

**MOORPARK CITY COUNCIL
AGENDA REPORT****TO: Honorable City Council****FROM: Barry K. Hogan, Community Development Director**
Prepared By: David A. Bobardt, Planning Manager**DATE: June 20, 2006 (CC Meeting of 7/19/2006)****SUBJECT: Consider Resolution to Establish Fees to Implement Chapter 15.34 of
the Moorpark Municipal Code (Rental Housing Inspection)****BACKGROUND**

On May 17, 2006, the City Council introduced Ordinance No. 337, adding a chapter to the Municipal Code that established an annual inspection program for rental housing to ensure compliance with the City's building, housing, property maintenance, and zoning regulations. The Council also directed staff to schedule a public hearing on July 19, 2006, for a fee resolution to implement this program. The Ordinance was approved under second reading on June 7, 2006, and became effective on July 7, 2006. A resolution is provided for City Council consideration to adopt fees to implement the rental housing inspection program.

DISCUSSION

The rental housing inspection ordinance focuses on safety issues and covers applicable Municipal Code requirements specifically related to building, housing, zoning, and property maintenance. It applies to both single-family and multi-family units that are rented. Housing specifically exempted from the program includes owner-occupied units not operated as boarding houses or bed-and-breakfast inns (units may not involve the renting of more than one (1) room as a residence or any overnight rooms), second dwellings that are not rented for money or other consideration, hospital rooms, residential care facilities, hospices, community care facilities, mobile homes within mobile home parks, and on-campus dormitories.

Time needed for apartment complex inspections is not expected to be significantly higher than for single-family homes since the Fire Department conducts a thorough annual safety inspection of apartment complexes. The City's inspection of apartment complexes would complement the efforts of the Fire Department by focusing on exterior issues and property maintenance. Fees for inspections are based on the inspections being conducted either by Building and Safety staff or City staff at the Assistant Planner

or Planning Technician level. City staff at this level would be trained to identify evidence of illegal construction through field observation and building permit records research. The proposed fee includes round trip travel time; administrative time has already been included as part of the overall hourly rate.

Type of Rental	Initial Rental Authorization Permit Fee	Rental Authorization Permit Fee Renewal (Annual)
Single-family House	\$180.00	\$60.00
Two to Three Units	\$240.00	\$90.00
Four or More Units*	\$240.00 + \$5.00/unit	\$90.00
Boarding House and Bed and Breakfast Inn	\$240.00	\$90.00
Hotel or Motel*	\$240.00 + \$5.00/unit	\$90.00

* Proof of interior inspection by Fire Department required for initial Rental Authorization Permit.

In accordance with Government Code Section 66016, public notice of this public hearing agenda item was published, and the draft agenda report was made available to the public through the Community Development Department.

ENVIRONMENTAL DOCUMENTATION

The Community Development Director has determined that the proposed implementation of Chapter 15.34 of the Moorpark Municipal Code is exempt from the provisions of the California Environmental Quality Act, in that the action of the City Council does not involve the consideration of the approval of a project.

STAFF RECOMMENDATION (Roll Call Vote)

1. Open the public hearing, take testimony, and close the public hearing; and
2. Adopt Resolution No. 2006-___ establishing a Rental Authorization Permit fee schedule to implement Chapter 15.34 (Rental Housing Inspection) of the Moorpark Municipal Code.

ATTACHMENT: Draft Resolution

RESOLUTION NO. 2006-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, ESTABLISHING A RENTAL AUTHORIZATION PERMIT FEE SCHEDULE TO IMPLEMENT CHAPTER 15.34 (RENTAL HOUSING INSPECTION) OF THE MOORPARK MUNICIPAL CODE

WHEREAS, on July 7, 2006, Ordinance No 337, establishing Chapter 15.34 (Rental Housing Inspection) of the Moorpark Municipal Code, took effect; and

WHEREAS, the City Council has determined that the cost of the implementation of this Ordinance shall be offset by fees for the issuance of a Rental Authorization Permit; and

WHEREAS, the proposed fees for Rental Authorization Permits are based on estimated City of Moorpark actual staff costs established by Resolution No. 2006-____.

WHEREAS, the City Council concurs with the Community Development Director determination that the proposed implementation of Chapter 15.34 of the Moorpark Municipal Code is exempt from the provisions of the California Environmental Quality Act, in that the action of the City Council does not involve the consideration of the approval of a project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Fees for Rental Authorization Permits shall be per the schedule in Exhibit "A".

SECTION 2. This Resolution shall become effective sixty (60) days following the public meeting held on July 19, 2006, pursuant to Government Code Section 66016, (September 17, 2006) implementing those fees described herein immediately upon the effective date set forth herein.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 19th day of July, 2006.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk

Attachment: Exhibit A – Rental Authorization Permit Fee Schedule

EXHIBIT A – RENTAL AUTHORIZATION PERMIT FEE SCHEDULE

Type of Rental	Initial Rental Authorization Permit Fee	Rental Authorization Permit Fee Renewal (Annual)
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