



# *Camarillo City Council*

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## **AGENDA REPORT**

Date: August 24, 2022

To: Honorable Mayor and City Councilmembers

From: Greg Ramirez, City Manager

Submitted by: Kristy Buxkemper, City Clerk

Subject: Landlord/Tenant Mediation Ordinance Amendment

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### **BACKGROUND**

On January 12, 2022, the City Council adopted Ordinance No. 1187 amending and restating Chapter 10.50 of the Camarillo Municipal Code, which incorporated some recommendations and revisions from the Policy Committee and transitioned the City from a Rent Review Commission to a Landlord/Tenant Mediation to address rent-related disputes pertaining to mobile home parks and residential rental complexes.

On January 26, 2022, the Policy Committee reviewed the adopted Ordinance and were provided with informational resources for referring residents regarding rental disputes. Those resources included:

1. Ventura County District Attorney's Consumer Mediation Unit
2. Housing Rights Center for Fair Housing Counseling Services (Part of the CDBG program with the County of Ventura) – Included Tenant Rights Workshops
3. The California Department of Real Estate Website – Provides informational resources for tenants

The Policy Committee requested some additional clarifications and definitions be added to the Ordinance to address various concerns and ambiguities regarding lease terms and those leases where the amount of an increase is not specified and directed staff to return with amendments addressing multi-year lease agreements.

The Policy Committee also recommended the Landlord Tenant Mediation Ordinance be reviewed after one year to evaluate the new mediation program and such review will be scheduled in early 2023.

## **DISCUSSION**

Proposed revisions to the Ordinance were presented to the Policy Committee on July 28, 2022. An overview of the main recommended amendments are as follows:

- Section 10.50.020:
  - Amends the definition of “Eligible Lease” to:
    - Address multi-year leases and those where the term is not established or defined under the lease
  - Clarifies the definition of “Owner” to include the manager as a representative of the owner; and
  - Adds a new definition for “Term”
- Section 10.50.050 (C): Clarifies and defines the meaning of vacant units in mobile home parks.
- Section 10.50.060
  - Minor clerical amendments to further define the deterioration of the structure or degradation of material improvements considered by the mediator in the evaluation

The Policy Committee recommended this Ordinance be presented to the City Council for consideration and first reading.

## **FISCAL IMPACT**

There is no budget impact as a result of this action.

## **RECOMMENDATION**

1. Request reading of the title of the Ordinance; and
2. Waive further reading and introduce an Ordinance of the City of Camarillo amending and restating Camarillo Municipal Code Chapter 10.50 Landlord-Tenant Mediation.

## **ATTACHMENTS**

1. Ordinance - Clean Version
2. Ordinance - Redline Version

## **REFERENCE MATERIALS – AVAILABLE FOR REVIEW AT CITY HALL**

None