



CITY OF SANTA MONICA  
REGULAR RENT CONTROL BOARD MEETING  
Council Chamber, City Hall, 1685 Main Street  
THURSDAY, FEBRUARY 14, 2019 – 6:00 P.M.  
AGENDA

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:00 P.M.: Anticipated Litigation (a list of items to be discussed is posted at least 24 hours before the meeting online and 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: January 10, 2019

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. Exemption – Owner Occupancy

- 1) E-1785: 2718 Broadway, Applicant – E. Sedaghatfar

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 deny the exemption.

B. Appeal

- 1) D-5097: 2010 3<sup>rd</sup> Street, Unit 108, Appellant – M. Kang (Tenant)

Tenant appeals decision denying a rent decrease for an alleged reduction in a housing service.

### C. Removal

- 1) 457R-D: 1453 10<sup>th</sup> Street, Applicant – Magnolia Villas EAH, LLC (Landlord)

Applicant seeks a removal permit for three controlled units to develop a 40-unit affordable housing project in which 39 units will be deed-restricted as affordable to low-income persons. Recommendation: Grant.

### 14. BOARD DISCUSSION ITEMS

- A. Request of Chairperson Torosis for the Board to consider whether to agendaize for a future meeting a discussion of making rent decreases retroactive to the date the reduction in services commenced.
- B. Request of Vice-Chairperson Phillis that the Board agendaize for a future meeting consideration of adopting a resolution to the City Council recommending:
  - a. a temporary stay on granting development agreements on previously rent-controlled properties in the Pico neighborhood until:
    - i. the City Council finalizes its evaluation of possible zoning restrictions on post-Ellis uses; and
    - ii. the Pico Neighborhood Plan is adopted and finalized; and
  - b. that the City Council consider re-examining the in-lieu fees for affordable housing when new condominium developments replace previously rent-controlled housing.

### 16. ADJOURNMENT

Next Regular RCB Meeting – March 14, 2019, 7:00 p.m.  
Council Chamber, City Hall, 1685 Main Street

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](mailto: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](http://www.smgov.net/rentcontrol).

**This agenda is subject to change up to 72 hours prior to a regular meeting. Please check the agenda online or on City Hall bulletin boards prior to the meeting for any changes.**

**SANTA MONICA RENT CONTROL BOARD**

**CLOSED SESSION AGENDA**

**February 14, 2019, 6:00 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, February 14, 2019 at 6:00 p.m. in the Hearings Room 206, City Hall, 1685 Main Street.

1. Conference with Legal Counsel – Anticipated Litigation (Government Code 54956.9(d)(2))

2 items

- 1) *ENA 1, LLC v. SMRCB*
- 2) *ENA10, LLC v. SMRCB*

No other business will be considered.