

# CITY of CARPINTERIA, CALIFORNIA

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March 14, 2018

Ms. Elisa Hernandez  
Property Manager/Seabreeze Mobile Home Park  
Nationwide Property Management  
3737 Torrance Blvd., Suite 208  
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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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  
Administrative Services Director  
(805) 684-5405, ext. 448

cc: Maria Ricardo Sanchez, Park Manager  
Dave Durlinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

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

March 14, 2018

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers,  
LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) (W) 1982-84=100  
for July, 1979, ----- 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers,  
LA-Riverside-Orange County, CA, All Items (Series ID CWURA421SA0) (W) 1982-84=100  
for February 2018 – 253.243

Ratio of change of CPI-W between July 1979 and February 2018 – 2.4502

75% of Ratio of Change of CPI-W ----- 1.8376 or 183.76%

Factor to be applied to July 1979 Base Rents ----- 2.8376

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

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

Spaces	Description	Base Rent July 1979	Factor	Maximum Rent July 1, 2018
70	All Spaces	\$101.98	2.8376	\$ 289.38

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, 2018 to June 30, 2019. Nothing in the Ordinance requires that maximum  
rents be charged, only that such may not be exceeded.

# CITY of CARPINTERIA, CALIFORNIA

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March 14, 2018

Myron M. Reichert  
Sandpiper Mobile Village, LP  
Continental Mobile Housing  
11622 El Camino Real #100  
San Diego, CA 92130

Re: Sandpiper Mobile Village

Dear Mr. Reichert:

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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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  
Administrative Services Director  
(805) 684-5405, ext. 448

cc: Tonya Martines, Park Manager  
Patty Karr, HOA President  
Dave Durlinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

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

March 14, 2018

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for March, 1987 ----- 112.80

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for February 2018 – 253.243

Ratio of change of CPI-W between March 1987 and February 2018 ----- 1.2451 or 124.51%

75% of Ratio of Change of CPI-W ----- 0.9338 or 93.38%

Factor to be applied to November 1987 Base Rents ----- 1.9338

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

B. Maximum Monthly Space Rents for SANDPIPER MOBILE VILLAGE :

Spaces	Description	Base Rent November 1, 1987 (as adjusted)	Factor	Maximum Rent July 1, 2018
1	Manager	\$0.00	1.9338	\$ 0.00
2	Employees	\$0.00	1.9338	\$ 0.00
18	"A" Spaces	\$202.89	1.9338	\$ 392.35
11	"B" Spaces	\$210.89	1.9338	\$ 407.82
15	"C" Spaces	\$221.89	1.9338	\$ 429.09
111	"D" Spaces	\$229.89	1.9338	\$ 444.56
104	"E" Spaces	\$240.89	1.9338	\$ 465.83
19	"F" Spaces	\$247.39	1.9338	\$ 478.40

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, 2018 to June 30, 2019. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.

# CITY of CARPINTERIA, CALIFORNIA

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March 14, 2018

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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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  
Administrative Services Director  
(805) 684-5405, ext. 448

cc: Tom McBride, Park Manager  
Betty Coffey, Tenant Representative  
Dave Durlinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

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

March 14, 2018

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for July, 1979, ----- 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for February 2018 – 253.243

Ratio of change of CPI-W between July 1979 and February 2018 – 2.4502

75% of Ratio of Change of CPI-W ----- 1.8376 or 183.76%

Factor to be applied to July 1979 Base Rents ----- 2.8376

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2018
1	"A" Spaces	\$129.97	2.8376	\$ 368.80
8	"B" Spaces	\$134.97	2.8376	\$ 382.99
96	"C" Spaces	\$139.97	2.8376	\$ 397.18
11	"D" Spaces	\$144.97	2.8376	\$ 411.37

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

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March 14, 2018

Rheannon Arciniega  
Regional Property Manager  
Bessire & Casenhiser, Inc.  
430 South San Dimas Avenue  
San Dimas, CA 91773

Re: Vista De Santa Barbara Mobile Home Park

Dear Ms. Arciniega:

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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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,

A handwritten signature in blue ink, appearing to read "Licette Maldonado", is written over a light blue horizontal line.

