



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
Council Chamber, City Hall, 1685 Main Street
THURSDAY, JANUARY 9, 2020 – 6:00 P.M.
AGENDA

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:00 P.M.: Pending 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: December 12, 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) 1800: 149 Fraser Avenue, Applicants – D. Jarvis and P. Jarvis

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

B. Exemption – Single Family Dwelling

- 1) 1815-393: 3002 Pearl Street, Applicant – J. Raichel

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

C. Appeal

- 1) N-0271: 917 21st Street, Unit E, Appellants – J. Harmon and M. Davanzo (Tenants)

Tenants appeal decision finding them tenants-not-in-occupancy under Regulation 3304 and adjusting their rent in accordance with the regulation.

12. ADMINISTRATIVE ITEMS

- A. The Board will consider amendments to Regulations 3301, 8010, 13001, and 13002, respecting the filing of registration forms, to eliminate the requirement that owners reregister their ownership on forms unrelated to ownership registration; portions of Regulations 8010 and 13001 relating to owner's requirement to register changes in ownership, to require owners that are trusts to provide the names and street addresses of all trustees; and Regulation 13001, to add a new paragraph (b)(5) to require that owners provide the Board with a working email address if they wish to receive electronic communication from the Board.

B. Selection of Chairperson and Vice-Chairperson.

16. ADJOURNMENT

**Next Regular RCB Meeting – February 13, 2020, 7:00 p.m.
East Wing, Civic Center Auditorium, 1855 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.

SANTA MONICA RENT CONTROL BOARD
CLOSED SESSION AGENDA

January 9, 2020, 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, January 9, 2020 at 6:00 p.m. in the Hearings Room 206, City Hall, 1685 Main Street.

1. Conference with Legal Counsel - Pending Litigation (Government Code Section 54956.9(a), (d)(1))

1 item

Santa Monica Rent Control Board v. ENA 1 and ENA 10 (LASC Case No. 19SMCV00634)

No other business will be considered.