



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
Council Chamber, City Hall, 1685 Main Street
THURSDAY, MAY 9, 2019 – 7:00 P.M.
AGENDA

1. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

5. APPROVAL OF THE MINUTES: April 11, 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. Appeal

Item 10A.1 Has Been Continued to the June 13, 2019 Board Meeting

- 1) U-0095, U-0097, U-0098, U0099, U-0100: 2921 Arizona Avenue, Units 2, 4, 8 and 10, Appellant – Bright Star Holdings, LLC (Owner) by J. L. Jacobson (Authorized Representative)
Landlord appeals rent decreases awarded for construction-related impacts.

B. Removals

- 1) 458R-C: 1137 3rd Street, Unit H, Applicant – T. Hacker (Owner)
Applicant seeks a removal permit claiming a unit is neither habitable nor capable of being made so in an economically feasible manner.
Recommendation: Grant.
- 2) 459R-C: 1045 Ocean Avenue, Unit 18, Applicant – Aikawa USA Inc. (Owner)
Applicant seeks a removal permit claiming a unit is neither habitable nor capable of being made so in an economically feasible manner.
Recommendation: Grant.

12. ADMINISTRATIVE ITEMS

- A. [Announcement of 2019 Annual General Adjustment and Consideration of Imposing a Dollar Amount Ceiling to the 2019 General Adjustment.](#)

- B. [Fiscal Year 2018/2019 Third Quarter Budget Report.](#)
- C. [Presentation of Fiscal Year 2019/2020 Proposed Operating Budget.](#)
- D. [A resolution of the Rent Control Board of the City of Santa Monica in support of AB 36, respecting the application of local rent-control laws to single-family homes and new construction; AB 1481, respecting just cause for eviction; AB 1482, respecting rent gouging; AB 329, respecting discrimination against sources of income used to pay rent; AB 1399, respecting clarification of the Ellis Act; and SB 18, respecting legal assistance for tenants facing eviction.](#)
- E. [A resolution of the Rent Control Board of the City of Santa Monica urging the City Council to amend the Municipal Code to \(1\) ensure that building or technical permits are not issued to permit non-necessary work in tenant-occupied units without the tenant's consent; and \(2\) prevent the reconfiguration of units that are currently controlled, or that have been subject to control and may again be subject to control, in such a way that a unit is eliminated or reconfigured in a way that makes the unit more easily converted for rental to separate households.](#)

14. BOARD DISCUSSION ITEM

- A. Request of Vice-Chairperson Phillis that the Board consider adopting regulations and/or making a recommendation to City Council to (1) preclude municipal code land use violations from being used as a basis for evicting rent controlled tenants and (2) specifically provide that tenants (not just building owners) can seek and obtain variances from such violations on the basis of their possession.

16. ADJOURNMENT

Next Regular RCB Meeting – June 13, 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.