

CITY COUNCIL OF THE CITY OF OXNARD
ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD
AMENDING VARIOUS SECTIONS OF THE OXNARD CITY CODE TO
REGULATE ELECTION SIGNS, MODIFY SUBDIVISION MAP ACT SIGNATURE
REQUIREMENTS, AMEND SHORT TERM RENTAL NOTICE REQUIREMENTS,
AND STRENGTHEN RENT STABILIZATION AND JUST CAUSE EVICTION
REGULATIONS

WHEREAS, the Oxnard City Code (“OCC”) needs to be reviewed and amended periodically to address changes in state law, correct clerical errors, and establish or strengthen regulations; and

WHEREAS, the proposed sign regulations in this ordinance are intended to minimize the possible adverse effects of signs on public property and in the public right of way; and

WHEREAS, without the proposed sign regulations, signage placed on public property or in the public right of way can endanger the public, distract drivers, create confusion and foster a negative image of the City on the part of the public; and

WHEREAS, the City Council desires to enhance the City’s current sign regulations; and

WHEREAS, the City Council desires to modify the City’s Rent Stabilization and Just Cause Eviction to comply with updates to State law; and

WHEREAS, the City Council desires to expedite the process to approve maps pursuant to the requirements of the Subdivision Map Act, and remove specified notice requirements for short term rental permit applicants.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES ORDAIN AS FOLLOWS:

Part 1. Article XXVI is hereby added to Chapter 7 of the Oxnard City Code to read as follows:

“ARTICLE XXVI. ELECTION SIGNS

SEC. 7-360 DEFINITIONS

ELECTION SIGN – A sign where text or images are limited to noncommercial speech pertaining to global, national, state, or local candidates or issues or other protected political expression, including, but not limited to, a sign pertaining to an election for public office or to a ballot measure to be placed before the voters in a federal, state or local election. This includes signs permanently or temporarily supported by a structure, including, but not limited to, one or more uprights, braces, poles, bicycle or other similar structural components when utilizing earth,

rock, the ground, or any foundation set in the ground as a primary holding base or set upon the ground as a free standing structure.

SEC. 7-361 ELECTION SIGNS ON PUBLIC PROPERTY

Election signs are not permitted on public property or in the public right-of-way, as defined in city code section 7-112(D). Election signs placed on public property or in the public right of way will be removed pursuant to this article.

SEC. 7-362 REMOVAL AND RETRIEVAL OF ELECTION SIGNS

(A) Election signs placed on public property or in the public right of way will be removed by the city. The city is not required to notify the owner before removing the election sign.

(B) After removing the election sign, the city shall attempt to notify the owner of the removed election sign, if such information can be ascertained, to inform the owner on how to retrieve the election sign.

(C) Any election sign removed by the city may be considered abandoned if it is not retrieved within ninety (90) days after the date of such removal, and may be disposed of in accordance with state law.

SEC. 7-363 APPEALS

A person may request an informal appeal by the city manager or designee to determine whether or not the location of the election sign violates the city code.”

Part 2. Section 15-51(A)(1) of the Oxnard City Code is hereby amended to read as follows:

“(A) An application for a final map or parcel map shall not be deemed complete until the following items have been submitted to the city:

(1) All the certificates required by the Subdivision Map Act, completed and signed, and where necessary acknowledged, excepting those signatures required of the county clerk, and the city clerk”

Part 3. Section 16-668.2 of the Oxnard City Code is hereby amended to read as follows:

“The planning division shall provide a mailed notice of permit issuance, and of each permit renewal, to the owner of the subject property and the owners of all real property situated within a radius of 300 feet of the exterior boundaries of the assessor’s parcel(s) which is the subject of the application.”

Part 4. Section 27-3(E) of the Oxnard City Code is hereby amended to read as follows:

“(E) The tenant has refused to execute an extension of a written lease. This ground for termination of a tenancy applies only if:

(1) The Owner requests or demands that the tenant execute a written extension of a written lease previously entered into between the Tenant and the Owner; and

(2) The owner makes that request within 30 days before or after the termination of that lease; and

(3) The written extension of the lease is for a similar duration as the previous written lease and includes substantially identical terms and conditions. The addition of a provision allowing the Owner to terminate the lease to allow for the occupancy of the Owner, or the Owner's spouse, domestic partner, child, grandchild, parent, or grandparent constitutes a similar lease provision for the purposes of this subdivision (E)."

