



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
Council Chamber, City Hall, 1685 Main Street
THURSDAY, JULY 13, 2017 – 6:00 P.M.
AGENDA

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:00 P.M.: Pending Litigation (a list of items to be discussed is posted at least 24 hours before the meeting on bulletin boards near the Council Chamber door and outside the 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: June 8, 2017

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 and not on the current agenda. State law prohibits the Board from taking any action on items not listed on the agenda.)

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner-Occupancy

1) E-1752: 1814 18th Street, Applicant – P. Singh

Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). The hearing officer recommends that the Board grant the exemption.

2) 1754: 1144 11th Street, Applicant – S. Fong

Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.

B. Exemption – Single Family Dwelling

1) 1815-384: 1101 Marine Street, Applicant – A. Gomez

Applicant requests an exemption of a single-family home pursuant to section 1815 of the Rent Control Law. Recommendation: Grant.

C. Appeals

- 1) M-0941: 1454 12th Street, Unit E, Appellant – J. Aurthur (Sublessor)
Appeal of hearing officer's decision determining that master tenant charged subtenant excess rent.
- 2) D-4918: 125 Washington Avenue, Unit A, Appellants – J. McCreight and M. McCreight (Tenants)
Appeal of hearing officer's conclusion that lost housing service warranting a rent decrease was floor covering (carpet). Tenant argues that housing service was exposed and finished hardwood floor.
- 3) D-4930: 1448 Princeton Street, Unit 2, Appellant – R. Wade (Tenant)
Tenant appeals denial of rent decreases for some of the conditions raised in her petition.

11. PUBLIC HEARING

- A. [Proposed amendments to Rent Control Board Regulation 4400 respecting construction-related rent decreases.](#)

12. ADMINISTRATIVE ITEM

- A. [Revised Hearing Officer I and Hearing Officer II Job Specifications.](#)

16. ADJOURNMENT

Next Regular RCB Meeting – August 10, 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.

This agenda is subject to change up to 72 hours prior to a regular meeting. Please check the agenda prior to the meeting for any changes.

SANTA MONICA RENT CONTROL BOARD

CLOSED SESSION AGENDA

July 13, 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, July 13, 2017 at 6 p.m. in the Large Planning Conference Room 212, 1685 Main Street.

1. Conference with Legal Counsel – Pending Litigation (Government Code Section 54956.9)

One Item

SMRCB v. 108 Allston Street Limited Partnership (LASC Case No. SC 125218)

No other business will be considered.