CITY OF SANTA MONICA
SPECIAL RENT CONTROL BOARD MEETING
2121 Cloverfield Blvd., Suite 101
THURSDAY, December 16, 1999 - 7:30 P.M.
AGENDA

1. CALL TO ORDER

2. ROLL CALL -- PLEDGE OF ALLEGIANCE


4. SPECIAL AGENDA ITEM

6. CONSENT CALENDAR (Public discussion is permitted.)
   
   B. Proposed Findings of Fact and Conclusions of Law
      1) 1212: 703-707 Kensington, Applicant - Allard (LL)
      2) H-0039: 3414 Pearl St., #A, Appellant - Nishida (LL)

7. JURISDICTIONAL ITEM (Public discussion is permitted.)

   A. Remand
      1) 388R-B (I-1450), Applicant - Cabinda LLC, by Ross Vaisburd and
         Dan Smith, General Partners (LL's), by G. Gitlen (Rep.)
         Hearing on Superior Court remand of application for removal
         under "Category B" pursuant to Section 1803(t) of the Rent Control Law.

9. ADMINISTRATIVE ITEM
   A. Report on conference and meetings attended. Commissioners Toy and Finkel.

13. REQUESTS TO SPEAK - (Requests from members of the public to speak to the
    Board on any issue in general)

15. ADJOURNMENT

Next RCB meeting - January 6, 2000
7:30 p.m., Council Chamber
1. CALL TO ORDER
   The Rent Control Board meeting was called to order at 7:35 p.m. by Commissioner Goode followed by the pledge of allegiance.

2. ROLL CALL
   Members Present: Bruria Finkel
                   Lacy Goode
                   Betty Mueller
                   Alan Toy
                   Doug Willis

   Others Present: Mary Ann Yurkonis, Administrator
                   Doris Ganga, General Counsel
                   Joel Levy, Staff Attorney
                   Marcia Zimmer, Hearings Department Mgr.
                   Tracy Condon, Public Information Mgr.
                   Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: December 2, 1999
   Commissioner Willis, seconded by Commissioner Finkel, moved to adopt the minutes of December 2, 1999. The motion unanimously passed in a roll call vote.

6. CONSENT CALENDAR
   B. Proposed Findings of Fact and Conclusions of Law
      1) 1212: 703-707 Kensington, Appellant - Allard (LL)
         Commissioner Finkel, seconded by Commissioner Toy, moved to adopt the proposed findings of fact and conclusions of law. The motion unanimously passed in a roll call vote.

      2) H-0039: 3414 Pearl St., #A, Appellant - Nishida (LL)
         J.L. Jacobson, representative and Janice Nishida, owner, addressed the Board. Following a discussion, Commissioner Toy, seconded by Commissioner Finkel, moved to find $477 is the MAR for this unit effective January 1, 2000. The motion unanimously passed in a roll call vote. Adoption of the balance of the Findings of Fact and Conclusions of Law was continued to January 6, 2000.

7. JURISDICTIONAL ITEMS
   A. Remand
      1) 388R-B (I-1450): 1147 6th St., Applicant - Cabinda LLC, by Ross Vaisburd and Dan Smith, General Partners (LL's), by G. Gitlen (Rep.)
         Staff presented a summary of the staff report. At 8:10 p.m., a break was called in order to allow the Board to review material submitted by Mr. Gitlen at the start of the meeting. The meeting resumed approximately 10 minutes later. After the
break, Mr. Gitlen, representative; Julia Pennington, tenant 202; Niles Brewster, tenant 201 and David Froemke, tenant 105, presented their arguments before the Board.

Following a lengthy discussion, Commissioner Finkel, seconded by Commissioner Goode, moved to adopt staff recommendation to deny the removal permit. The motion unanimously passed in a roll call vote.

9. ADMINISTRATIVE ITEMS
A. Report on conference and meetings attended. Commissioners Toy and Finkel.
   Commissioner Finkel presented a summary of the meeting in West Hollywood. She reported on the latest legislative updates from Christine Minnehan and various other current updates from other rent controlled cities and panel discussions. Commissioner Finkel, at the conclusion of her report, recommended creating a Tenant's Rights Week or Month.

   Commissioner Toy presented a summary of the Housing Strategies Conference. Commissioner Toy noted that there was a major shortage of housing in the California and that 46% of all renters, regardless of the income, are paying more than 50% of their income for rent today. Commissioner Toy agreed that there should be a Tenant's Rights Week or Month in order to try and educate the public about the housing crisis in California. Commissioner Goode thanked Commissioners Finkel and Toy for their outstanding reports on behalf of the rest of the Board.

   Commissioner Toy made a correction to the minutes of December 2, 1999 stating in item 7A-1 I-1314 that the word unanimously be deleted because it was a 4-1 roll call vote. Commissioner Finkel directed staff to agendize the selection of a chairperson on the next agenda.

13. REQUESTS TO SPEAK
    The following person addressed the Board: None.

15. ADJOURNMENT
    At 9:55 p.m., Commissioner Willis, seconded by Commissioner Toy moved to adjourn the meeting. The motion unanimously passed in a voice vote.