



**DATE:** January 23, 2024

**TO:** HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

**FROM:** MONICA PINAGLIA, CODE COMPLIANCE MANAGER *mp*

**SUBJECT:** CASA GRANDE MOBILE HOME PARK RENT CONTROL

Casa Grande Mobile Home Park was inspected on January 23, 2024 with the lighting inspection conducted the prior evening. The Code Compliance inspection is required as part of the mobile home park's rent control application process. There were three general park violations and four park lighting violations found and noted in the attached inspection report.

The resident meeting was held on January 22, 2024 and was attended by twelve park residents, the park manager and the park's maintenance supervisor. Four city employees from Housing and Neighborhood Services and Code Compliance also attended the meeting. There was one code compliance inquiry made to city staff.

Cc: Christopher W. McKinney, Deputy City Manager  
Danielle Lopez, Manager of the Housing and Neighborhood Services Division



**MOBILE HOME PARK RENT CONTROL**  
**CODE COMPLIANCE INSPECTION REPORT**

**Park Name:** Casa Grande Mobile Estates  
1001 S. Hale Ave., Escondido

**Park Owner:** Casa Grande LP  
c/o Sue Pebley  
54 N. La Senda  
Laguna Beach, CA 92651

**Park Manager:** Becky Bonamici                      **Phone:** (760) 746-1311

**Inspection Date:** 1/23/2024                      **Inspector:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

1. There are overgrown tree branches encroaching into the right of way located at spaces 67 and 86. **25 CCR 1120(a).**
2. There is a broken swimming pool stair rail at the park's swimming pool which is a hazard. **25 CCR 1608(6);**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection; (1-22-2024)**

1. The lamp post light in the front entryway to the park is in disrepair.