Mobilehome Park Rent Stabilization Commission Meeting 06-18-2026
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: June 11, 2026 Meeting date: June 18, 2026

Subject: Approval of Minutes – May 21, 2026 Regular Meeting

RECOMMENDED ACTION: Approve the minutes for the May 21, 2026 Regular Meeting.

DISCUSSION: Staff has prepared draft minutes for the Mobilehome Park Rent Stabilization Commission meeting on May 21, 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. May 21, 2026 Draft Minutes

MINUTES
MALIBU MOBILEHOME PARK RENT STABILIZATON COMMISSION
REGULAR MEETING
MAY 21, 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 Scott Blum, Commissioner Paul Grisanti, and Commissioner Sam Shenkman.

ABSENT: None.

ALSO PRESENT: Monica Castillo, Deputy City Attorney; Christina Muñoz, Deputy City Clerk; and Rob DuBoux ,Assistant City Manager; Bruce Silverstein, Mayor; and Doug Stewart, Councilmember.

PLEDGE OF ALLEGIANCE

Councilmember Doug Stewart 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 May 14, 2026.

APPROVAL OF AGENDA

MOTION Vice Chair Sampson moved, and Commissioner Grisanti seconded a motion to approve the agenda. The motion carried unanimously.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

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ITEM 2 CONSENT CALENDAR

The Consent Calendar consisted of the following items:

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.

Chair Shenkman opened the floor for public comment on the Consent Calendar. As there were no speakers present, he returned the matter to the table for discussion.

MOTION Chair Shenkman moved, and Vice Chair Sampson seconded, a motion to approve the minutes for the January 15, 2026 Regular Meeting with the following addition, after Item No.4A, "Chair Shenkman asked Candace Bowen Ferguson whether the rent adjustment application of the Point Dume Club Residents Association submitted in November 2025 had been sent to the owners of Paradise Cove and Point Dume Club. Ms. Ferguson confirmed that it was sent to each of the park owners. Chair Shenkman, pursuant to Rule 4.01, adopted by the Commission, accepted the rent adjustment application of the Point Dume Club Residents Association, as complete". The question was called, the motion carried 4-1 with Commissioner Grisanti opposed.

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded, a motion to approve the minutes for the April 16, 2026 Regular with the following addition, after Item No. lA, "Chair Shenkman invited a motion to overrule his January 15, 2026 acceptance of the rent adjustment application by Point Dume Club Residents Association. No commissioner made such a motion". The question was called, the motion carried unanimously with Vice Chair Sampson abstaining.

MOTION Chair Shenkman moved, and Vice Chair Sampson seconded, a motion to approve the remaining minutes and that all minutes approved 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

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.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: None.

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded, a motion to place on a future agenda a discussion concerning the mobilehome ordinance and Assembly Bill 768. And to invite the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee. The question was called, the motion carried 3-2 with Commissioner Blum and Grisanti opposed.

MOTION Chair Shenkman moved, and Commissioner Shenkman seconded, a motion to place on a future agenda a discussion concerning the mobilehome ordinance and Assembly Bill 768. And to invite the Mobilehome Park Rent Control Regulations City Council Ad Hoc Committee. The question was called, the motion carried 3-2 with Commissioner Blum and Grisanti opposed.

MOTION Chair Shenkman made a motion to express the Commission's view that, pursuant to the Mobilehome Rent Stabilization Ordinance, the Commission has the authority to adopt its own rules and regulations governing its operations and that the City Council does not have the authority to repeal or otherwise modify those rules and regulations unless it first amends the ordinance. The question was called, the motion carried 3-2 with Commissioner Blum and Grisanti opposed.

Chair Shenkman withdrew his motion.

MOTION Commissioner Grisanti moved, and Commissioner Blum seconded, a motion to approve Attachment No.2 and No.3 , Proposed Chapter 3.

SUBSTITUTE MOTION Chair Shenkman provided a substitute a motion to readopt the rules the Commission previously at the December 2025 meeting and

January 2026 meeting.

Chair Shenkman withdrew the motion.

SUBSTITUTE MOTION Commissioner Grisanti moved, and Vice-Chair Sampson seconded, amotion to continue discussion of potential amendments to the Commission's rules and regulations to a future meeting at which the matter would be properly agendized and noticed to the public. This would include the Commission's previously adopt rules 1-6 from the December 2025 and January 2026 Regular Meeting. The question was called and the motion carried unanimously.

ITEM 4 NEW BUSINESS

None.

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.

As there was none, public comment was closed.

B. Commissioner inquiries/announcements/remarks

Chair Shenkman opened the floor to commissioners.

Commissioner Blum had no comments.

Commissioner Shenkman thanked Commissioner Grisanti for introducing the motion and then inquired about the mobilehome rent stabilization applications recently posted on the City's website. The Commissioner stated that, after reviewing the applications, they were unclear why both applications had been deemed incomplete and requested clarification regarding the basis for that determination.

Assistant City Manager DuBoux explained that the applications were deemed incomplete because the applicants had not provided the required notifications to the mobilehome park owners, as required by the ordinance. Staff further stated that the applications did not adequately identify the basis for the requested rent reduction. Accordingly, the applications were determined to be incomplete.

Deputy City Attorney Castillo explained that proof of service cannot be completed via email.

MOTION Commissioner Shenkman moved, and Chair Shenkman seconded, a motion to direct staff to include information regarding proof of service and applicable service addresses on the Mobilehome Rent Stabilization webpage and to agendize a future discussion and action item regarding the webpage and the information provided therein. The question was called, the motion carried unanimously.

Vice-Chair Sampson requested that the proof of service requirement be updated. He explained he believes the City Council would be open to that modification.

FRIENDLY AMENDMENT Chair Shenkman requested the regulations go through the scrutiny of the Commission's Ad Hoc Committee.

The maker of the motion did not accept the amendment.

MOTION Commissioner Grisanti moved, and Vice-Chair Sampson seconded, a motion to include the original Chapter 31 regulations and amended version at the next meeting, The question was called and the motion carried, 3-2 with Chair Shenkman and Vice Chair Sampson opposed.

Chair Shenkman commented on the Mobilehome Rent Stabilization webpage and noted that the Commission had adopted a revised Rent Adjustment Application form at its November 2025 meeting following discussion regarding simplification of the application process. The Commissioner suggested that the adopted form replace the older application forms currently posted on the website.

The Commissioner also inquired whether staff could provide the Commission with unredacted copies of rent adjustment applications, noting that the versions posted on the website had been redacted
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The Chair noted no objection from the Commission to the request.

ADJOURNMENT

MOTION At 3;19 p.m., Chair Shenkman moved, and Commissioner Shenkman seconded a motion to adjourn the meeting in memoriam for Stephen Colbert. The motion carried unanimously.

These minutes were approved and adopted by the Mobilehome Park Rent Stabilization Commission of the City of Malibu on _____, 2026. In the event of any inconsistency between these minutes and the official video recording of the meeting, the video recording shall govern.

KEVIN SHENKMAN, Chair

ATTEST:

CHRISTINA MUNOZ, Deputy City Clerk