

# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

Ms. Elisa Hernandez Property Manager  
Seabreeze Mobile Home Park  
Nationwide Property Management 3737  
Torrance Blvd., Suite 209  
Torrance, CA 90503

Re: Seabreeze Mobile Home Park

Dear Ms. Hernandez:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2023, and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

This method of calculating rents does not require any further action as far as the City is concerned unless a protest is filed either by management or tenants.

In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc: Maria Ricardo Sanchez, Park Manager  
Dave Durlinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHR SB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SAO) 1982-84=100 for July, 1979 - 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982-84=100 for February, 2023– 306.444

Ratio of change of CPI-W between July, 1979 and February, 2023-----3.175 or 317.5%  
 75% of Ratio of Change of CPI-W -----2.381 or 238.1%  
 Factor to be applied to July, 1979 Base Rents -----3.381

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

B. Maximum Monthly Space Rents for **SEABREEZE MOBILE HOME PARK:**

Spaces	Description	Base Rent July, 1979	Factor	Maximum Rent July 1, 2023
70	All Spaces	\$101.98	3.381	\$ 344.79

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2023 to June 30, 2024. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

Mike Cirillo  
Star Management  
PO Box 11427  
Santa Ana, CA 92711-1427

Re: Sandpiper Mobile Village

Dear Mr. Cirillo:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2023 and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA. All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

This method of calculating rents does not require any further action as far as the City is concerned unless a protest is filed either by management or tenants.

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Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc. Tonya Martines, Park Manager  
Arna Crittenden, HOA President  
Dave Durflinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHR SB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers,  
 LA-Riverside-Orange County, CA, All Items (Series ID CWURA421 SAO) 1982-84=100 for March, 1987– 112.80

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982- 84=100 for February, 2023– 306.444

Ratio of change of CPI-W between March, 1987 and February, 2023----1.717 or 171.7%

75% of Ratio of Change of CPI-W -----1.288 or 128.8%

Factor to be applied to November, 1987 Base Rents -----2.288

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

B. Maximum Monthly Space Rents for **SANDPIPER MOBILE VILLAGE**:

Spaces	Description	Base Rent November 1, 1987 (as adjusted)	Factor	Maximum Rent July 1, 2023
1	Manager	\$0.00	2.288	\$ 0.00
2	Employees	\$0.00	2.288	\$ 0.00
18	"A" Spaces	\$225.61	2.288	\$ 516.20
11	"B" Spaces	\$229.05	2.288	\$ 524.07
15	"C" Spaces	\$240.05	2.288	\$ 549.23
111	"D" Spaces	\$248.06	2.288	\$ 567.56
104	"E" Spaces	\$259.05	2.288	\$ 592.71
19	"F" Spaces	\$265.56	2.288	\$ 607.60

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2023 to June 30, 2024. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

Rancho Granada Mobile Home Park  
c/o Tanya Tran Zimmerman  
Harrison Properties  
12711 Ventura Boulevard, Suite 310  
Studio City, CA 91604

Re: Rancho Granada Mobile Home Park

Dear Ms. Zimmerman:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2023, and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA. All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

This method of calculating rents does not require any further action as far as the City is concerned unless a protest is filed either by management or tenants.

In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc: Arlene Avalos, Park Manager  
Bart Dickens, Tenant Representative  
Dave Durlinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

- A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHR SB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SAO) 1982-84=100 for July, 1979 – 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982- 84=100 for February, 2023–306.444

Ratio of change of CPI-W between July, 1979 and February, 2023--3.175 or 317.5%  
 75% of Ratio of Change of CPI-W -----2.381 or 238.1%  
 Factor to be applied to July, 1979 Base Rents -----3.381

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

- B. Maximum Monthly Space Rents for **RANCHO GRANADA MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2023
1	"A" Spaces	\$129.97	3.381	\$ 439.43
8	"B" Spaces	\$134.97	3.381	\$ 456.33
96	"C" Spaces	\$139.97	3.381	\$ 473.24
11	"D" Spaces	\$144.97	3.381	\$ 490.14

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2023 to June 30, 2024. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

Michael Milan  
Property Manager  
Bessire & Casenhiser, Inc.  
430 South San Dimas Avenue  
San Dimas, CA 91773

Re: Vista De Santa Barbara Mobile Home Park

Dear Mr. Milan:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2022, and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA. All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

This method of calculating rents does not require any further action as far as the City is concerned unless a protest is filed either by management or tenants.

In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc: Diane and Luciano Vannucci, Park Managers  
Dennis Engler, HOA President  
Dave Durlinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

A. Calculation of Maximum Rent (CMG Section 5.69.040), as implemented by Resolution No. MHR SB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA Riverside-Orange County, CA, All Items (Series ID CWURA421SAO) 1982-84=100 for February, 2013- 232.983

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982- 84=100 for February, 2023- 306.444

Ratio of change of CPI-W between February, 2013 and February, 202----- 0.315 or 31.5%

75% of Ratio of Change of CPI-W -----0.236 or 23.6%

Factor to be applied to July, 2013 Base Rents ----- 1.236

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

B. Maximum Monthly Maximum Monthly Space Rents for **VISTA DE SANTA BARBARA MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 2013	Factor	Maximum Rent July 1, 2023
2	"A" Spaces	\$719.29	1.236	\$ 889.04
6	"B" Spaces	\$732.00	1.236	\$ 904.75
69	"C" Spaces	\$744.71	1.236	\$ 920.46
37	"D" Spaces	\$757.43	1.236	\$ 936.18
8	"E" Spaces	\$770.13	1.236	\$ 951.88
1	"F" Spaces	\$782.85	1.236	\$ 967.60
1	"G" Spaces	\$795.55	1.236	\$ 983.30

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2023 to June 30, 2024. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.



# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

Steve Sullivan  
Property Manager  
349 Ash Avenue #35  
Carpinteria, CA 93013

Re: Arbor Trailer Park

Dear Mr. Sullivan:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2023, and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA. All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84= 100 basis and accordingly the base year indices reflect such a standard.

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In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc: John J. Nicoli, HOA President  
Dave Durflinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

A. Calculation of Maximum Rent (CMC Section 5.69.040), as implemented by Resolution No. MHR SB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SAO) 1982-84=100 for July, 1979- 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982- 84=100 for February, 2023- 306.444

Ratio of change of CPI-W between July, 1979 and February, 2023----3.175 or 317.5%  
 75% of Ratio of Change of CPI-W -----2.381 or 238.1%  
 Factor to be applied to July, 1979 Base Rents ----- 3.381

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

B. Maximum Monthly Space Rents for **ARBOR TRAILER PARK**:

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2023
47	"A" Spaces	\$87.23	3.381	\$ 294.92

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

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# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

Matt Silver  
Property Manager  
Silver Sands Village  
Les Frame Management, Inc.  
1635 Aviation Blvd.  
Redondo Beach, CA 90278

Re: Silver Sands Village

Dear Mr. Silver:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2023, and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA. All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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In order to ensure timely receipt of this annual notification please notify us of any change in your contact information. If you have any questions or feel an error may have been made, please feel free to contact me.

Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc: Misty Russell, Park Manager  
Doug Qualls, President of the Board  
Dave Durlinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

- A. Calculation of Maximum Rent (CMC Section 5.69.040), as implemented by Resolution No. MHRSB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series IDCWURA421SAO) 1982-84=100 for July, 1979– 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series ID CWURS49ASAO) (W) 1982- 84=100 for February, 2023– 306.444

Ratio of change of CPI-W between July, 1979 and February, 2023 --- 317.5 or 317.5%  
 75% of Ratio of Change of CPI-W ----- 2.381 or 238.1%  
 Factor to be applied to July, 1979 Base Rents ----- 3.381

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

- B. Maximum Monthly Space Rents for **SILVER SANDS MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2023
1	Manager	\$0.00	3.381	\$ 0.00
1	Asst. Manager	\$56.23	3.381	\$ 190.11
37	Single Width	\$112.23	3.381	\$ 379.45
42	Double Width	\$115.23	3.381	\$ 389.59

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

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# CITY of CARPINTERIA, CALIFORNIA



March 16, 2023

San Roque Mobile Home Park  
c/o Priscilla Cervantes  
RDPH Properties Administrative Assistant  
200 N. Westlake Blvd., Suite 100  
Thousand Oaks, CA 91362

Re: San Roque Mobile Home Park

Dear Ms. Cervantes:

In accordance with Chapter 5.69 of the Carpinteria Municipal Code, City staff has prepared the attached information regarding maximum permitted monthly rents in each mobile home park.

These rents are effective July 1, 2023, and are geared to the February 2023 Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA. All Items (Series ID CWURS49ASAO) to allow sufficient time for you to meet noticing requirements. Please note that the Bureau of Labor Statistics now reports all indices on a 1982-84=100 basis and accordingly the base year indices reflect such a standard.

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Sincerely,

*Licette Maldonado*

Licette Maldonado  
Administrative Services Director  
(805) 755-4448

cc: Diego Jara, Resident Manager  
Dave Durlinger, City Manager  
Jena Acos, Legal Counsel  
Brian Barrett, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR MOBILE HOME PARKS PER MUNICIPAL CODE CHAPTER 5.69**

March 16, 2023

- A. Calculation of Maximum Rent (CMG Section 5.69.040 Calculation of Maximum Rent (CMC Section 5.69.040), as implemented by Resolution No. MHR SB-01:

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SAO) 1982-84=100 for July, 1979– 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim, CA, All Items (Series IDCWURS49ASAO) (W) 1982-84=100 for February, 2023– 306.444

Ratio of change of CPI-W between July, 1979 and February, 2023---3.175 or 317.5%  
 75% of Ratio of Change of CPI-W -----2.381 or 238.1%  
 Factor to be applied to July, 1979 Base Rents -----3.381

Result is maximum Permitted Monthly Rent per Space Effective July 1, 2023.

- B. Maximum Monthly Space Rents for **SAN ROQUE MOBILE HOME PARK:**

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2023
21	Sm. Freeway	\$115.57	3.381	\$ 390.74
94	Sm. Inner	\$118.57	3.381	\$ 400.89
7	Lg. Freeway	\$123.57	3.381	\$ 417.79
19	Lg. Inner	\$130.57	3.381	\$ 441.46

The above maximum rents are computed in accordance with the provisions of Carpinteria Municipal Code Chapter 5.69, the Mobile Home Park Rent Stabilization Ordinance.

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