Part 5. Section 27-3(J) of the Oxnard City Code is hereby amended to read as follows:

"(J) The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the California Code of Civil Procedure. This ground for termination does not apply if the occupant's employment or status as agent or licensee began while the occupant was a tenant."

Part 6. Section 27-4(A) of the Oxnard City Code is hereby amended to read as follows:

"(A) The intent to occupy the residential real property by the Owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents for a minimum 24 months, commencing within 90 days of the termination of tenancy.

(1) For leases entered into on or after the effective date of this article, this subsection shall apply only if:

(a) the tenant agrees, in writing, to the termination; or

(b) if a provision of the lease allows the owner to terminate the lease because the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents unilaterally decides to occupy the residential real property for a period of at least 24 months, commencing within 90 days of the termination of tenancy.

(2) Within 10 days of serving a tenant with a notice of termination under this subdivision (A), the owner must submit a sworn affidavit to the city, including the following:

(a) a statement that the owner or the owner's spouse, intends in good faith to occupy the unit as to which the tenancy is to be terminated and to reside in that unit as their principal place of residence for a minimum of 24 months, commencing within 90 days of the tenancy of the termination.

(b) the name, and the relationship to the owner, of the person for whose occupancy in the unit the tenancy is being terminated.

(c) the address of the owner or owner's spouse's domestic partner's, child's, grandchild's, parent's, or grandparent's principal place of residence as of the date when the tenant was served the notice of termination."

Part 7. Section 27-9(B)(4) of the Oxnard City Code is hereby amended to read as follows:

“(B) *Notice of termination of tenancy.* When terminating a tenancy either at-fault or no-fault, an owner must comply with all of the following:

(4) The owner has submitted to the city, within five days after service of the notice of termination on the tenant, a true and accurate copy of the owner's written notice of termination, and proof of such service, signed under penalty of perjury by the person who effected such service, on the tenant. The owner shall maintain proof of service to the city as evidence that the owner has complied with this section.”

Part 8. Section 27-21 of the Oxnard City Code is hereby amended to read as follows:

“(A) Increases in rent on residential real property in the City of Oxnard in excess of 4%, and more than one rent increase in any 12 month period, are prohibited, unless expressly exempt under the Costa-Hawkins Rental Housing Act codified in Cal. Civil Code, Section 1954.50 et seq.

(B) Under the Costa-Hawkins Rental Housing Act, an owner is entitled to establish the initial rental rate for new tenancies, unless the previous tenancy was terminated by a notice pursuant to Civil Code Section 1946.1 or has been terminated upon a change in the terms of the tenancy noticed pursuant to Section 827, except a change permitted by law in the amount of rent or fees. Therefore, an owner who terminates a tenancy for a no-fault reason under this Chapter by a notice pursuant to Civil Code Section 1946.1 or has been terminated upon a change in the terms of the tenancy noticed pursuant to Section 827, except a change permitted by law in the amount of rent or fees may charge the subsequent tenant no more than the amount of rent that the owner could lawfully charge for the previous, terminate, tenancy plus any intervening 4% annual adjustments.”

Part 9. Section 27-10(A) of the Oxnard City Code is hereby amended to read as follows:

“(A) The city manager may adopt administrative procedures and regulations to implement the provisions of this ordinance. Any regulation intended to clarify the meaning of any provision of this ordinance, or to add substantive (as opposed to merely procedural) details necessary to its implementation, shall not become effective unless approved by resolution of the City Council. If approved by the City Council, the regulation shall be published in an appropriate location, along with any other regulations implementing this ordinance, on the City's website. Any presentation to the City Council pursuant to this subdivision (A) shall include:

- (1) a succinct statement of why the regulation is necessary or desirable;
- (2) a succinct statement of what the regulation would do;
- (3) a succinct statement of how the proposed regulation is consistent with the intent of the ordinance provision to which it relations; and
- (4) the complete text of the proposed regulation.”

Part 10. Section 27-28.1 of the Oxnard City Code is hereby added to read as follows:

Part 13. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation, published and circulated in the City. Ordinance No. _____ was first read on July 16, 2024, and finally adopted on July 30, 2024, to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

ABSTAIN:

John C. Zaragoza, Mayor

ATTEST:

Rose Chaparro, City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney