



## **Mobile Home Rental Hearing Panel**

### **Minutes**

*MOHAMMAD HABIB - PLANNING COMMISSIONER*  
*DAVID LAVATO - PLANNING COMMISSIONER*  
*JOSEPH MUELLER - PLANNING COMMISSIONER*  
*LIAM DOWNEY - PLANNING COMMISSIONER*  
*ROBYN CARRILLO LIBRARY, CULTURE, & ARTS*  
*COMMISSIONER*

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**Thursday, May 7, 2026**  
**7:00 PM**

**Council Chamber Building**  
**17555 Peak Avenue, Morgan Hill, CA 95037**

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### **CALL TO ORDER**

Chair Downey called the meeting to Order at 7:00 p.m.

### **ROLL CALL ATTENDANCE**

Minutes Clerk Jenna Luna called the roll at 07:00 PM.

<b>PRESENT</b>	Commissioner Downey, Commissioner Lovato, Commissioner Mueller, Commissioner Carrillo, Commissioner Habib
<b>ABSENT</b>	None

### **DECLARATION OF POSTING AGENDA**

Minutes Clerk Luna declared the posting of the agenda at 7:00 p.m.

### **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

Chair Downey opened the Public Comment Period at 7:00 p.m. No requests to speak, the Public Comment Period was closed.

### **PUBLIC HEARING**

1. **WINDMILL MOBILE ESTATES REQUEST FOR HEARING-PETITION FOR RENT**

Recommendation:

1. Accept Independent Analysis of Petition of Rent Increase and
2. Open/close the public hearing; and
3. Approve a monthly rent increase of \$228.80 to Windmill Mobile Estates to be phased-in, consistent with Municipal Code 5.36.320.

Housing and Economic Mobility Director John Lang gave a presentation at 7:01 p.m.

Director Lang informed the Hearing Panel and public that three supplemental items were posted to the agenda including a revised staff memorandum and draft resolution outlining a stipulated settlement proposal.

The Commissioners asked clarifying questions of staff, Debbie Kern, the City's Independent Analysis consultant and Deepa Sharma, City's Legal Representative, at 7:24 p.m.

At 7:48 p.m., the Windmill Estates Homeowners' legal representative, Bruce Stanton, addressed the Commissioners regarding the resident petitioning process.

At 8:05 p.m., the Windmill Estates property owner's legal representation, Luis Valencia Moreno, addressed the Commissioners.

Chair Downey opened the floor to the Commissioners to ask clarifying questions at 8:13 p.m.

At 8:14 p.m., the CPA Expert, Brian Eid, addressed the Commissioners' questions.

At 8:34 p.m. Homeowners' legal representative, Bruce Stanton, addressed the Commissioners.

At 8:46 p.m., a resident of Windmill Estates, Mark Moore, addressed the Commission.

Commissioners asked clarifying questions at 8:49 p.m.

The Windmill Estates Homeowners' legal representative, Bruce Stanton, addressed the Planning Commissioners' questions.

At 8:54 p.m., a resident of Windmill Estates, Mark Moore, addressed the Commission.

Chair Downey opened the Public Hearing at 8:55 p.m. The following individuals addressed the Commission:

- Linda Bristol
- Fransico Luna
- Commissioner Mueller addressed the speaker's comments
- Martha

Hearing no further requests to speak, the Public Hearing was closed at 9:07 p.m.

At 9:07 p.m., the Windmill Estates property owner's legal representative, Luis Valencia Moreno, made his final statements.

At 9:11 p.m., the Commissioners asked clarifying questions.

At 9:20 p.m., the City's Legal representative, Deepa Sharma, addressed the Commission.

**MOTION:**

Adopt a resolution approving a monthly rent increase of \$228.80 for Windmill Mobile Estates to be phased in, consistent with Municipal Code 5.36.320.

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Commissioner Lovato
<b>SECONDER:</b>	Commissioner Mueller
<b>AYES:</b>	Commissioner Downey, Commissioner Lovato, Commissioner Mueller, Commissioner Carrillo
<b>NAYS:</b>	Commissioner Habib
<b>ABSTAIN:</b>	None

**ADJOURNMENT**

There being no further business to discuss, Chair Downey adjourned the meeting at 9:30 p.m.

MINUTES PREPARED BY:  
Jenna Luna, Minutes Clerk