



CITY OF SANTA MONICA
*SPECIAL RENT CONTROL BOARD MEETING
East Wing, Civic Auditorium, 1855 Main Street
THURSDAY, FEBRUARY 13, 2020 – 6:00 P.M.
AGENDA

*This is a special meeting only due to the location.

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:00 P.M.: Personnel (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 9, 2020

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) 1801: 1227 23rd Street, Applicant – J. Szupinska

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

B. Exemptions – New Construction

- 1) 1802: 1846 11th Street, Unit 1846-1/2, Applicant – S. Turlik

Applicant seeks an exemption for a unit as new construction under Charter Section 1801(c)(5). Recommendation: Grant.

- 2) 1803: 2318 Ocean Park Boulevard, Unit C, Applicant – R. Hirschfield

Applicant seeks an exemption for a unit as new construction under Charter Section 1801(c)(5). Recommendation: Grant.

C. Appeal

Note: Item 10C.1 has been continued to the March 12, 2020 Board meeting

- 1) N-0273: 1321 Harvard Street, Unit 6, Appellants – C. Tschekaloff and K. Tschekaloff, managers, on behalf of D. Tschekaloff (Landlord)

Landlord appeals hearing officer's decision denying landlord's petition to find tenants not in occupancy of their unit under Regulation 3304.

12. ADMINISTRATIVE ITEMS

- A. [Establishment of new position: Administrative Staff Assistant – Rent Control.](#)

B. Update on Rent 20/20 Development and Implementation.

16. ADJOURNMENT

**Next RCB Meeting – March 12, 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 Civic Auditorium 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 (24 hours for a special meeting). Please check the agenda online or on City Hall bulletin boards prior to the meeting for any changes.

SANTA MONICA RENT CONTROL BOARD

*SPECIAL CLOSED SESSION AGENDA

February 13, 2020, 6:00 p.m.

*This is a special closed session only due to the location.

Pursuant to Board Regulations, practice and procedure, and the Ralph M. Brown Act, the Board announces that the following item(s) will be discussed at a closed session on Thursday, February 13, 2020 at 6:00 p.m. in the East Wing, Civic Auditorium, 1855 Main Street.

1. Conference with Labor Negotiators – Personnel (Government Code 54957.6)

a. COLA Adjustment for Non-Represented Rent Control Employees

City Negotiator: Tracy Condon, Executive Director

Employee Organization: RCM (Rent Control Managers)

No other business will be considered.