



Ventura County Mobile Home Park Rent Review Board February 16, 2022 Meeting Agenda

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • www.vcrma.org/divisions/planning

Wednesday, February 16, 2022 at 1:00 p.m.

All interested persons are invited to attend and be heard at a public meeting to be held by the Ventura County Mobile Home Park Rent Review Board (RRB) at the date and time noted above using video conference and teleconference formats.

IN RESPONSE TO THE DECLARED STATE AND LOCAL EMERGENCIES DUE TO THE NOVEL CORONAVIRUS, AND CONSISTENT WITH THE RECOMMENDATION OF THE VENTURA COUNTY PUBLIC HEALTH OFFICER DATED SEPTEMBER 21, 2021, TO PROMOTE SOCIAL DISTANCING AND CONTINUE REMOTE MEETINGS OF ALL LEGISLATIVE BODIES IN VENTURA COUNTY, THE HALL OF ADMINISTRATION MULTIPURPOSE CONFERENCE ROOM IS CURRENTLY CLOSED TO THE PUBLIC. PURSUANT TO GOVERNMENT CODE SECTION 54953, SUBDIVISION (e), ALL MEETINGS OF THE CULTURAL HERITAGE BOARD ARE BEING CONDUCTED ELECTRONICALLY. TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE PUBLIC HEARING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO THE INSTRUCTIONS BELOW.

LISTENING TO THE MEETING ONLY

If you do not have access to a computer or if you would like to listen to the meeting by phone, please follow the steps below:

1. If you are in the United States, dial (669) 900-9128 or (346) 248-7799 or (646) 558-8656 or (253) 215-8782 or (301) 715-8592 or (312) 626-6799. If you dial a number near your current location, you may receive higher audio quality;
2. Enter Webinar ID: 847 6553 6486, when prompted. You will be placed into the meeting as an attendee.

VIEWING THE MEETING ON YOUR COMPUTER OR TABLET

To view the meeting on your computer or tablet, follow the steps below:

1. Turn on your computer or tablet, open your internet browser;

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, Cultural Heritage Program Planner, at 805-654-5042 or Dillan.Murray@ventura.org. Reasonable advance notification of the need for accommodation prior to the meeting (48 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.

2. Navigate to the following webpage:

https://ventura-org-rma.zoom.us/webinar/register/WN_I_3jQ02wQquUtxg7oqoXKA;

3. You must register to participate. Please complete the registration information;
4. Upon successful registration, you will be given the information needed to access the meeting. Click the link on the screen following the title "Please click this URL to join". You will be placed into the meeting as an attendee.

PROVIDING PUBLIC COMMENT

Written Comments:

1. While written comments may be submitted by e-mail during the hearing, the public is encouraged to submit comments no later than 10:00 a.m. on the day of the hearing to Dillan Murray via email at Dillan.Murray@Ventura.org. Comments may not exceed 250 words. All comments received prior to the deadline which are 250 words or less will be read into the record by staff. Comments greater than 250 words will be distributed to the RRB at the hearing and included in the public record;
2. Comments submitted must include the following information:
 - a. Name;
 - b. Item you are addressing with your comment; and
 - c. Your mailing address.

Comments Provided at the Public Meeting:

1. If you are accessing the hearing via phone and would like to speak on an item, dial *9 to raise your hand. If you are accessing the hearing online, select the "raise hand" function;
2. Interested speakers will be called upon in the order received. Dial *6 to be unmuted to provide comment or use the "unmute" function;
3. Comments submitted must include the following information:
 - a. Name;
 - b. Item you are addressing with your comment; and
 - c. Your mailing address.