Licette Maldonado  
Administrative Services Director  
(805) 684-5405, ext. 448

cc: Nancy & Johnny Azevedo, Park Managers  
Bruce Conroy, HOA President  
Dave Durlinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

**MAXIMUM PERMITTED MONTHLY RENTS FOR  
MOBILE HOME PARKS PER MUNICIPAL CODE  
CHAPTER 5.69 (as implemented by Resolution No. MHR SB-01)**

March 14, 2018

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 CWURA421SA0) (W) 1982-84=100 for February, 2013 ----- 232.983

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for February 2018 – 253.243

Ratio of change of CPI-W between February 2013 and February 2018 – 0.0870

75% of Ratio of Change of CPI-W ----- 0.0652 or 6.52%

Factor to be applied to July 2013 Base Rents ----- 1.0652

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

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

Spaces	Description	Base Rent July 1, 2013	Factor	Maximum Rent July 1, 2018
2	"A" Spaces	\$719.29	1.0652	\$ 766.19
6	"B" Spaces	\$732.00	1.0652	\$ 779.73
69	"C" Spaces	\$744.71	1.0652	\$ 793.27
37	"D" Spaces	\$757.43	1.0652	\$ 806.81
8	"E" Spaces	\$770.13	1.0652	\$ 820.34
1	"F" Spaces	\$782.85	1.0652	\$ 833.89
1	"G" Spaces	\$795.55	1.0652	\$ 847.42

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, as implemented by Resolution No. MHR SB-01.

The maximum rents may not exceed the rents shown in the right-hand column during the period July 1, 2018 to June 30, 2019. Nothing in the Ordinance requires that maximum rents be charged, only that such may not be exceeded.



# CITY of CARPINTERIA, CALIFORNIA

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March 14, 2018

Arbor Trailer Park Resident Owners Association  
c/o Paul Cochet  
ROA President  
4725 Ninth Street, #11  
Carpinteria, CA 93013

Re: Arbor Trailer Park

Dear Mr. Cochet:

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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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,

A handwritten signature in blue ink, appearing to read "Licette Maldonado", is written over a light blue horizontal line.

Licette Maldonado  
Administrative Services Director  
(805) 684-5405, ext. 448

cc: Clint Lau, Property Manager  
Verna Martino, Supervisor  
Dave Durflinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

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

March 14, 2018

A. Calculation of Maximum Rent (CMC Section 5.69.040)

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for July, 1979, ----- 73.4

Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for February 2018 – 253.243

Ratio of change of CPI-W between July 1979 and February 2018 – 2.4502

75% of Ratio of Change of CPI-W ----- 1.8376 or 183.76%

Factor to be applied to July 1979 Base Rents ----- 2.8376

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

B. Maximum Monthly Space Rents for ARBOR TRAILER PARK :

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2018
7	"A" Spaces	\$87.23	2.8376	\$ 247.52

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

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March 14, 2018

Misty Russell  
Silver Sands Village  
Park Manager  
349 Ash Avenue, #15  
Carpinteria, CA 93013

Re: Silver Sands Village

Dear Ms. Russell:

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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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  
Administrative Services Director  
(805) 684-5405, ext. 448

cc:

Clint Lau, Property Manager  
Doug Qualls, Chairman of the Board, Silver Sands Village MHP  
Dave Durflinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

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

March 14, 2018

A. Calculation of Maximum Rent (CMC Section 5.69.040)

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Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for February 2018 – 253.243

Ratio of change of CPI-W between July 1979 and February 2018 – 2.4502

75% of Ratio of Change of CPI-W ----- 1.8376 or 183.76%

Factor to be applied to July 1979 Base Rents ----- 2.8376

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2018
1	Manager	\$0.00	2.8376	\$ 0.00
1	Asst. Manager	\$56.23	2.8376	\$ 159.56
37	Single Width	\$112.23	2.8376	\$ 318.46
42	Double Width	\$115.23	2.8376	\$ 326.98

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

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March 14, 2018

San Roque Mobile Home Park  
c/o Priscilla Cervantes  
RDPH Properties  
Administrative Assistant  
30423 Canwood Street, Ste #204  
Augora Hills, CA 91301

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, 2018, and are geared to the February 2018 Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) 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  
Administrative Services Director  
(805) 684-5405, ext. 448

cc: Diego Jara, Resident Manager  
Dave Durflinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
MHPRSB Members

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

March 14, 2018

A. Calculation of Maximum Rent (CMC Section 5.69.040)

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Los Angeles Area Consumer Price Index - Urban Wage Earners and Clerical Workers, LA-Riverside-Orange County, CA All Items (Series ID CWURA421SA0) (W) 1982-84=100 for February 2018 – 253.243

Ratio of change of CPI-W between July 1979 and February 2018 – 2.4502

75% of Ratio of Change of CPI-W ----- 1.8376 or 183.76%

Factor to be applied to July 1979 Base Rents ----- 2.8376

Result is maximum Permitted Monthly Rent Per Space Effective July 1, 2018

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

Spaces	Description	Base Rent July 1, 1979	Factor	Maximum Rent July 1, 2018
21	Sm. Freeway	\$115.57	2.8376	\$ 327.94
94	Sm. Inner	\$118.57	2.8376	\$ 336.45
7	Lg. Freeway	\$123.57	2.8376	\$ 350.64
19	Lg. Inner	\$130.57	2.8376	\$ 370.51

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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