

City of Fresno

2600 Fresno Street
Fresno, CA 93721
www.fresno.gov



Meeting Agenda - Final

Tuesday, October 14, 2025

6:00 PM

Regular Meeting

Council Chambers

Mobilehome Park Rent Review and Stabilization

Commission

Chair - Al Moncada

Vice Chair – Kathryn C. Wilbur

Commissioner – Shannon McCulligh

Commissioner – Scott Berry

Commissioner – Terry Burns

Commissioner – Vacant

**THE MOBILEHOME PARK RENT REVIEW AND STABILIZATION COMMISSION
WELCOMES YOU TO CITY COUNCIL CHAMBER, LOCATED IN CITY HALL, 2ND
FLOOR, 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721.**

PUBLIC PARTICIPATION – Public participation during Mobilehome Park Rent Review and Stabilization Commission meetings is always encouraged and can occur in one of the two following ways:

1) Participate In Person: Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721

a) To speak during a Commission meeting in person: fill out a speaker card (available in the Council Chamber) and place it in the speaker card collection basket at the front of the Council Chamber. You may also approach the speaker podium upon the Commission Chair's call for public comment..

2) Participate Remotely via Zoom:

https://fresno.zoomgov.com/webinar/register/WN_d4jePtMxQvmAPgjR88MTNw

a) The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

b) To speak during a Commission meeting while attending remotely: while in the Zoom application, click on the icon labeled "Participants" at the bottom of the screen. Then select "RaiseHand" at the bottom of the Participants window. Your digital hand will now be raised. You will be asked to "unmute" when your name is called to speak. You will not be visible via video and there will be no opportunity to share your screen.

All public speakers will have up to 3 minutes to address the Commission pursuant to Commission Bylaws Article 4, Section 14(D) (available in the City Clerk's Office).

SUBMIT DOCUMENTS / WRITTEN COMMENTS - Pursuant to Rule 11 (c) of the Rules of Procedure for the City Council of the City of Fresno (available in the City Clerk's Office), no documents shall be accepted for Commission review unless submitted to the City Clerk at least 24 hours prior to the Commission Agenda item be heard. Documents / written comments related to an agenda item can be submitted by one of the following methods:

1) eComment – eComment allows the public to submit agenda related comments through a website prior to the meeting. Submitted comments are limited to 1440 characters and will be a part of the official record.

- a) Submit an e-Comment by visiting <https://fresno.legistar.com/Calendar.aspx> and selecting the “eComment” link.
- b) e-Comment is available for use upon publication of the agenda and closes 24 hours prior to the meeting start time [pursuant to Rule 11(c)].
- c) e-Comment is not permitted for Land use or CEQA items
- d) The e-Comment Electronic User Agreement can be viewed at:
<https://www.fresno.gov/cityclerk/>

2) E-mail – Agenda related documents and comments can be e-mailed to the Office of the City Clerk at least 24 hours prior to the agenda item being heard, pursuant to Rule 11(c).

- a) E-mail the Clerk’s Office at clerk@fresno.gov
- b) E-mails should include the agenda date, and the related agenda item number.

VIEWING COMMISSION MEETINGS (non-participatory) - For your convenience, there are several ways to view Fresno City Commission meetings live:

- 1) City of Fresno website: <https://fresno.legistar.com/Calendar.aspx> (click “In Progress” to view the live meeting).
- 2) Community Media Access Collaborative website: <https://cmac.tv/>
- 3) YouTube - City of Fresno Council, Boards and Commissions Channel:
<https://www.youtube.com/channel/UC3ld83D8QGn1YBDw6aD5dZA/videos>
- 4) Facebook: <https://www.facebook.com/FresnoCA/videos>
- 5) Cable Television: Comcast Channel 96 and AT&T Channel 99

Should any of the five viewing methods listed above experience technical difficulties, the Commission meeting will continue uninterrupted. Commission meetings will only be paused to address verifiable technical difficulties for all users participating via Zoom or in the Council Chamber.

The City of Fresno’s goal is to comply with the Americans with Disabilities Act (ADA). Anyone requiring reasonable ADA accommodations, including sign language interpreters, or other reasonable accommodations such as language translation, should contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To help ensure availability of these services, you are advised to make your request a minimum of three business days prior to the scheduled meeting.

1. CALL TO ORDER / 6:00 P.M. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PROCEDURES

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the mobilehome park Owner applying for a rent increase, then a presentation from a representative of mobilehome park's Residents' Committee. Testimony from supporters of the application will then be taken, followed by testimony from those in opposition. The mobilehome park Owner and Residents' Committee representative will each have the right to a final rebuttal presentation prior to closing the public hearing.

Pursuant to Rule 10 (c) of the Rules of Procedure for the City Council of the City of Fresno (available in the City Clerk's Office) governing length of public debate, all public testimony from those in support and in opposition of the rent increase application will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, ethnicity, economic status, national origin, or any other classification protected under state or federal law in a derogatory manner shall be deemed irrelevant and will not be considered by the Commission in making its determinations.

4. APPROVAL OF AGENDA

5. GENERAL ADMINISTRATION

- | | |
|-----------------------------------|--|
| <u>ID 25-1385</u> | Election of the Fresno Mobilehome Park Rent Review and Stabilization Commission Chairperson and Vice Chairperson for Fiscal Year 2025-2026 |
| <u>ID 25-1386</u> | Approval of the regular meeting minutes of September 10, 2024. |
| <u>ID 25-1387</u> | Consideration and Adoption of the Fresno Mobilehome Park Rent Review and Stabilization Commission Calendar for Fiscal Year 2025-2026 and Remainder of Calendar Year 2026 |

[ID 25-1388](#)

Actions pertaining to Country West Community, LP, formerly known as Country West Partnership, LP's ("Owner") rent increase application ("Application") for Country Living Mobile Home Park ("the Park"):

1. HEARING on the Application.
2. Take one of the following actions:
 - i. APPROVE the full \$37.07 per month non-automatic rent increase requested by Owner, in addition to the \$7.82 calculated as the 1.3% rent increase permitted automatically pursuant to Fresno Municipal Code ("FMC") Section 12-2014; OR
 - ii. APPROVE an amount less than \$37.07 determined to be just, fair, and reasonable pursuant to FMC Section 12-2012, in addition to the \$7.82 calculated as the 1.3% rent increase permitted automatically pursuant to FMC Section 12-2014; OR
 - iii. DENY any amount, after a determination that no amount is just, fair, and reasonable pursuant to FMC Section 12-2012, in addition to the \$7.82 calculated as the 1.3% rent increase permitted automatically pursuant to FMC Section 12-2014.

Sponsors: City Attorney's Office

6. INFORMATIONAL REPORTS

7. REPORTS BY COMMISSIONERS

8. CONTINUED MATTERS

9. NEW MATTERS

10. UNSCHEDULED ORAL COMMUNICATION

Members of the public may address the Commission regarding items that are not listed on the agenda and within the subject matter jurisdiction of the Commission. Each person will have up to three (3) minutes to present. Please be present at the conclusion of the meeting if you wish to be heard.

11. ADJOURNMENT

UPCOMING INFORMATIONAL REPORTS, CONTINUED MATTERS, AND NEW MATTERS

2025 MEETING SCHEDULE

December 9, 2025 - Regular Meeting