Mobilehome Park Rent Stabilization Commission
Adjourned Regular Meeting Agenda

Thursday, October 22, 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 – October 15, 2026

Approval of Agenda

1. Ceremonial/Presentations

A. Administration of Oath of Office to Commissioner – Recording Secretary

2. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

None.

3. Public Hearing

A. Application No. MH-2026-02, Petition for Review of Proposed Absentee-Owner Surcharge, Point Dume Mobilehome Park, Site 15

Recommended Action: 1) Conduct a public hearing; 2) Consider Application No. MH-2026-02, and evidence presented by the parties and make a determination for the received rent adjustment petition pursuant to Malibu Municipal Code (MMC) Chapter 5.16; and 3) Direct staff to return with a resolution consistent with the Mobilehome Park Rent Stabilization Commission's ("MPRSC" or "Commission") decision.

Staff contact: Assistant City Manager Mays 456-2489, ext. 358

4. Old Business

None.

5. New Business

None.

6. 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 October at 6:40 p.m.

Christina Muñoz, Deputy City Clerk

Mobilehome Park Rent Stabilization Commission Meeting 10-22-2026

Item 4.A.

Mobilehome Park Rent Stabilization Commission Agenda Report

To: Members of the Mobilehome Park Rent Stabilization Commission

Prepared by: Jesse Mays, Assistant City Manger

Approved by: Joseph D. Irvin, City Manager

Date prepared: October 8, 2026 Meeting date: October 22, 2026

Subject: Application No. MH-2026-02, Petition for Review of Proposed Absentee-Owner Surcharge, Point Dume Mobilehome Park, Site 15

RECOMMENDED ACTION: 1) Conduct a public hearing; 2) Consider Application No. MH-2026-02, and evidence presented by the parties and make a determination for the received rent adjustment petition pursuant to Malibu Municipal Code (MMC) Chapter 5.16; and 3) Direct staff to return with a resolution consistent with the Mobilehome Park Rent Stabilization Commission's ("MPRSC" or "Commission") decision.

DISCUSSION:

Parties & Application Information	
Applicant:	Valerie Titus Parker
Mobilehome Park Owner:	Point Dume MHC, LLC
Mobilehome Park:	29500 Heathercliff Road, Malibu CA 90265
Application Accepted:	September 1, 2026

Issue Presented

The issue is whether a proposed absentee owner surcharge is authorized under MMC 5.16.090(D)(2) in light of Bruce Parker's claimed ownership and occupancy of the mobilehome Site 15.

Background

On September 1, 2026, the City accepted a complete application submitted by Valerie Titus Parker (“Homeowner” or “Applicant”) requesting Commission review of a proposed monthly absentee owner surcharge pursuant to MMC 5.16.90(D)(2) for Site 15 at Point Dume Mobilehome Park located at 29500 Heathercliff Road, Malibu CA 90265 (the “Space”). The Mobile Home Park is owned by Point Dume MHC, LLC (“Park Owner”).

Pursuant to MMC Section 5.16.100(C), the hearing has been scheduled within the required 50-to-70-day period following the City's determination that the Application was complete.

The proposed surcharge would increase the Applicant’s monthly rent by $319.53, raising her monthly rent from $2,130.24 to $2,449.77 commencing November 1, 2026. (Attachment 1)

The Application is being processed as a petition for review of a proposed land rent increase pursuant to MMC Section 5.16.100(E). Pursuant to MMC 5.16.120(A), the Commission must decide, whether the proposed rent increase is supported by the preponderance of the evidence, and consistent with its findings:

1. Permit the requested increase to become effective, in whole or in part;
2. Deny the increase;
3. If circumstances justify, order a reduction in rent to a rate determined by the commission; or
4. Order that the park owner reimburse the applicant(s) the full amount, or any part of the amount, of the application fee where: (a) the applicant for a rent reduction was successful; (b) the park owner has not proven that the rent reduction ordered or the award of costs would deprive the park owner of a fair return as defined in this chapter; and (c) circumstances otherwise warrant the award of costs to the applicant.

