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