



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
Council Chamber, City Hall, 1685 Main Street
THURSDAY, MARCH 14, 2019 – 7:00 P.M.
AGENDA

1. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

5. APPROVAL OF THE MINUTES: February 14, 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.)

9. CONSENT CALENDAR

A. [Property owners ENA1 LLC and ENA10 LLC have submitted a claim for damages against the Board, as required by the Government Claims Act as a predicate to suing the Board for damages. The claims by the two entities, both controlled by the same individual, assert damages totaling \\$150,000 per month. Recommendation: Reject.](#)

10. JURISDICTIONAL ITEMS

A. Exemption – Owner Occupancy

1) 1787: 424 Ocean Park Boulevard, Applicant – R. Kolodziej

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

2) 1788: 1809 Euclid Street, Applicant – S. Herron

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

3) 1789: 927 16th Street, Applicant – A. Jennings

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

B. Appeal

1) D-5098 (untimely): 1124 15th Street, Unit E, Appellant – Diversified Property Management on behalf of H. Hsieh and S. Xu, Trustees of Hsieh Family Trust (Landlord)

Landlord appeals hearing officer's decision granting a rent decrease for a reduction in housing services.

12. ADMINISTRATIVE ITEMS

- A. The Board will consider whether to hold a public hearing on the adoption of new regulations specifying that a rent decrease due to the loss or reduction of a housing service or failure to perform required maintenance shall account for such loss or reduction occurring before the decision is issued.
- B. 2018 Annual Report: Consolidated report includes status of controlled rental housing, impact of market rent vacancy increases, impact of the Ellis Act and departmental overviews.
- C. A resolution of the Rent Control Board of the City of Santa Monica urging the City Council to (1) impose a moratorium on the development of new projects on sites in the Pico Neighborhood that previously had been occupied by rent controlled units until (a) the City Council completes its evaluation of possible zoning restrictions on properties from which units were withdrawn from the market under the Ellis Act; and (b) the City Council completes its adoption of a Pico Neighborhood Plan; and (2) consider increasing affordable-housing in-lieu fees for projects that replace rent-controlled housing.
- D. Mid-Year Budget Report for Fiscal Year 2018/2019.

16. ADJOURNMENT

Next Regular Rent Control Board Meeting – April 11, 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.

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 online or on City Hall bulletin boards prior to the meeting for any changes.