MMC Section 5.16.090(D)(2) allows a mobilehome park owner to impose an absentee-owner surcharge of up to 15 percent of the rent, where, “**a** homeowner does not use his or her mobilehome at a mobilehome park as a primary or principal residence…” , (emphases added) For purposes of this section, primary residence is defined as, “A residence where the homeowner resides for over 185 days during a calendar year.” (MMC Section 5.16.090(D)(2).) Additionally, “This rent increase shall be effective **only until the homeowner occupies his or her mobilehome at the mobilehome park as a primary residence** or the homeowner subleases his or her space or mobilehome and becomes subject to subsection (D)(1) of this section. . . “(MMC Section 5.16.090(D)(2).)

Application & Supporting Evidence

The Applicant states that her husband Bruce Parker is a recorded co-owner of the mobilehome and has resided at the mobilehome located at the Space full-time since approximately June 1, 2026.[1] She also states that while she lives in a mobilehome immediately adjacent to the Space, her husband resides at the Space to care for Applicant's elderly and disabled mother.[2] In support of her Application, the Homeowner has submitted: (1) a written declaration signed by her husband declaring under the penalty of perjury in relevant part, that he is a recorded co-owner of the mobilehome, and has been living at the Space on a full time basis since approximately June 1, 2026 to care for Applicant's mother;[3] (2) a correspondence from a UCLA Health doctor affirming the medical condition of Applicant's mother;[4] and (3) a Title Certificate issued by the California Department of Housing and Community Development that identifies the Applicant along with her husband as registered owners of the mobilehome located on the Space.

Conclusion

In sum, the Commission must determine whether a proposed rent increase in connection with absentee owner surcharge pursuant to MMC 5.16.090(D)(2) is supported by the preponderance of evidence and direct staff to draft a resolution for its adoption at its upcoming October 22, 2026 Commission meeting.

ATTACHMENTS:

1) Application No. MH-2026-02 and Submitted Documentation
2) Public Hearing Notice

[1] Application. pg. 4, ¶ 2.
[2] *Id*.
[3] Application, pg. 7.
[4] Application, pp. 5-6.

City of Malibu

Application for Mobilehome Space Rent Adjustment

Decrease in Rent - Reduction of Housing Service

Application Information

Upon receipt of an application, the City Manager's Office will review it within 21 days to determine completeness. In the event the application is not deemed complete, the City will notify the applicant of any deficiencies. The applicant may resubmit the application with additional information as required by the City. In the event the City deems an application complete, a public hearing before the Malibu Mobilehome Park Rent Stabilization Commission will be scheduled no sooner than 20 days and no later than 40 days from the date of completeness. The Commission may conduct a duly noticed hearing, deliberate the merits of the application and render a decision.

City reference only (applicants do not complete)

Application received: _____ By: _____

The applicant has paid all required application fees ☐ Yes ☐ No
Amount paid: _____

Application Control No. _____

_____ Date applicant notified of incompleteness:
_____ Date application deemed complete:
_____ Date Commission hearing scheduled:
_____ Date application materials distributed:
_____ Resolution No. establishing Commission decision (attached resolution)
_____ Date applicant and parties notified of Commission decision

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About the Applicant

Name of Contact Person(s): (Applicant/Representative) Valene Titus Parker

The Applicant Represents: ☐ Park Owner

☒ Homeowner

Mailing Address: (Street) 29500 Heathercliff rd [redacted]

(City) Malibu (Zip Code) 90265

Telephone Number: [redacted] Fax Number: _____

About the Proposed Rent Reduction

The application applies to a potential rent reduction for the following spaces (list all applicable spaces or attach a schedule of spaces):
Site 15 - Point Dume Club Malibu

Amount of Proposed Rent Reduction:
2,130.24 Current Rent (monthly) → But will be raised to 2,449.77 beginning Nov 1, 2026
319.53 Requested Rent Reduction (monthly) 319.53 Total Amount of Requested Rent Reduction

