



"Citrus Capital of the World"

# City of Santa Paula

970 Ventura Street • Santa Paula, California • Mailing Address: P.O. Box 569 • 93061 • Phone: (805) 525-4478 • Fax: (805) 525-6278

## NOTICE OF DETERMINATION FOR RENT INCREASE

On June 27, 2019, the City received an application for a rent adjustment by the Oaks Mobile Estates. The application seeks rent adjustment based on capital improvements made to the property in accordance with SPMC § 152.07(B) and on November 21, 2019, this application was deemed complete. Upon review of the application, on November 26, 2019 the city determined that the application and the related capital improvements area approved based on their compliance with the definitions and criteria set forth in SPMC § [152.02](#):

***Capital Improvements.** The installation of new improvements and facilities and/or the replacement or reconstruction of existing improvements and facilities which consist of more than ordinary maintenance or repairs and have a useful life of at least five years. Keeping the streets and common areas in good repair and/or replacing them shall not be considered capital improvement.*

The resulting amount of the increase granted by the City of Santa Paula is an approved monthly increase is \$220.98 per space, per month. Capital improvements adopted pursuant to [152.02.07](#) are approved, provided, that any increase granted shall be amortized over the useful life of the improvement and apportioned equally among all rental spaces in the mobile home park. Any increase granted under this division shall remain in effect only during the useful life of the improvement. In addition, rent increase will be implemented to reach the maximum amount with no more than a 12% annual increase pursuant to SPMC [152.02.07](#):

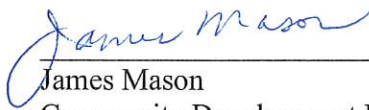
### **Maximum Increase in 12-Month Period.**

Notwithstanding any other provisions of this initiative, space rent may not be increased in excess of 12% in any 12-month period.

Ownership is offering two options with respect to implementing the approved increase. A town hall meeting will be held in the community clubhouse on December 3, 2019 to discuss the options, the increase schedule and to answer any questions or concerns.

Please be advised of the following procedure regarding this application. In accordance with SPMC § 152.07, a written notice of determination, an approval of the increase, has been provided. If an appeal is filed with the Mobile Home Rent Review Commission ("Commission") within fifteen (15) days of this notice of determination, then, in accordance with SPMC § 152.09, within seventy-five (75) days from the date of this Notice, the Commission shall hold a public hearing on the application and shall render its decision in writing, including findings of fact, within ninety (90) days from the date of this Notice. **If you wish to exercise your right, please send all materials to James Mason, Community Development Director, 200 S. Tenth Street, Santa Paula, CA 93061.** However, if no appeal is filed, then the notice of determination becomes final.

Please contact me with any questions.

  
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Community Development Director  
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