hearing, including extending the time limits equally between the applicant and opponents.

(e) ~~D.~~ The burden of proof shall be on the applicant to demonstrate its case by a preponderance of the evidence.

(f) Commissioners may ask questions of any witness at the end of that witnesses testimony if the need arises.

(g) ~~E.~~ All parties to the hearing may have assistance from an attorney or such other person as may be designated by the parties in presenting evidence or arguing their position.

(h) ~~F.~~ In the event that either the park owner or the homeowner(s) should fail to appear at the hearing at the specified time and place, the Commission may hear and review such evidence as may be presented and make such decisions as if both parties had been present.

~~G. All hearings shall be tape recorded. Tapes shall be preserved for two (2) years.~~

~~H. Commissioners may ask questions of any witness at the end of that witnesses testimony if the need arises.~~

310003. Recordings; Hearing Decorum

(a) All hearings shall be recorded. Recordings shall be preserved in accordance with the City's record retention schedule. If litigation is filed, then recordings may not be destroyed before final resolution of the matter, including any appeals.

(b) Because the hearing must be recorded, and because members of the public wish to hear what is being said, all speakers (including Commissioners and staff) shall speak loudly and clearly so the record will be clear and the audience can hear. Those persons who cannot, for any reason, speak loudly and clearly may assign someone who can do so to make any oral presentation on their behalf.

(c) There shall be no noise, whispering, outcries, audible expressions of approval or disapproval, or any other type of disruption by any person in the hearing room at any time during the hearing. Such disruptions are discourteous to all concerned and are prohibited.

(d) There shall be no side conversations during the hearing in the hearing room. Persons wishing to engage in these activities shall go outside the hearing room.

(e) All persons attending or participating in the hearing in any fashion shall treat others with the same courtesy and respect with which they expect to be treated.

(f) Commissioners, parties and the audience shall not interrupt the presentation of a party or testimony of a witness recognized by the Chair except as necessary to enforce these regulations.

(g) The Chair shall have the authority to remove disruptive persons as follows:

(1) Any person engaging in disruptive conduct may be issued a warning by the Chair.

(2) If the conduct continues after a warning, the Chair may direct the removal of the offending individual from the hearing room.

(3) Removal shall be based on conduct that actually disrupts, delays, or materially interferes with the hearing, and not on the viewpoint or content of the person's speech.

(4) The use of profanity or offensive language and behavior is strongly discouraged, yet standing alone, will not be grounds for removal unless it results in actual disruption of the hearing.

(h) The Chair shall enforce these regulations as is necessary and appropriate to ensure a fair hearing to the participants and to ensure that the hearing is concluded without undue delay.

310004. Rules of Evidence

(a) ~~I.~~ Formal rules of evidence or procedure which must be followed in court shall not apply to Commission proceedings except as follows:

(1) ~~1.~~ Parties submitting documentary evidence shall execute a declaration under penalty of perjury that the matters set forth in the documents are true either to their personal knowledge or upon information and belief. If the document is a copy, the declaration shall include a statement that the document is a true copy of the original.

(2) ~~2.~~ Witnesses for the applicant(s) and opponent(s) shall be sworn and shall testify under penalty of perjury.

(3) ~~3.~~ Each written statement used as evidence shall:

(i) ~~a)~~ Be made under penalty of perjury.

(ii) ~~b)~~ Set forth the full name and current residence and business address and telephone number of the person making the statement.

(b) ~~J.~~ Unless specifically requested by the Commission at a public meeting, no documentary evidence or written or oral argument shall be accepted by a Commissioner, nor be sent or made to the Commission or to any Commissioner by any party or member of the public after the conclusion of the hearing.

~~K. No Commissioner shall request or accept documentary evidence or written or oral argument from any party or member of the public after the conclusion of the hearing.~~

310005. ~~313. Continuance~~Continuances

(a) ~~A.~~ The Commission may continue a hearing on its own motion when necessary to ensure a fair hearing or a complete record or at the request of an applicant or affected party for good cause shown.

(b) Requests from an applicant or affected party must be submitted on a form prescribed by the City or, if no form is available, in writing. The request must state the reasons for the continuance, what efforts have been made to ascertain the position of other affected parties in relation to the requested continuance, and the desired alternative dates for the hearing. Requests for continuance should be submitted at the earliest possible date, and must be received by the City Manager at least seventy-two (72) hours prior to the

scheduled hearing unless good cause is shown for a later request. The person submitting the request for continuance shall declare under penalty of perjury that all affected parties have been served with copies of the request.

(c) The Commission may continue the hearing to a date, time, and place certain announced at the hearing. If the Commission continues a hearing without announcing a date, time, and place certain on the record, the Commission shall direct staff to provide notice of the continued hearing in a manner reasonably calculated to ensure a fair hearing. Such notice shall provide sufficient time for the parties to prepare and respond, and shall be issued without unnecessary or excessive delay.

