

MINUTES
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY,
HOUSING & ECONOMIC DEVELOPMENT COMMITTEE
Regular Meeting
January 13, 2026

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

At 8:33 p.m., Chair Luis Mc Arthur called to order the regular meeting of the Oxnard City Council Community Services, Public Safety, Housing & Economic Development Committee in the City Hall Council Chambers at 305 West Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Member Bert E. Perello, Member Michaela Perez and Chair Luis A. Mc Arthur were present.

The meeting opened with the pledge of allegiance to the flag of the United States. Member Perez requested a moment of silence in memory of Renee Nicole Good, who was killed in Minneapolis. Chair Mc Arthur added that the moment should also honor Commander Scott Aaron, a 21-year veteran with the Oxnard Police Department who passed away on January 9, 2026.

Staff members present were Ashley Golden, Assistant City Manager; Kenneth Rozell, Chief Assistant City Attorney; Michelle McCarron, Assistant City Attorney; Andrew Gonzalez, Deputy City Attorney; Brenda Lopez, Housing Director; Alba Marshall, Rent Stabilization Analyst and Lourdes A. López, City Clerk.

Consideration of Teleconference Participation pursuant to Assembly Bill 2449.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND NON-ACTION ITEMS

Public comment was received from Danna Aten.

C. CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Community Services, Public Safety, Housing and Economic Development Committee approve the minutes of the October 28, November 25 and December 9, 2025 regular meetings as presented.

No public comments were received.

It was moved by Member Perello, seconded by Member Perez, to approve the Information/Consent item as presented. VOTE: Perez, Perello and Mc Arthur voted in favor; the motion carried 3-0.

Chair Mc Arthur announced that Report No. D-2 would be the first item of business.

D. REPORTS

2. Housing Department

SUBJECT: Lease Agreement with Teatro de las Américas.

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee recommend that the City Council:

1. Authorize the Mayor to execute a Lease Agreement (A-8604) with Teatro de las Américas for the use of property owned by the City located at 321 West Sixth Street for a term of three years with two one-year options to extend the Agreement, at the discretion of the City Manager, for a total of five years, at an annual fee of \$1 and quarterly rent up to \$2,970 of their quarterly gross revenues in excess of \$10,560; and
2. Authorize the Mayor to forgive past due rent to the City in the amount of \$15,690 for past due rent through January 2026, plus a daily pro-rata share through February 2026.

Public comments were received from James Donlon, Ana VanHoven, Juan Gonzalez, Margaret Cortese and Barbara Macri-Ortiz.

The Housing Director presented and answered the Committee's questions. Discussion ensued among the Council and President of the board of Teatro de las Americas Juan Gonzales.

It was moved by Member Perello that a tiered payment plan starting at \$300 a month in year one, increasing to \$600 a month in year two, and reaching \$900 a month in year three.

President Gonzalez asked if it could be capped at \$600?

It was moved by Chair Mc Arthur, seconded by Member Perez, to approve the recommended action as presented and along with the requirement to receive monthly report on fundraising, grant solicitation, and planned activities. VOTE: Perez and Mc Arthur, voted in favor; the motion carried 2-1. Committee Member Perello voted no.

1. Housing Department

SUBJECT: Resolution Establishing Administrative Regulations regarding the Fair Rate of Return Petition Regulations to Implement the City's Rent Stabilization Ordinance.

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee review and recommend that the City Council approve the proposed resolution establishing administrative regulations to implement the provisions of the Rent Stabilization Ordinance regarding Fair Rate of Return Petition regulation.

Assistant City Manager Golden expressed gratitude to all the stakeholders involved in the process and addressed the recent letter from Barbara Macri-Ortiz regarding seven requested revisions previously discussed in the joint meetings with the various stakeholders.

Assistant City Attorney McCarron, Deputy City Attorney Gonzalez and Rent Stabilization Analyst presented and answered the Committees questions.

Deputy City Attorney Gonzalez discussed the revisions presented by Barbara Macri-Ortiz.

Public comments were received from Janet Sprissler, Dawn Durazo, Barbara Macri-Ortiz and Maria Navarro.

It was moved by Member Perello, seconded by Chair Mc Arthur, to approve the recommended action as amended.

- On page 32 and 33, within Section 4(a) and Section 1.04
- On page 25, within Section 107, there will be multiple changes regarding the tenant.
- On page 21, the amortization section, Exhibit D – formatting

VOTE: Perello, Perez and Mc Arthur, voted in favor; the motion carried 3-0.

E. ITEMS FOR FUTURE AGENDAS

Member Perello suggested that we look into installing red light cameras.

F. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair Mc Arthur adjourned the meeting at 11:20 p.m.



LOURDES A. LÓPEZ
City Clerk



LUIS A. MC ARTHUR
Mayor