



Ventura County Mobile Home Park Rent Review Board September 4, 2025, Special Meeting Agenda

County of Ventura • Resource Management Agency

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

Thursday, September 4, 2025, at 1:00 p.m.

All interested persons are invited to attend and be heard at a special public meeting to be held by the Ventura County Mobile Home Park Rent Review Board (RRB) at the date and time noted above at the Ventura County Government Center, Hall of Justice, 800 S. Victoria Avenue, Ventura, CA 93009, Pacific Conference Room.

AGENDA

Consideration will be given only as noted to the following:

- 1. Call to Order**
- 2. Roll Call and Determination of a Quorum**
- 3. Pledge of Allegiance to the Flag of the United States of America**
- 4. 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.
- 5. Approval of Minutes**
RRB Meeting held on June 25, 2025
- 6. Comments from Rent Review Board Members**
- 7. Comments from Planning Staff**
- 8. Meeting Adjournment**

Next regularly scheduled meeting: Wednesday, November 19, 2025, at 1:00 p.m.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, staff, at 805-654-5042 or Dillan.Murray@venturacounty.gov or the California Relay Service at (866) 735-2929. Reasonable advance notification of the need for accommodation prior to the meeting (72 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.

Ventura County Mobile Home Park Rent Review Board June 25, 2025, **Draft** Special Meeting Minutes

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Note: The following is a summary of actions taken by the Rent Review Board (RRB) at their public hearing and not a verbatim transcription.

1. 2:01 P.M. HEARING CALLED TO ORDER
By Chair Rosenbaum

2. ROLL CALL AND DETERMINATION OF A QUORUM

Board Members Present: Brent Rosenbaum, Chair
Richard Francis
Bridget Goncalves

Board Members Absent: None

County Staff Present: Harrison Dargahi, Intern
Jessica Nguyen, Senior Planner
Dillan Murray, Senior Planner
Tricia Maier, Planning Programs Manager

3. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

4. PUBLIC COMMENT ON CONCERNS WITHIN THE AUTHORITY OF THE COUNTY RENT CONTROL ORDINANCE

None

5. APPROVAL OF MINUTES

Board Member Francis made a motion to approve the August 21, 2024, meeting minutes. Chair Rosenbaum seconded the motion. Motion passed 2-0 (Board Member Goncalves abstained).

6. APPROVAL OF 2025 MEETING SCHEDULE

Board Member Francis made a motion to approve the 2025 meeting schedule. Board Member Goncalves seconded the motion. Motion passed 3-0.

7. RECEIVE A REPORT ON ADDITIONAL DESIGNATED DISADVANTAGED COMMUNITIES IN THE VENTURA COUNTY GENERAL PLAN

Presentation by Staff: Jessica Nguyen, Senior Planner, presented a PowerPoint presentation outlining the item background and the implications of several mobile home parks being designated as Designated Disadvantaged Communities

(DDCs). Namely, designated areas would receive enhanced consideration for environmental impacts during the development review process and be eligible for a greater number of grant opportunities.

Public Speakers:

None

Discussion and Deliberation:

Board Member Francis made a motion to receive the report. Chair Rosenbaum seconded the motion. Motion passed 3-0.

8. CONSIDER STAFF REPORT AND RECOMMENDATIONS REGARDING THE PROPOSED REPEAL AND REPLACEMENT OF ADMINISTRATIVE RULES GOVERNING DISCRETIONARY RENT INCREASE APPLICATIONS AND SUPPORTING DOCUMENTS OR EVIDENCE SUBMITTED PURSUANT TO SECTION 81007 OF THE MOBILE HOME PARK RENT CONTROL ORDINANCE

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background, summary of proposed revisions, and recommended actions. Staff recommended the RRB take the following actions on this item:

1. **CERTIFY** that the RRB has reviewed and considered the Mobile Home Park Rent Review Board staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** based on the substantial evidence presented in the staff report, and the entire record, that the proposed resolution RRB25-001 (Exhibit 3) is in the public interest;
3. **ADOPT** Resolution RRB25-001 (Exhibit 3); and,
4. **SPECIFY** the Planning Division at 800 S. Victoria Avenue, Ventura, CA 93009 as the location and custodian of the documents and materials that constitute the record of proceedings upon which this decision is based.

Public Speakers:

None

Discussion and Deliberation:

Board Member Francis made a motion to adopt staff's recommended actions. Board Member Rosenbaum seconded the motion. Motion passed 3-0.

9. ELECTION FOR VICE CHAIR

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background and procedure for elections. With the resignation of former Board Member Brooks, who served as Vice Chair, an election for Vice Chair is needed.

Discussion and Deliberation:

Board Member Francis nominated Board Member Goncalves to be Vice-Chair. Chair Rosenbaum seconded the nomination. The nomination was confirmed 3-0.

10. COMMENTS FROM BOARD MEMBERS

Board Members thanked staff for their work.

11. COMMENTS FROM PLANNING STAFF

Dillan Murray, staff, reported that the Planning Division has approved 13 ministerial rent increase applications for 2025 with one currently pending.

Next, Mr. Murray reported that since the Rent Review Board last met, Tom Hundley and John Brooks both submitted their resignations from the Rent Review Board. Staff thanks Mr. Hundley for his almost 10 years of significant volunteer service and Mr. Brooks for his almost two years of service, and wishes them both well.

Next, Mr. Murray reported that the Board of Supervisors has continued to post notice of the two current vacancies on the Rent Review Board, and staff hopes to see appointments in the near future. In the meantime, Board Member attendance at hearings is crucial in order to have a quorum and hold quarterly meetings.

Finally, Mr. Murray reported on new state legislation affecting mobile home parks. AB 2387 was signed into law last year and is now effective. It allows mobile home park owners to apply to the relevant enforcement agency for permits to expand their parks by up to an additional 10% of the number of existing lots and bypass any local conditional use permit, zoning variance, or other zoning approval requirement. In the unincorporated Ventura County area, the enforcement agency at mobile home parks is the state Housing and Community Development Department. This is anticipated to make these projects substantially easier for

applicants and help to increase housing production across the state. The Planning Division is aware of one current project in progress in the Oak View area.

Tricia Maier, staff, emphasized that the purpose of the report on additional designated disadvantaged communities was to inform Board Members of the implications of designation relative to the several mobile home parks that were included. Several of these parks have historically had issues with deferred maintenance, thus designation could help park owners with additional grant opportunities.

12. ADJOURNMENT

The next hearing of the RRB is planned to be held Wednesday, August 20, 2025, at 1:00 p.m. At 2:31 p.m., the RRB was adjourned.

Chair
Mobile Home Park Rent Review Board

ATTEST:

Dillan Murray, Staff Coordinator

Date