



Code Enforcement Division
201 N. Broadway, Escondido, CA 92025
(760) 839-4650, FAX (760) 839-4313

Date: MAY 17, 2022

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

FROM: ED BENNETT, CODE ENFORCEMENT MANAGER

SUBJECT: WESTWINDS MOBILEHOME PARK RENT CONTROL

The Westwinds Mobile Home Park was inspected on May 17, 2022, with the lighting inspection conducted the prior evening. This inspection was a result of an application for a rent increase having been filed. One general park violation and one lighting violation were found and noted in the attached inspection report.

The resident meeting for the park was held on May 16, 2022 with two park managers and two city staff members. No park residents attended the meeting. There were no code enforcement case issues to discuss.

Cc: Adam Finestone –Interim Director of Community Development
Holly Nelson, Housing & Neighborhood Services Manager



May 17, 2022

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Westwinds Mobile Home Park
1415 S. Pine St
Escondido, CA. 92025

Park Owner: Westwinds Mobile Home Park LLC
c/o Thomsen Properties
301 E. 17th Street #208
Costa Mesa, CA. 92627

Park Managers: Liliana Silva
Jim Younce

Phone: (760) 740-0743

Inspection Date: 5/17/2022

Inspector: Stephen Jacobson

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 shower faucet in the third shower bay in the women's restroom is in disrepair. **25 CCR 1102(a);**

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Areas of the park requiring illumination per §25 CCR 1108

(Lighting Inspection conducted on; 5/16//2022)

1. Repair or replace the inoperable light by the commercial trash bin.