Provide a brief summary of the purpose of this application, including a description of the housing service(s) reduced, applicable dates, etc.):
Please see attached statement

The applicant is required to provide the following information as an attachment to this application:

- [x] True and complete listing of the names and addresses of all owners of the mobilehome(s) and residents
- [ ] Complete description of any alleged reduction in service(s) (including a history of the service provided, an explanation of how the service(s) were reduced and an explanation of the extent to which the homeowner(s) relied on the service(s)) n/a
- [ ] Evidence indicating the prevailing market value of any service reduction (include projected dollar amount applied monthly) n/a
- [ ] The cost to the park owner of providing a service which has been reduced in the park (if known) n/a
- [x] Proof of service signed under penalty of perjury that all affected parties have been notified of the application
- [x] Documents, books, records, invoices, canceled checks, financial statements, etc. which support the application

Other Materials Included in Application:

- [ ] _____
- [ ] _____

As the applicant or duly authorized representative of the applicant, I hereby declare that all information contained in this application is true and correct to the best of my knowledge.

Applicant's Signature: _____

Applicant's Title: Homeowner / applicant

Date of Delivery: _____

HOMETOWN AMERICA
COMMUNITIES

July 21, 2026

Valerie Titus
29500 Heathercliff Rd #15
Malibu, CA 90265

RE: Notice of rent increase (California Civil Code Section 798.30) for site 15

Dear Valerie Titus:

Pursuant to California Civil Code Section 798.30, Point Dume MHC, LLC is providing you with at least 90-days' written notice of an increase in the amount due for your tenancy.

It has come to our attention that the home located at the above noted address is not your primary or principal residence. Accordingly, pursuant to Section 5.16.090.D2 of the City of Malibu Mobilehome Park Rent Control Regulations (the "Malibu Ordinance"), you are subject to an Absentee Owner Fee. The Absentee Owner Fee is calculated as 15% of your monthly base rental rate, which is $319.53 per month for your homesite.

Beginning on November 1, 2026, the total amount of your monthly base rental rate together with the applicable Absentee Owner Fee will be $2,449.77 per month.

Please note that this Absentee Owner Fee is separate from, and in addition to, any annual or other lawful rent increases that may be imposed under the Malibu Ordinance. You will continue to receive any customary notices regarding any future rent increases as required by law.

If your occupancy status or other circumstances change and you believe you may no longer be subject to the Absentee Owner Fee, please contact the front office to discuss your situation and provide any supporting documentation.

Please contact management if you have any questions regarding this notice.

Sincerely,

Point Dume Community Management

cc: Resident File

STATEMENT IN SUPPORT OF APPLICATION FOR MOBILEHOME SPACE RENT ADJUSTMENT
Site 15 – Point Dume Mobilehome Park
Applicant: Valerie Titus Parker

I respectfully request that the proposed $319.53 monthly Absentee Owner Fee for Site 15 be removed.

My husband, Bruce Parker, age 79, is a recorded co-owner of the mobilehome at Site 15. He has been residing at Site 15 on a full-time basis since approximately June 1, 2026 and intends to continue residing there on an ongoing basis.

The reason for Bruce's residence at Site 15 is the increasing care needs of my mother, Marlys Titus, an elderly disabled resident who has lived in the mobilehome for many years. Marlys now requires substantial ongoing assistance and supervision, including the presence of a responsible family member in the home on a full-time basis. Bruce is providing that care and is living at Site 15 so that she can remain safely in her long-standing home.

I reside in another mobilehome immediately adjacent to Site 15 within the same park. This arrangement allows me to provide additional assistance to my mother while Bruce provides ongoing care in her home.

Marlys has very limited income and is financially supported by Bruce and me. She does not pay rent to us, and Site 15 is not being used as a rental, sublease, vacation property, or income-producing investment. It is continuously occupied as my mother's home and, now, by Bruce as a co-owner and caregiver.