AGENDA

Consideration will be given only as noted to the following:

1. **Call to Order**
2. **Pledge of Allegiance to the Flag of the United States of America**
3. **Disclosures and Ex-Parte Communication**
4. **Consent Item**
A resolution authorizing continued remote teleconference meetings of the Rent Review Board
5. **Public Comment on Concerns within the Authority of the County Rent Control Ordinance**
This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Rent Review Board. Speakers wishing to address the Board shall be allowed a maximum of five minutes for their comments. The Board is prohibited from taking action on any item that is not part of the printed and published agenda.
6. **Approval of Minutes**
RRB Meeting held on November 17, 2021
7. **Approval of 2022 Meeting Schedule**
Wednesday, May 18, 2022
Wednesday, August 17, 2022
Wednesday, November 16, 2022
8. **Discussion Regarding Residents' Concerns**
Casitas Springs Mobile Home Park (8951 Nye Rd, Ventura, CA 93001)
Ojai Villa Mobile Estates (70 Baldwin Rd, Ojai, CA 93023)
9. **Comments from Rent Review Board Members**
10. **Comments from Planning Staff**
11. **Meeting Adjournment**

Next meeting date: Wednesday, May 18, 2022 at 1:00 p.m.

**VENTURA COUNTY MOBILE HOME PARK RENT REVIEW BOARD
RESOLUTION NO. RRB22-001**

A RESOLUTION OF THE VENTURA COUNTY MOBILE HOME PARK RENT REVIEW BOARD AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE VENTURA COUNTY MOBILE HOME PARK RENT REVIEW BOARD PURSUANT TO GOVERNMENT CODE SECTION 54953, SUBDIVISION (e), OF THE RALPH M. BROWN ACT; AND ADOPTING BY REFERENCE FUTURE RESOLUTIONS OF THE VENTURA COUNTY BOARD OF SUPERVISORS RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS PURSUANT TO GOVERNMENT CODE SECTION 54953, SUBDIVISION (e), OF THE RALPH M. BROWN ACT

WHEREAS, the County of Ventura (“County”) is committed to preserving and nurturing public access and participation in meetings of the Ventura County Mobile Home Park Rent Review Board (“RRB”);

WHEREAS, Government Code section 54953, subdivision (e), of the Brown Act, authorizes the legislative body of a local agency to use remote teleconferencing in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953, subdivision (b)(3), subject to the existence of certain conditions;

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558;

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing;

WHEREAS, such conditions now exist in Ventura County, specifically, Governor Gavin Newsom declared a state of emergency in response to the COVID-19 pandemic on March 4, 2020 (“State of Emergency”);

WHEREAS, on September 21, 2021, Dr. Robert Levin, Ventura County Health Officer, issued a recommendation to continue practicing social distancing measures throughout Ventura County communities, including to continue to implement 100 percent remote meetings of all legislative bodies in Ventura County, to prevent and minimize the spread of COVID-19 (“Recommendation to Promote Social Distancing”);

WHEREAS, the RRB does hereby find that it has reconsidered the circumstances of the State of Emergency, the State of Emergency remains active and continues to directly impact the ability of its members and attendees to meet

safely in person, and that the Ventura County Health Officer, Dr. Robert Levin, continues to recommend measures to promote social distancing to minimize the spread of COVID-19 including that all legislative bodies in Ventura County continue to meet remotely, as further explained in his Recommendation to Promote Social Distancing, which has not been rescinded and remains in effect;

WHEREAS, the RRB does hereby find that it shall conduct its meetings without compliance with Government Code section 54953, subdivision (b)(3), as authorized by subdivision (e), of Government Code section 54953, and that the RRB shall comply with the requirements set forth in Government Code section 54953, subdivision (e)(2);

WHEREAS, as a condition of extending the use of remote teleconference meetings pursuant to Government Codes section 54953, subdivision (e), the RRB must reconsider the circumstances of the state of emergency that exists, and the RRB has done so;

WHEREAS, the RRB does hereby find that because the territorial jurisdiction of the RRB is identical to that of the Ventura County Board of Supervisors, any future findings made by the Ventura County Board of Supervisors reconsidering the circumstances of the State of Emergency and finding the need to continue to meet remotely in compliance with requirements set forth in Government Code section 54953, subdivision (e)(2), would also apply to the facts and circumstances regarding teleconference meetings to be held by the RRB; and

