

ORDINANCE NO. 1568

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA AMENDING MOBILEHOME RENT STABILIZATION REGULATIONS

WHEREAS, the City Council of the City of Arcata adopted Mobilehome Rent Stabilization Ordinance No. 1487 on November 1, 2017, to provide rent stabilization for Arcata's mobilehome owners in mobilehome parks being charged space rent; and

WHEREAS, the Mobilehome Rent Stabilization Ordinance set a Rent Stabilization Administration Fee at a minimum equal to \$10 per Space per month to cover the administration required to implement the ordinance; and

WHEREAS, the cost to implement the ordinance has reduced since the original adoption and in order to allow for a reduction in the Rent Stabilization Administration fee the ordinance must be amended to remove the minimum fee established and establish the fee in the Master Fee Schedule adopted by resolution of the City Council annually;

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

Section 2. Article 2, Mobilehome Rent Stabilization, Chapter 6, Mobilehome Park Regulations, of Title VI Business Professions and Trades of the Arcata Municipal Code, is hereby amended as shown in the following strikethrough/double-underscore text (unchanged text is omitted and is shown by “* * *”).

* * *

SEC. 6920.24 Rent Stabilization Administration, Fees.

- A. Administrative Regulations: The City Manager may administratively adopt implementing regulations that are consistent with the provisions and intent of this Article.
- B. Rent Stabilization Administration Fee: All or any portion of the costs to administer this Chapter may be collected by the imposition of an annual rent stabilization administration fee, ~~which shall be at a minimum equal to \$10.00 per Space per month as established in the Master Fee Schedule~~. The fee shall be chargeable against every Mobilehome Space in the City subject to rent stabilization. The Park Owner shall remit payment to the City within 30 days after the end of each calendar quarter, and may pass-through up to one-half of the fee to those tenants subject to the fee as a government mandated expense pass-through. The fee is intended to cover the full cost of administration and the fee assessment amount may be amended from time to time by resolution of the City Council.
- C. Other Fees: The City Council may adopt by resolution additional fees as necessary to reimburse the City for its costs to implement this Chapter, and may allocate specified charges to the respective Parties.

* * *

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, the decision shall not affect the validity of the remaining

portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid under law.

Section 4. This ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines based on the finding that the provisions of the ordinance constitute additional regulation for a process already existing under State law and thus does not have the potential for causing a significant impact to the environment.

Section 5. Effective Date. This ordinance will take effect thirty (30) days after the date of its adoption.

DATE: June 5, 2024

ATTEST:

/s/ Rhea Varley

City Clerk, City of Arcata

APPROVED:

/s/ Alex Stillman

Vice Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 1568, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the 5th day of June, 2024, by the following vote:

AYES: STILLMAN, SCHAEFER, WHITE

NOES: NONE

ABSENT: MATTHEWS, ATKINS-SALAZAR

ABSTENTIONS: NONE

/s/ Rhea Varley

City Clerk, City of Arcata