The Park's July 21, 2026 notice states that the Absentee Owner Fee is being imposed because the homeowner does not use the mobilehome as a primary or principal residence. I respectfully request that the Commission consider the fact that a recorded co-owner, Bruce Parker, is currently residing at Site 15 on a full-time basis and intends to continue doing so, and determine whether the Absentee Owner Fee is properly applicable under Section 5.16.090(D)(2) under these circumstances.

The additional $319.53 monthly charge would create a significant financial burden on our family while we are providing the substantial financial and caregiving support necessary for Marlys to remain safely in her home.

For these reasons, I respectfully request that the Commission order removal of the proposed $319.53 monthly Absentee Owner Fee.

I declare that the foregoing is true and correct to the best of my knowledge.

Valerie Titus Parker
Signature: _____
Date: 24 Aug, 2026

UCLA Health

UCLA Health Malibu Primary Care
23815 STUART RANCH RD
MALIBU CA 90265-4861
Phone: 310-456-1668
Fax: 310-456-8838

August 14, 2026

Patient: Marlys A Titus
Date of Birth: [redacted]
Date of Visit: 8/10/2026

To Whom it May Concern:

I am the treating physician for Marlys Titus, an 83 year old woman with medical and functional limitations that affect her ability to safely live independently.

Based on my evaluation of her medication condition and function needs, she requires substantail ongoing assistance supervision.

In my medical opinion, it is necessary for a responsibly family member to be available in her home on a full-time basis to provide the assistance, supervision, and care that she requires. Without this level

of ongoing support, she may not be able to safely remaining living independently in her home.

I understand that her son-in-law, Bruce Parker, is currently residing with her at Site 15 and is providing this ongoing care and assistance. Based on her current medical and functional needs, I support his continued prescence in the home to provide the full-time care and supervision she requires.

This caregiving arrangement is medically important to her ability to remain safely in her home and maintain as much independence as possible.

If you have any questions or concerns, please don't hesitate to call.

Sincerely,

Nelson F. Boland, MD

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DECLARATION OF BRUCE PARKER
Regarding Residence at Site 15

I, Bruce Parker, declare as follows:

1. I am 79 years old and am a recorded co-owner of the mobilehome located at Site 15, Point Dume Mobilehome Park, Malibu, California.
2. I have been residing at Site 15 on a full-time basis since approximately June 1, 2026.
3. I began residing at Site 15 because Marlys Titus, who resides in the mobilehome, is elderly and disabled and has developed a need for substantial ongoing care and assistance.
4. I am currently providing care and assistance to her and am residing at Site 15 so that I can be available to her on an ongoing basis.
5. I intend to continue residing at Site 15 for the foreseeable future because of her ongoing care needs.
6. My residence at Site 15 is genuine and ongoing. The mobilehome is my residence, and I am not residing there temporarily for vacation or for the purpose of avoiding a rent charge.
7. The mobilehome is not being used as a rental or income-producing investment. It is the home of my family member whom I am assisting and caring for.

I am providing this declaration in support of the application to the City of Malibu Mobilehome Park Rent Stabilization Commission concerning the proposed Absentee Owner Fee for Site 15.

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

Executed on 24 Aug, 2026, at Malibu, California.

Bruce Parker



Owners and Residents – Site 15.

Owners:
Valerie Titus Parker & Bruce Parker – 29500 Heathercliff Rd [redacted] Malibu, CA 90265

Residents:
Marlys Titus– 29500 Heathercliff Rd #15 Malibu, CA 90265
Bruce Parker -29500 Heathercliff Rd #15 Malibu, CA 90265 full-time since approximately June 1, 2026

The Park has imposed/proposed a $319.53 surcharge, and we are asking the Commission to remove that surcharge because the factual circumstances underlying its application are disputed.

This application concerns the proposed Absentee Owner Fee identified in the Park's July 21, 2026 Notice of Rent Increase. No housing service has been reduced; Applicant is requesting review and removal of the proposed surcharge.

PROOF OF SERVICE
City of Malibu – Application for Mobilehome Space Rent Adjustment
Site 15

I, Valerie Titus Parker, declare as follows:

I am the homeowner and applicant concerning Site 15 at Point Dume Mobilehome Park.

On 24 Aug, 2026, I served a true and correct copy of the following documents:

- Application for Mobilehome Space Rent Adjustment – Site 15;
- Statement in Support of Application;
- Declaration of Bruce Parker;
- All other materials submitted in support of the application.

I served these documents on:

Point Dume Community Management / Point Dume MHC, LLC
29500 Heathercliff Rd Malibu CA 90265

by the following method:
Certified Mail

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

Executed on 24 Aug, 2026, in Malibu, California.

Valerie Titus Parker

Applicant/Homeowner

Fahim Ansari & Rudy Romano Jr.
29500 Heathercliff rd Building C.
Malibu, CA 90265

Malibu Mobilehome Park Rent
Stabilization Commission
c/o City Manager
23825 Stuart Ranch Rd
Malibu, CA 90265

From: Valerie Titus Parker [redacted]
Subject:
Date: September 2, 2026 at 12:32PM
To:

VT

Re: Application No. MH-2026-02 – Site 15, Point Dume Mobilehome Park

Dear Commissioners,

I am enclosing the California Department of Housing and Community Development Certificate of Title for Site 15, showing my husband, Bruce Parker, and me as the registered owners of the mobilehome.

I appreciated the opportunity to speak with you yesterday and to have our situation heard. I am grateful that the City has now confirmed that our application is complete and will proceed to Commission review.

As I mentioned, Point Dume Mobilehome Park was a senior retirement community until 1989 and has long provided an affordable way for longtime Malibu residents and their families to remain in the community as they age or need additional support. I have lived in Malibu since 1968, and it is our home. When we purchased our home 22 years ago, the Park was one of the few affordable options available to our family, particularly as housing costs were making it increasingly difficult for longtime local families to remain here.

Several years ago, my mother, Marlys, moved in with us after her health declined significantly [redacted]. As her care needs have increased, my husband, Bruce, has moved into Site 15 full-time to assist her with her daily needs, while I continue caring for our children at our home nearby.

This has been a challenging time for our family emotionally, physically, and financially. My mother is financially dependent upon us, and we receive no rent or other income from Site 15. Our purpose has always been to provide a home and care for a family member who needs us—not to own an investment property or generate rental income.

Our family has been part of the Malibu community for generations. My mother worked as a nurse at St. John's in Santa Monica, and our family owned a café in Malibu for nearly 40 years. We have been fortunate to call this community home and to contribute to it over many decades.

I sincerely appreciate the Commission's consideration of our circumstances and the opportunity to have this matter fairly reviewed. We hope that Point Dume can continue to be a place where families can remain together and care for one another as they grow older and their needs change.

Thank you for your time and consideration.

Sincerely, Valerie Titus Parker

Site Representative @ Serra Retreat
www.serraretreat.com
[redacted]



RECEIVED
CITY MANAGER'S OFFICE
CITY OF MALIBU
SEP - 8 2026

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE

Manufactured Home **Decal: LBA7463**

Manufacturer ID/Name	Trade Name	Model	DOM	DFS	RY
920239 CHAMPION HOME BUILDERS COMPANY	INFINITY II	IE6432	01/07/1999	02/25/2000	

Serial Number	Label/Insignia Number	Weight	Length	Width	Issued
099964310427A	TRA438322	20,041	52'	11' 8"	Feb 24, 2018
099964310427B	TRA438323	18,701	52'	11' 8"	

Addressee

BRUCE ALAN PARKER
29500 HEATHERCLIFF RD [redacted]
MALIBU, CA 90265

Registered Owner(s)

BRUCE ALAN PARKER
VALERIE M TITUS PARKER
Joint Tenants with Right of Survivorship
29500 HEATHERCLIFF RD [redacted]
MALIBU, CA 90265