WHEREAS, the RRB meets on a quarterly basis, and between the dates when the RRB's quarterly meetings are held, the RRB considers it appropriate to adopt by reference, effective upon the date of adoption by the Ventura County Board of Supervisors, the future resolutions of the Ventura County Board of Supervisors, reconsidering the circumstances of the State of Emergency, and finding that the State of Emergency remains active and continues to directly impact the ability of its members and attendees to meet safely in person, and that the Ventura County Health Officer, Dr. Robert Levin, continues to recommend measures to promote social distancing to minimize the spread of COVID-19 including that all legislative bodies in Ventura County continue to meet remotely, as further explained in the Recommendation to Promote Social Distancing, which has not been rescinded, and which remains in effect;

NOW, THEREFORE, BE IT RESOLVED, by the RRB as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. Staff supporting the RRB are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including conducting open and public meetings of the RRB in accordance with

Government Code section 54953, subdivision (e), and other applicable provisions of the Brown Act.

Section 3. This Resolution shall take effect immediately upon its adoption and shall be effective until the RRB adopts a subsequent resolution in accordance with Government Code section 54953, subdivision (e)(3), to extend the time during which the RRB may continue to teleconference without compliance with Government Code section 54953, subdivision (b)(3).

Section 4. The RRB hereby adopts by reference each future resolution of the Ventura County Board of Supervisors, adopted in accordance with Government Code section 54953, subdivision (e)(3), to extend the time during which the Ventura County Board of Supervisors may continue to teleconference without compliance with Government Code section 54953, subdivision (b)(3), as of the date of its adoption, finding that by virtue of the Ventura County Board of Supervisors' adoption of such a resolution, the RRB has also reconsidered the circumstances of the State of Emergency, the State of Emergency remains active and continues to directly impact the ability of its members and attendees to meet safely in person, and that the Ventura County Health Officer Dr. Robert Levin, continues to recommend measures to promote social distancing to minimize the spread of COVID-19 including that all legislative bodies in Ventura County continue to meet remotely, as further explained in his Recommendation to Promote Social Distancing, which has not been rescinded, and remains in effect.

Section 5. In addition to adopting by reference each future resolution of the Ventura County Board of Supervisors regarding teleconferencing as described in Section 4 above, the RRB shall also reconsider the circumstances of the State of Emergency at each of its quarterly meetings.

Passed and adopted this 16th day of February 2022, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

RRB Chair
Ventura County Mobile Home Park
Rent Review Board

Date

Attest: _____
Dillan Murray
RRB Staff Administrator

Date



Ventura County Mobile Home Park Rent Review Board November 17, 2021 **Draft** Meeting Minutes – Item 6

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Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.

Board Members Present: Brent Rosenbaum, Chair
Richard Francis, Vice Chair
Tom Hundley
Steve Cass
Jill Martinez (arrived late)

Board Members Absent: None

County Staff Present: Dillan Murray, Staff Coordinator
Tricia Maier, Planning Programs Manager

1. 1:01 P.M. HEARING CALLED TO ORDER
By Chair Rosenbaum
2. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
3. DISCLOSURES AND EX-PARTE COMMUNICATION

None
4. PUBLIC COMMENT ON CONCERNS WITHIN THE AUTHORITY OF THE COUNTY RENT CONTROL ORDINANCE

Dean Brock with Golden State Manufactured-home Owners League provided comment on residents' concerns at Casitas Springs Mobile Home Park.

Board Member Francis requested information from Staff on the County's available solutions to the residents' concerns. Dillan Murray, Staff, stated that a service reduction rent increase may occur when significant housing services are permanently reduced or disrupted for an unreasonable length of time without a corresponding reduction in the dollar amount of the space rent. It is the specific intent of the Mobile Home Park Rent Control Ordinance to prohibit such indirect rent increases. Mr. Murray stated that he would follow up with the resident and with relevant staff at the California Department of Housing and Community Development.

