



DATE: February 28, 2024

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: MONICA PINAGLIA, CODE COMPLIANCE SUPERVISOR *mp*

SUBJECT: GREENCREST MOBILEHOME PARK

The Greencrest - Mobile Home Park was inspected on February 27, 2024, with the lighting inspection conducted the evening of February 26, 2024. The inspections were completed as part of the rent control review process. There was one general park violation and one park lighting violation found. The inspection report is attached.

A resident meeting was held on February 26, 2024. The meeting was attended by two residents, one park manager and three city staff. There were no code enforcement issues raised during the meeting.

There was one code compliance complaint received for this the park during the past year.

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



February 28, 2024

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Greencrest Mobile Home Park
541 W. 15th Ave.
Escondido, CA. 92025

Park Owner: Greencrest Mobile Home Park LLC
8 Pinehurst Ln
New Port Beach, CA. 92660

Park Managers: Jim Younce **Phone:** (760) 745-4352
Marlene Andaluz-Estrada

Inspection Date: February 27, 2024 **Inspector:** Stephen Jacobson &
Eric Field

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. 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. The mobile home park address is not posted on the park sign or at the office.
25 CCR 1122 (b).

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Areas of the park needing illumination
Lighting Inspection – Conducted 2-26-2024

There was one exterior light violation noted:

1. The exterior light on the pole in front of space 15 is in disrepair. 25 CCR 1108.