Situs Address

29500 HEATHERCLIFF RD SP 15
MALIBU, CA 90265

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

Docusign Envelope ID: 2291620E-F606-84C1-809D-AFDABFF6602C

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

September 1, 2026

VIA EMAIL & U.S. MAIL

Valerie Titus Parker
29500 Heathercliff Road [redacted]
Malibu, CA 90265

RE: Application for Mobilehome Space Rent Adjustment – Site 15, Point Dume Mobilehome Park; Application No. MH-2026-02

Dear Ms. Parker:

This letter acknowledges receipt of your Application for Mobilehome Space Rent Adjustment (Application No. MH-2026-02) concerning Site 15 at Point Dume Mobilehome Park and the proposed $319.53 monthly absentee-owner surcharge identified in the Park's July 21, 2026 Notice of Rent Increase.

The City has reviewed the materials submitted with your application. Although the City's existing application form is directed primarily to requests for rent reductions based on reductions in housing services, your supporting materials make clear that you are seeking Commission review of the proposed absentee-owner surcharge described in Malibu Municipal Code (MMC) section 5.16.090(D)(2). The City will therefore process your submission as a petition for review of a proposed land rent increase by the Mobilehome Park Rent Stabilization Commission under MMC section 5.16.100(E). Based on the materials submitted, including the proof of service identifying the park owner and its designated representatives, the City considers the petition complete for processing.

The City's completeness determination does not address whether the proposed absentee-owner surcharge is authorized. Your materials, including a declaration from Mr. Bruce Parker, state that Mr. Parker is a recorded co-owner of the mobilehome and has resided at Site 15 on a full-time basis since approximately June 1, 2026. Whether those circumstances satisfy the requirements of MMC section 5.16.090(D)(2) is a question of fact for the Commission to consider.

Pursuant to MMC section 5.16.100(C), a hearing must be set no sooner than 50 days and no later than 70 days from the date of this letter, the City will notify you of the time and place of the hearing.

Because your request relies in part on Mr. Parker's status as a co-owner, you may wish to submit documentation confirming his ownership for the Commission's consideration. Such documentation is not required for the City to determine whether the petition is complete, but if submitted, it will be provided to the Commission before the hearing.

Docusign Envelope ID: 2291620E-F606-84C1-809D-AFDABFF6602C

Documentation may be submitted as follows:

By Email
CityManager@malibucity.org
Attn: City Manager's Office

By Mail
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Attn: City Manager's Office

City staff is available to assist you with the petition process and answer questions regarding the Ordinance requirements. Please contact the City Manager's Office at 310-456-2489 or CityManager@malibucity.org if you have any questions.

Sincerely,

Signed by:
Joseph D. Irvin
F849C5C36AED48F...
Joseph D. Irvin
City Manager

Recycled Paper

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

Notice of Public Hearing

(Malibu Municipal Code Chapter 5.16)

The Mobilehome Park Rent Stabilization Commission will hold a public hearing on THURSDAY, October 22, 2026, at 1:30 p.m. in the Council Chambers, Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA to consider Application No. MH-2026-02, for Site 15 at Point Dume Mobilehome Park.

The application is being considered pursuant to Malibu Municipal Code (MMC) Section 5.16.100(E). The Commission will consider evidence and testimony presented at the hearing and determine the applicability of the proposed surcharge under MMC Section 5.16.090(D)(2).

Public Participation:

Public comment can be submitted ahead of the public hearing to cityclerk@malibucity.org for inclusion in the public record. The hearing is open to the public and will be conducted in person only. To view and participate during the public hearing, please review the meeting agenda posted at malibucity.org/agendacenter and follow the directions for public participation.

Additional information:

Once the agenda is posted, the application and supporting documentation can be found at malibucity.org/agendacenter under the Mobilehome Park Rent Stabilization Commission.

Interested citizens should contact the City Clerk Department at (310) 456-2489, extension 296 or by email at cityclerk@malibucity.org for more information.

Posted: October 8, 2026

Chrstina Muñoz, Deputy City Clerk