Mobilehome Park Rent Stabilization Commission Meeting 09-01-2026

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: August 26, 2026 Meeting date: September 1, 2026

Subject: Approval of Minutes – June 18, 2026 Regular Meeting

RECOMMENDED ACTION: Approve the minutes for the June 18, 2026 Regular Meeting.

DISCUSSION: Staff has prepared draft minutes for the Mobilehome Park Rent Stabilization Commission meeting on June 18, 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: June 18, 2026 Regular Draft Minutes

MINUTES
MALIBU MOBILEHOME PARK RENT STABILIZATON COMMISSION
REGULAR MEETING
JUNE 18, 2026
MALIBU CITY HALL
COUNCIL CHAMBERS
1:30 P.M.

CALL TO ORDER

Chair Shenkman called the meeting to order at 1:35 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

PLEDGE OF ALLEGIANCE

Commissioner Grisanti 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 June 11, 2026.

APPROVAL OF AGENDA

MOTION Vice-Chair Sampson moved, and Commissioner Blum seconded a motion to approve the agenda. The motion carried 4-1, Chair Shenkman opposed.

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 May 21, 2026 Regular Meeting
Recommended Action: Approve the minutes for the May 21, 2026 Regular Meeting.

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.

Commissioner Grisanti stated a duplicate paragraph on page 3 of 6. Staff confirmed the duplication.

Chair Shenkman then identified the following revisions to the minutes:
On page 3, in the first motion, the word "future" should be deleted and replaced with "the next meeting (June)." Additionally, for page 3, the statement that Chair Shenkman "withdrew his motion" should be deleted, as the motion had carried 3-2 and therefore could not have been withdrawn after passage. Also on page 3, Commissioner Grisanti's motion should refer to "proposed Chapter 31," rather than "proposed Chapter 3." The reference to "future" should again be deleted and replaced with "the next meeting in June." On page 5, in the first motion the language should be revised to read: "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 web page and to agendaize a discussion and action item regarding the web page and the information provided therein for the next June meeting." He stated friendly amendment should be moved and inserted into the appropriate location in the motion, between the words "meeting" and "the," as discussed. He noted that the adjournment should reflect that Vice Chair Sampson moved the in-memoriam recognition for Steven Colbert.

MOTION Chair Shenkman moved, and Commissioner Grisanti seconded a motion to approve the minutes with the revisions. The motion carried unanimously.

ITEM 3 OLD BUSINESS

A. Proposed Amendments to Mobilehome Park Rent Stabilization Administrative and Commission Regulations Chapter 31 (Continued from May 21, 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.

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 speakers present, Chair Shenkman returned the matter to the table for discussion.

The commission discussed the item and took no action.

ITEM 4 NEW BUSINESS

A. Summer Recess
Recommended Action: Approve the cancellation of the July 16, 2026, Regular Meeting for observance of summer recess.

Deputy City Clerk Muñoz presented the staff report.

The Commission directed questions to staff.

Chair Shenkman opened the floor to public comment.

Speakers: None.

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

MOTION Commissioner Grisanti moved, and Chair Shenkman seconded a motion to approve the cancellation of the July 16, 2026, Regular Meeting for observance of summer recess. 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.

Veronique Haddock stated she is a longtime Point Dume Club resident and other residents, many of whom are retired and on fixed incomes, do not want their rents to increase. She expressed concern about the length of the Commission's discussions and suggested that meetings be held later, such as at 4:00 p.m., to allow more working families from Point Dume Club and Paradise Cove to attend. She asked that the Commission expedite the process and thanked the Commission for its time.

B. Commissioner inquiries/announcements/remarks

Chair Shenkman opened the floor to commissioners.

Vice-Chair Sampson commented on the difficulty of communicating with other Commissioners outside of the meeting due to the Brown Act. He noted that Commissioners cannot discuss the same item with multiple Commissioners outside of a public meeting and stated that the limitations make it difficult to move matters forward quickly. He suggested that an ad hoc committee could be used to facilitate discussion, particularly regarding the regulations concerning rent increases.

He also stated that there were no rent adjustment applications currently before the Commission for consideration and that, once applications come before the Commission, Commissioners must not prejudge them. He emphasized that he takes that responsibility seriously.

Commissioner Shenkman agreed that the process was taking too long and stated that he would like the Commission to get to work it was created to do, including hearing applications and enforcing rent stabilization. He asked about the status of two applications listed on the website as closed because they were determined to be incomplete.

Chair Shenkman stated the requirement that a party to a case generally cannot serve documents on the opposing party in a court proceeding. He expressed concern that, if the process was difficult for an attorney to

understand, it could be even more difficult for members of the public. He suggested that the website and other public information should clearly explain the service requirements so that applicants do not encounter the same issue in the future.

Commissioner Grisanti expressed concern about the length of time matters were taking and referred to Item 3A, concerning amendments to the Mobile Home Park Rent Stabilization Administrative Regulations. He suggested that the ad hoc committee could begin discussing potential changes and bring those discussions back to the Commission, stating that the sooner the issues could be aired, the better.

Chair Shenkman stated that he continued to work on getting rent adjustment applications before the Commission for consideration. He acknowledged that the process had been frustrating but stated that he would continue working on it. He also stated that he wanted applicants and members of the public to recognize that he and the other Commissioners were working to ensure that applicants receive the due process to which they are entitled.

Chair Shenkman proposed that the meeting adjourn in memoriam of transgender individuals who had died by suicide or violence. He noted that it was Pride Month and expressed concern regarding increased violence against transgender people, particularly transgender women of color.

ADJOURNMENT

MOTION At 2:24 p.m., Commissioner Shenkman moved, and Vice-Chair Sampson seconded a motion to adjourn the meeting in memoriam of transgender individuals who had died by suicide or violence in the United States, noting that it was Pride Month and the recent increase in violence against transgender people, particularly transgender women of color. Recognizing Miss Major Griffin-Gracie, a major activist who was at Stonewall and founded the Transgender, Gender Variant and Intersex Justice Program, as well as numerous other individuals, including Graciella Takashi Caval Kante, Gabriella Rodriguez, Dulce Maria,Erica Caldwell, Juniper Blassing, Luca Redbear Knap, Haley Singleton, Aliana Belchure, Lanessa Rodriguez, Shyel Diamond Sanchez McCrae, London Price, Tietta Fernandez, Eric Selenas, Gabby Oliviera De Silva, Vivian Maldonado, Briana Gay, Amanda Martins, Lisa Love Thurman, Persia Amara Conway, Murray Faust, Next Benedict, and an unidentified transgender woman, Jane Doe, a high school student who died by suicide during lawsuit proceedings related to an Idaho bathroom ban. The motion carried unanimously.

These minutes were approved and adopted by the Mobilehome Park Rent Stabilization Commission of the City of Malibu on . 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 MUÑOZ, Deputy City Clerk