



# MINUTES

## Special Meeting of the San Marcos Mobile Home Rent Review Commission

**TUESDAY, May 19, 2026**

San Marcos Civic Center

1 Civic Center Drive, San Marcos, CA 92069

**CALL TO ORDER:** Chair Jones called the City Council Meeting to order at 2:00 p.m.

**COMMISSIONER ROLL CALL:**

PRESENT:	COMMISSIONERS:	LEBLANG, MUSGROVE, NUÑEZ, SANNELLA, JONES
ABSENT:	COMMISSIONERS:	NONE

**ALSO PRESENT:** City Manager Bender, City Attorney Peak, City Clerk Scollick, and Deputy City Clerk Olinger Chavez, Special Counsel Don Lincoln and Special Counsel Kenneth Baar (participated remotely from Australia).

**PLEDGE OF ALLEGIANCE** – Led by Chair Jones

**SWEARING IN** – City Attorney Peak swore in all witnesses.

**PUBLIC HEARING**

1) SPRINGDALE ESTATES MOBILEHOME PARK RENT REVIEW PETITION FOR PROPOSED RENT INCREASE

1. Park Owner Representative's Presentation of Evidence – Presented by George Gregory, Director of Residential Management for Springdale Estates
2. Tenant Representative's Cross-Examination of Park Owner's Representative – Conducted by Tim Sheahan
3. Tenant Representative's Presentation of Evidence – Presented by Tim Sheahan
4. Park Owner's Cross Examination of Tenant Representative – Conducted by George Gregory
5. Commission Staff/Consultants' Presentation of Analysis – Presented by Kenneth Baar
6. Park Owner's Cross Examination of MHRRC Consultants – Conducted by George Gregory
7. Tenant Representative's Cross Examination of MHRRC Consultants – Conducted by Tim Sheahan
8. Testimony at Large from the following witnesses:

Claudia Michel

Susan Rogers

Larry Fetterly

9. Commission's Examination of Witnesses At Large, Including Commission Consultant –



operation and maintenance costs at the park, homeowner water table issues, code violations, negotiation process, historical CPI increases, social activities, use of the RV lot, access and repairs to the swimming pool, upgraded perimeter fencing and future park maintenance plans.

10. Commission Staff/Consultant Closing Comments – outside counsel further reviewed the economic assumptions and evidence provided for the hearing to provide findings for a 3.5% and 3% CPI rental increase and the impacts to park operation and maintenance and to residents at the park.
11. Tenant Representative Closing Argument – Presented by Tim Sheahan
12. Park Owner Closing Argument – Presented by George Gregory

**COMMISSION DELIBERATION INCLUDED:** park maintenance; tenant requests; consideration of the Tenants Representative’s position of no rent increase or limited per month should be approved; Dr. Baar’s report and recommendation of a 3.5% CPI adjustment, resulting in a fixed monthly rent increase of \$30.79; the Park Owner’s agreement that a fixed monthly increase of \$30.79 would be reasonable; evidence that the Park’s average rents are higher than rents at comparable parks; evidence that the Park’s operating expenses, excluding utility costs passed through to tenants, are approximately 25% of rental income; rent increase not based its requested increase on operating expenses or prior capital improvement expenditures; use of the 75% CPI rent regulation standard in other California jurisdictions; and Dr. Baar’s alternative opinion of a 3% CPI adjustment, resulting in a fixed monthly increase of \$26.37 would also provide the Park Owner with a constitutionally adequate fair return.

The Commission is recommending that Springdale Estates increase space rents by an amount equal to 75% of the annual CPI increase, which in this instance equals a 3% increase. Applied to the Park’s overall average space rent of \$879, this results in an approved fixed-dollar rent increase of \$26.37 per month, effective upon full execution of the final action taken at the May 26, 2026 City Council and Special Rent Review Commission meeting.

**MOTION TO RECOMMEND THE FINDINGS FOR APPROVAL AT THE MAY 26, 2026 CITY COUNCIL AND SPECIAL MEETING OF THE RENT REVIEW COMMISSION AND TO CLOSE THE PUBLIC HEARING BY DEPUTY CHAIR SANNELLA, SECONDED BY CHAIR JONES.**

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: NONE

### **ADJOURNMENT**

**CHAIR JONES** adjourned the meeting at 5:10 p.m.