



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
Council Chamber, City Hall, 1685 Main Street
THURSDAY, JANUARY 12, 2017 – 6:00 P.M.
AGENDA

1. CALL TO ORDER
ROLL CALL
ADMINISTRATION OF OATH OF OFFICE TO NEW BOARD COMMISSIONER
2. RECESS TO CLOSED SESSION AT 6:00 P.M.: Personnel (a list of items to be discussed is posted at least 24 hours before the meeting on bulletin boards near Council Chamber door and outside Rent Control office).
3. **RECONVENE TO OPEN SESSION AT 7:00 P.M.**
PLEDGE OF ALLEGIANCE
4. REPORT OF CLOSED SESSION
5. APPROVAL OF THE MINUTES: December 8, 2016
6. SPECIAL AGENDA ITEMS
(Announcements pertaining to the Rent Control Board)
7. PUBLIC COMMENT
(Requests from members of the public to speak to the Board on any issue of general interest to the community that is within the Board's subject-matter jurisdiction. State law prohibits the Board from taking any action on items not listed on the agenda.)
10. JURISDICTIONAL ITEMS
 - A. Exemptions – Owner Occupancy
 - 1) 1741: 2010 Oak Street, Applicant – A. Chasen
Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.
 - 2) 1742: 826 California Avenue, Applicant – J. Nicholas
Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.
 - 3) 1743: 2140 20th Street, Applicant – L. Fu Lee
Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.
 - B. Appeals
 - 1) D-4899: 1045 Ocean Avenue, Unit 4, Appellant – E. Vagner (Tenant)
Tenant appeals denial of rent decreases for alleged reductions in housing services.
 - 2) D-4903: 2225 Montana Avenue, Unit 2227, Appellant – N. Gross (Tenant)
Tenant appeals denial of reduction for alleged housing service.

- 3) N-0249: 1434 12th Street, Unit 9, Appellants – L. Howard (Tenant) and Ab. Poznansky and Ah. Poznansky (Landlord)
Tenant appeals decision that found her a tenant-not-in-occupancy under Regulation 3304. Landlord appeals the amount of the new maximum allowable rent set under Regulation 3304.

12. ADMINISTRATIVE ITEMS

- A. [Amendment to Regulation 13002, respecting registration of controlled units, by adding a new subdivision \(g\), which would require landlords to provide information about the rent control law as required by Charter Section 1803\(g\), and a new subdivision \(h\) specifying that landlords who fail to comply with registration requirements cannot impose annual general adjustments.](#)
- B. Election of Chairperson and Vice-Chairperson

14. BOARD DISCUSSION ITEM

- A. Commissioner Torosis recommends directing staff to invite representatives from the Building & Safety and Code Enforcement Divisions of the Santa Monica Planning and Community Development Department to a future meeting of the Board. The purpose of this presentation is for the Planning and Community Development Department to explain their processes in reviewing and approving means and methods plans for proposed construction projects affecting rent-controlled tenants, and ensuring the construction is done in accordance with city laws and policies.

Further, Commissioner Torosis requests that Board staff provide an explanation of the current rent control process available to tenants of buildings undergoing substantial repairs, rehabilitation, and/or upgrades, as many of these construction projects interfere with the occupancy of tenants' units and cause disruptions and loss of housing services. Finally, Commissioner Torosis asks staff to consider whether there might be improvements to the Board's construction decrease process and to report back to the Board.

16. ADJOURNMENT

Next Regular RCB Meeting – February 9, 2017
7:00 p.m., Council Chamber

Any member of the public unable to attend a meeting but wishing to comment on items listed on the agenda may submit written comments prior to the meeting by mailing them to: Rent Control Board, 1685 Main Street, Room 202, Santa Monica, CA 90401. Comments may also be e-mailed to: rentcontrol@smgov.net.

All letters, emails and faxes regarding Rent Control agenda items (except Jurisdictional Items) will be available for public viewing online. These communications will be linked to the relevant item when the agenda is posted prior to each meeting and as they are received. Written comments will not be redacted, and all email addresses, physical addresses and telephone numbers will appear online as they are submitted. Please contact the Board Secretary at (310) 458-8751 with any questions and concerns.

The Council Chamber is wheelchair accessible. If you need any disability-related accommodations, please contact the Board Secretary at 310-458-8751 at least three days prior to the meeting. This document is available in alternate format upon request.

Rent Control Board meetings are aired live on CityTV cable channel 16. Any documents produced by the Santa Monica Rent Control Agency and distributed to a majority of the Rent Control Board regarding any item on this agenda will be made available during normal business hours at the Rent Control counter located at City Hall, 1685 Main Street, Room 202, Santa Monica. Agendas and documents associated with specific agenda items are also available for viewing on the Agency's website at: www.smgov.net/rentcontrol.

SANTA MONICA RENT CONTROL BOARD
CLOSED SESSION AGENDA

January 12, 2017, 6 p.m.

Pursuant to Board Regulations, practice and procedure, and the Ralph M. Brown Act, the Board announces that the following items will be discussed at a closed session on Thursday, January 12, 2017 at 6 p.m. in the Large Planning Conference Room 212, 1685 Main Street.

1. Conference with Labor Negotiator – Personnel (Government Code 54957.6)
 - a. City Negotiator: Tracy Condon, Executive Director
 - b. Employee Organization: Employees Action Committee (EAC)

No other business will be considered.