~~314. Decorum at Hearing~~

~~A. Hearings shall begin promptly. Late arrivals shall seat themselves quietly, without interrupting proceedings.~~

~~B. Because the hearing must be tape recorded, and because members of the public wish to hear what is being said, all speakers (including Commissioners and staff) shall speak loudly and clearly so the record will be clear and the audience can hear. Those persons who cannot, for any reason, speak loudly and clearly may assign someone who can do so to make any oral presentation on their behalf.~~

~~C. There shall be no noise, whispering, outeries, audible expressions of approval or disapproval, or any other type of disruption by any person in the hearing room at any time during the hearing. Such disruptions are discourteous to all concerned and will not be tolerated. Offending parties shall be warned by the Chair. If disruptions continue, the Chair may remove offending parties in order to insure that the hearing may go forward without further disruption or delay.~~

~~D. There shall be no smoking at any time and no side conversations during the hearing in the hearing room, in the hallways outside the hearing room or in other rooms in the building where the hearing is held. Persons wishing to engage in these activities shall go outside the building.~~

~~E. All persons attending or participating in the hearing in any fashion shall treat others with the same courtesy and respect with which they expect to be treated.~~

~~F. Commissioners, parties and the audience shall not interrupt the presentation of a party or testimony of a~~

~~G. Vulgar or offensive language and/or behavior shall not be tolerated~~

~~H. The Chair shall enforce these regulations as is necessary and appropriate in order to insure a fair hearing to the participants and that the hearing is concluded without undue delay.~~

310006. ~~315.~~ Decisions of the Commission

(a) ~~A.~~ The findings and conclusions of the Commission shall be written. The Commission ~~may~~shall adopt a proposed resolution prepared by ~~the Staff, may~~staff, amend

athe proposed resolution and adopt it at the conclusion of the hearing, mayor direct staff to prepare a resolution consistent with the Commission'sCommission's decision, or may. If the Commission directs staff to prepare a resolution at the hearing, the City Manager shall schedule a meeting of the Commission at the next earliest practicable time for consideration and action on the resolution.

(b) B. The decision shall become final upon adoption of the resolution. TheWithin one (1) business day after adoption of the resolution, the City Manager shall mail a notice of the applicantdecision accompanied by a copy of the written decision, including the Commission's findings and conclusions, to all affected parties in the manner specified in paragraph (c). Affected parties includes the applicant(s), any persons or entities opposing the application, the applicable mobile home park owner(s), and any mobile home owner(s) and/or mobile home tenants whose rent or space rent may be impacted by the Commission's decision.

(c) The notice of decision shall include at least the following information: 1) the name(s) of the applicant(s); 2) the name(s) of any principal opponent(s) to the application; 3) a short summary of the relief the application sought; 4) a short summary of the Commission's decision; 5) identification of each Commissioner who participated in the decision, and how each Commissioner voted on the application; and 6) a short summary of how the decision affects the allowable rent or space rent.

(d) The decision shall be mailed by first-class mail, postage prepaid, including a copy of an affidavit or certificate of mailing. Pursuant to California Civil Code of Procedure 1094.6, the decision is final on the date it is mailed for purposes of determining a party's time to file a writ in superior court.

316. Implementation of Change

A. Any increase in rent granted by the Commission shall be noticed by the park owner pursuant to state law. A rent reduction shall go into effect the next date that rent is due after the date of the Commission's final decision.

B. The City Manager shall note in the City's records for each space all adjustments in rent relating to that space and said shall be permanently maintained as a public record which shall reflect:

1. The initial base rent determination.

2. The date each increase or decrease was ordered by the Commission.

3. The date for implementation of increases or decreases ordered by the Commission.

4. The current maximum allowable rent.

Summary report: Litera Compare for Word 11.10.1.2 Document comparison done on 4/8/2026 2:05:31 PM	
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Intelligent Table Comparison: Active	
Original DMS: iw://bbklaw-mobility.imanage.work/IMANAGE/44882227/1	
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Add	125
~~Delete~~	85
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	210

Mobilehome Park Rent Adjustment Application

WRITTEN STATEMENT
DECLARATION UNDER PENALTY OF PERJURY

I, _____, declare as follows:

1. I am an ☐ Applicant ☐ Homeowner ☐ Authorized Representative for Applicant or Homeowner ☐ Other: _____, submitting a written statement in connection with the mobilehome park rent adjustment application dated _____.
2. I have reviewed the foregoing statement.
3. The matters set forth in the statement are true and correct of my own personal knowledge or upon information and belief.
4. I understand that I must promptly correct or supplement my statement if I become aware of any material error or omission before final action in this matter.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on _____**,** 20___, at _____, California.

Signature: _____

Printed Name: _____

Title / Capacity (e.g. park manager, legal representative, other authorized representative) (if applicable):

_____

Current Residence Address:

_____

Current Business Address (if applicable):

_____

Telephone Number: _____

Mobilehome Park Rent Adjustment Application

DOCUMENTARY EVIDENCE
VERIFICATION UNDER PENALTY OF PERJURY

I, _____, declare as follows:

1. I am a ☐ Park Owner ☐ Homeowner ☐ Authorized Representative for Park Owner or Homeowner ☐ Other: _____, submitting documents in connection with the mobilehome park rent adjustment application dated _____.
2. I have reviewed the documents.
3. The documents submitted with this filing are true and correct copies of the original.
4. I understand that I must promptly correct or supplement this submission if I become aware of any material error or omission before final action in this matter.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on _____**,** 20___, at _____, California.

Signature: _____

Printed Name: _____

Title / Capacity (e.g. park manager, legal representative, other authorized representative) (if applicable):

_____

Current Residence Address:

_____

Current Business Address (if applicable):

_____

Telephone Number: _____