



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING

VIA TELECONFERENCE PURSUANT TO
EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM

THURSDAY, SEPTEMBER 10, 2020 – 6:30 P.M.

AGENDA

CITY TV: Cable Channel 16 or Streaming at <https://www.smgov.net/content.aspx?id=4292>

LIVE STREAM (Chrome Browser Recommended):

<https://primetime.bluejeans.com/a2m/live-event/ruysvppw>

DIAL-IN NUMBER: (415) 466-7000; PIN: 7743666 #

In an effort to reduce the risk of spreading Coronavirus (COVID-19), members of the Rent Control Board and Rent Control staff will participate via teleconference. The meeting will be broadcast on CityTV Channel 16 and streaming on the City's website as normal but participants may also join the teleconference via other methods listed above.

Those wishing to give public comment must make that request via email to rentcontrol@smgov.net by 4:30 p.m. on September 10, 2020. Please note the agenda item number in your request. Mailed and emailed comments received by 4:30 p.m. on September 10 will be given to the Board in advance of the meeting. Those wishing to speak directly to the Board may do so but must submit the request to speak by 4:30 p.m. on September 10. Instructions will be returned to the requestor on how to address the Board via teleconference.

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:30 P.M.: Potential or anticipated litigation (a list of items to be discussed is posted at least 72 hours before the meeting online and on the front door of City Hall).

3. RECONVENE TO OPEN SESSION AT 7:00 P.M.

4. REPORT OF CLOSED SESSION

5. APPROVAL OF THE MINUTES: August 13, 2020

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) 1810: 1239 11th Street, Applicant – J. Kariminasseri (Representative) on behalf of H. Ghovanlou

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

- 2) 1811: 703 Ashland, Applicants – J. McGonigle and A. McGonigle

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

B. Appeal

- 1) U-0138: 1647 Ocean Front Walk, Unit 4, Appellant – SBZ, LP (Landlord) by R. Zohoury

Landlord appeals rent decreases awarded for construction-related impacts.

12. ADMINISTRATIVE ITEMS

- A. [Brian Augusta, the Rent Control Board's advocate and representative in Sacramento, will present a Legislative Report for the 2019/2020 Regular session of the California Legislature.](#)

- B. [Proposed new memorandum of understanding \(Umbrella Agreement\) re: CalPERS and medical insurance coverage for Board employees.](#)

16. ADJOURNMENT

Next RCB Meeting – October 8, 2020, 7:00 p.m.
Venue to be Determined

Any member of the public 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 written communication received by the deadline specified at the head of this notice (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.

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 by emailing rentcontrol@smgov.net 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 online prior to the meeting for any changes.