



Date: December 17, 2024

To: Honorable Mayor and Members of the City Council

From: Michelle Ramirez, Community Development Director | MRamirez@TorranceCA.gov

Subject: **SUPPLEMENTAL MATERIAL #1 FOR ITEM 9A**

DISCUSSION

Upon review of the Ordinance Summary, it was discovered that several dates listed within it were incorrect. Attached for Council's reference is a revised Ordinance Summary with the correct dates.

ATTACHMENT

1. Updated Ordinance Summary

ORDINANCE SUMMARY

On December 17, 2024, the City Council of the City of Torrance introduced by title only, at first reading, Ordinance No. _____ “An Ordinance of the City Council of the City of Torrance, California, Adding Chapter 17 “Mobile Home Space Rent Stabilization and Mobile Home Owner Protections” to Division 4 of the Torrance Municipal Code Establishing Mobile Home Space Rent Stabilization and Mobile Home Owner Protections.” On January 14, 2025, the City Council of the City of Torrance adopted Ordinance No. _____. Ordinance No. _____ will take effect 30 days after the adoption date of January 14, 2025. The following is a summary of Ordinance No. _____.

Addition to the Torrance Municipal Code:

Ordinance No. _____ would limit the annual rent increase a resident of a Mobile Home Park receives to five percent (5%) plus the percentage change in the average CPI over the previous twelve (12) month period ending in April (April of the previous year to April of the current year). In no event would a rent increase be allowed to exceed ten percent (10%) per each twelve (12) month period. Additionally, only one rent increase would be allowed in any twelve (12) month period, unless otherwise permitted by the City of Torrance’s Community Development Department pursuant to Ordinance No. _____. The Ordinance covers the following matters:

- Definitions
- Applicability of Chapter
- Exemptions from this Chapter
- Compliance with Applicable Law
- Base Rent and Rent Increases
- Automatic Annual Rent Increase for Mobile Home Spaces
- Fair Return
- Procedure for Review of Fair Return Petitions
- Rent Increases for New Services and Capital Improvements
- Rent Reductions For Service Reductions
- Waivers
- Information to be Supplied by the Mobile Home Park Owner to Tenants and Prospective Tenants
- Information to be Provided by the City to the Public
- Resident Representatives
- Rights of Prospective Tenants
- Annual Registration and Other Notices Required from Owner
- Retaliation Prohibited
- Excessive Rents or Demands Therefor
- Excessive Rents—Civil Penalties
- Rules and Guidelines
- Authority of City Council to Bring Civil Action to Compel Compliance
- Administrative Service Fees
- Appeal of Decisions Pursuant to this Chapter

Passed, Approved, and Adopted the 14th day of January, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

The full text of Ordinance No. _____ is available for inspection during regular business hours at the City Clerk's Office (3031 Torrance Boulevard, Torrance, California 90503) Monday through Friday with alternating closed Fridays from 7:30 a.m. to 5:30 p.m. or at <https://www.torranceca.gov/government/city-clerk>.

DATED THIS ____ DAY OF JANUARY, 2025

Rebecca Poirier, City Clerk
City of Torrance
3031 Torrance Boulevard
Torrance, California 90503