

ORDINANCE NO. 1880

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING SECTIONS 14.04.090 and 14.04.220 OF THE GARDENA MUNICIPAL CODE RELATING TO NOTIFICATION OF RENT INCREASES

WHEREAS, Civil Code section 827 governs the amount of notice that must be given for changes in terms of a lease; and

WHEREAS, the City Council of Gardena wants to provide consistency between the California Civil Code and the notice required under Chapter 14.04, Residential Rent Mediation and Hearings, of the Gardena Municipal Code

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

SECTION 1. Section 14.04.090.B of the Gardena Municipal Code is hereby amended to read as follows:

14.04.090 Notification of rent increases.

B. If the proposed rent increase is greater than the amount described in subsection A of this section, the owner shall provide written notice of the increase to tenants at least ~~sixty-ninety~~ days prior to the effective date of the increase.

SECTION 2. Section 14.04.220 of the Gardena Municipal Code is amended to read, as follows:

14.04.220 Applicability.

The provisions of this chapter shall govern all disputes arising out of rent increases noticed on or after February 20, 1987. Rent increases for which notices were received on or after ~~February 20, 1987~~ January 1, 2020, shall not take effect less than the sixty or ninety days after the date such notice is received by the affected tenant or tenants as specified in Section 14.04.090.

SECTION 3. CEQA Compliance. This Ordinance is exempt from CEQA under the following provisions of the CEQA Guideline Section 15061(c)(3) provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. It is clear that the changes set forth in this Ordinance will not create any significant impacts. Staff is directed to file a notice of exemption.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed

each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 5. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 6. Effective Date. This ordinance shall become effective on the thirty-first day after adoption.

SECTION 7. Rent Mediation and Hearing Procedures Handbook. Staff is hereby directed to update the Rent Mediation and Hearing Procedures in accordance with this Ordinance.

Passed, approved, and adopted this 25th day of February, 2025.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance, being **Ordinance No. 1880** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **25th day of February 2025**, and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM TANAKA, COUNCIL MEMBERS HENDERSON AND FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

ABSTAIN: COUNCIL MEMBER LOVE

Becky Romero

City Clerk of the City of Gardena, California

(SEAL)