5. APPROVAL OF MINUTES

Board Member Francis made a motion to approve the August 18, 2021 meeting minutes. Board Member Hundley seconded the motion. Motion passed 4-0.

6. REVIEW PRELIMINARY 2022 MEETING SCHEDULE AND REVIEW AND CONSIDER ADOPTION OF PROPOSED RESOLUTION RRB21-001 AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE RENT REVIEW BOARD FOR A 30-DAY PERIOD PURSUANT TO GOVERNMENT CODE SECTION 54953, SUBDIVISION (E), OF THE RALPH M. BROWN ACT.

Presentation by Staff:

Dillan Murray, Staff, presented a PowerPoint presentation outlining recent changes in State law and requirements of legislative bodies in holding remote hearings. Mr. Murray presented Staff's recommended actions related to this item, which consisted of the following:

1. **CONDUCT** the public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report;
2. **PROVIDE** feedback on the preliminary 2022 meeting schedule and location; and
3. **CONSIDER** adoption of Resolution RRB21-001 (Exhibit 1) authorizing remote teleconference meetings of the Rent Review Board for a 30-day period pursuant to Government Code section 54953, subdivision (e), of the Ralph M. Brown Act.

Board Member Martinez arrived to the meeting during the Staff presentation.

Deliberation and Recommendation:

Board Member Francis indicated his preference to return to in-person meetings. Board Member Francis requested more information from Staff on what the required virtual meeting would consist of every 30 days. Dillan Murray, Staff, stated that per State law, the RRB would need to meet every 30 days to make the required findings, including providing the opportunity for public comment.

Board Member Hundley supported a return to in-person meetings.

Chair Rosenbaum inquired as to whether the first RRB meeting in 2022 would still be held virtually if in-person meetings are not possible at that time. Tricia Maier, Staff, clarified that the County anticipates in-person meetings to resume in early 2022, assuming the COVID-19 case rates improve. Further, County Counsel has advised that a return to virtual meetings appears possible if the COVID-19 situation worsens, even if the RRB has not made the required findings up until that point.

Public Comment:

Liz Cole provided comment in support of returning to in-person meetings.

Deliberation and Recommendation (continued):

Board Member Martinez favored returning to in-person meetings to encourage participation and representation.

Board Member Francis inquired as to whether the County requires proof of vaccination or masks to enter the Hall of Administration. Tricia Maier, Staff, stated that the County requires social distancing and mask wearing. In addition, the Multipurpose room, where meetings would be held, is sufficiently large to allow attendees to socially distance.

Board Member Cass indicated his support for returning to in-person meetings.

Board Member Hundley made a motion to return to in-person meetings beginning February 2022. Board Member Francis seconded the motion. Motion passed 5-0.

7. COMMENTS FROM RENT REVIEW BOARD MEMBERS

Board Member Hundley and Chair Rosenbaum thanked Staff for their efforts.

Other Board Members did not have anything to report.

7. COMMENTS FROM PLANNING STAFF

Dillan Murray, Staff, reported that the Planning Division has approved 18 ministerial rent increase applications for 2021 and one for 2022. Next, Mr. Murray reported that he would be following up with residents of Casitas Springs Mobile Home Park and with relevant staff at the California Department of Housing and Community Development to better understand the situation and necessary next steps. Finally, Mr. Murray reported that the allowable ministerial rent increase for 2022 is 5.9%.

8. ADJOURNMENT

At 1:42 p.m., Board Member Francis made a motion to adjourn the meeting. Board Member Hundley seconded the motion. Motion passed 5-0.

Brent Rosenbaum, Chair
Mobile Home Park Rent Review Board

ATTEST:

Dillan Murray, Staff Coordinator

Date