



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
Council Chamber, City Hall, 1685 Main Street
THURSDAY, JULY 11, 2019 – 7:00 P.M.
AGENDA

1. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

5. APPROVAL OF THE MINUTES: June 13, 2019

6. SPECIAL AGENDA ITEMS

(Announcements pertaining to the Rent Control Board)

A. Santa Monica Building and Safety Manager Ariel Socarras will provide an update on the City's Seismic Retrofit Program.

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 – Single Family Dwelling

1) 1815-391: 804 Navy Street, Applicant – A. Pahwa

Applicant seeks a permanent exemption of a single-family home pursuant to Section 1815 of the Rent Control Law. Recommendation: Grant.

2) 1815-392: 729 Raymond Avenue, Applicant – P. Zhu Fringer

Applicant seeks a permanent exemption of a single-family home pursuant to Section 1815 of the Rent Control Law. Recommendation: Grant.

B. Exemption – Owner Occupancy

1) E-1791: 1760 18th Street, Applicant – S. Brown

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.

C. Appeals

1) D-5069: 1321 Centinela Avenue, Unit 1, Appellant – P. Poon (Owner)

Owner appeals decision granting rent decreases for reduced housing services.

- 2) D-5105: 2301 31st Street, Unit B, Appellant – The Star and the Arrow (Tenant)

Tenant appeals the hearing officer's decision to deny a rent decrease for an alleged reduction of a housing service.

- 3) M-0975: 933 6th Street, Unit 1, Appellant – N. Gobrial (Owner)

Owner appeals the hearing officer's decision that found him liable for having overcharged rent.

- 4) M-0990: 1760 18th Street, Unit A, Appellant – L. Brown (Owner)

Owner appeals the hearing officer's decision that found her liable for having overcharged rent.

12. ADMINISTRATIVE ITEM

- A. [The Board will consider whether to recommend that the City Council amend the Municipal Code to permit a tenant to challenge administrative citations alleging the existence of a code violation at that tenant's unit.](#)

16. ADJOURNMENT

Next Regular RCB Meeting – August 8, 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.