

MINUTES
OXNARD CITY COUNCIL
Special Council Meeting
April 13, 2022

A. ROLL CALL, POSTING OF AGENDA

At 6:04 p.m., Mayor John C. Zaragoza called to order the special meeting of the Oxnard City Council, in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Councilmembers Gabriela Basua, Vianey Lopez, Oscar Madrigal, Bert E. Perello, Gabriel (Gabe) Teran, Mayor Pro Tem Bryan A. MacDonald, and Mayor John C. Zaragoza were present.

Councilmember Lopez arrived at 6:13 p.m. Councilmember Madrigal joined the meeting at 6:22 pm.

Staff members present in person were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen M. Fischer, City Attorney; Ken Rozell, Chief Assistant City Attorney; Jason Zaragoza, Deputy City Attorney; Emilio Ramirez, Housing Director; and Rose Chaparro, City Clerk.

Lauren Langer and Greg Kettles, Attorneys with Best, Best & Krieger, also participated via videoconference.

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council

B. OPENING CEREMONIES (6:00 PM)

The flag salute was followed by a moment of silence.

C. REPORTS

1. Housing Department

SUBJECT: Introduction of a Just Cause Eviction & Tenant Protection Ordinance and a Rent Stabilization Ordinance.

RECOMMENDATION: That the City Council:

1. Introduce for first reading by title only and waiving further reading of an ordinance adding Article I to Chapter 27 of the Oxnard City Code that is entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE I TO CHAPTER 27 OF THE OXNARD CITY CODE ESTABLISHING JUST CAUSE EVICTIONS AND OTHER TENANT PROTECTIONS”

2. Introduce for first reading by title only and waiving further reading of an ordinance adding Article II to Chapter 27 of the Oxnard City Code that is entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE II TO CHAPTER 27 OF THE OXNARD CITY CODE ESTABLISHING RENT STABILIZATION REGULATIONS INCLUDING PROHIBITING RESIDENTIAL REAL PROPERTY RENTAL RATE INCREASES THAT EXCEED FIVE PERCENT (5%) ANNUALLY”

Emilio Ramirez, Housing Director; Kenneth Rozell, Chief Assistant City Attorney; and Jason Zaragoza, Deputy City Attorney; presented and answered questions.

Public comments were received from Danielle Leidner Peretz, Jorge Toledano, Vanessa Teran, Juliet Esquibias, Janet Sprissler, Matthew Buck, Salena Bracamontes, Matt Capritto, Yuridiana Alvarado, Ofelia Flores, Kyle De La Torre, Barbara Macri-Ortiz, Santiago Mumon, Fidel Panfilo, Vasido, Zuleth Lucero, Felix Vasquez, Claudia Quesada, Daniela Aguirre, Lucila Cruz, Soledad Montoya, Arturo Villanueva, Maria Santiago, Petra Flores, Carmen Obeso, Alex Papadopoulos, May Motamedi, Amadeo Sumano, Leticia Perez, Josefino, Teresa Santos, Maria Cervantes, Teresa Cruz, Santiago Rivera, Maria Navarro, Maria Martinez, Reynaldo Altamirano, Johana Mendez, Lorenzo Castillo, Leticia Perez, Itatemcui Morales, Ralf Moll, Henry Sapien Alvarado, Josefino Cervantes, Eduardo Huerta, Anastacio Espinoza, Evalia Mendoza, Ofelia Flores, Virgida Gomez, Salvador Villasenor, and Yasmine Alvarado. Written comments were also received and submitted to Council for consideration. Discussion ensued among the Council and staff.

Item C.1 (1) Ordinance No. 3012 – Establishing Just Cause Evictions and Other Tenant Protections:

It was moved by Councilmember Lopez, seconded by Councilmember Teran, to approve the recommended action. VOTE: Basua, Lopez, Madrigal, Perello, Teran, and Zaragoza voted in favor; MacDonald voted against; motion passed 6-1.

Item C.1 (2) Ordinance No. 3013 – Establishing Rent Stabilization Regulations Including Prohibiting Residential Real Property Rental Rate Increases that Exceed Four Percent (4%) Annually:

Council made an amendment to the recommendation prohibiting residential real property rental rate increases that exceed five percent (5%) and amended to four percent 4% annually.

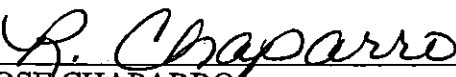
It was moved by Councilmember Basua, seconded by Councilmember Madrigal, to approve the recommended action as amended. VOTE: Basua, Lopez, Madrigal, MacDonald, Teran, and Zaragoza voted in favor, Perello voted against; motion passed 6-1.

At 9:58 p.m. City Council voted to continue the meeting past 10:00 p.m., and take action on the remainder of the items on the agenda.

It was moved by Councilmember Perello, seconded by Councilmember Basua, to approve continuing the meeting past 10:00 p.m. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; the motion carried 7-0.

D. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Zaragoza adjourned the meeting at 10:30 p.m.


ROSE CHAPARRO

City Clerk


JOHN C. ZARAGOZA
Mayor