



CITY OF SANTA MONICA
*SPECIAL RENT CONTROL BOARD MEETING

VIA TELECONFERENCE PURSUANT TO
EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM

THURSDAY, APRIL 9, 2020 – 7:00 P.M.

AGENDA

*This is a special meeting due to being a teleconference.

CITY TV: Cable Channel 16 or Streaming at <https://www.smgov.net/content.aspx?id=4292>

LIVE STREAM (Chrome Browser Recommended):

<https://primetime.bluejeans.com/a2m/live-event/wbzgckdq>

DIAL-IN NUMBER: (415) 466-7000, PIN: 5726455 #

In an effort to reduce the risk of spreading Coronavirus (COVID-19), members of the Rent Control Board and Rent Control staff will participate via teleconference. The meeting will be broadcast on CityTV Channel 16 and streaming on the City's website as normal but participants may also join the teleconference via other methods listed above. Those wishing to give public comment must make that request via email to rentcontrol@smgov.net by 4:30 p.m. on April 9, 2020. Please note the agenda item number in your comments. Mailed and emailed comments will be read aloud at the meeting (with time limitations). Those wishing to speak directly to the Board may do so but must submit their request to speak by 4:30 p.m. the day of the meeting. Instructions will be returned to the requestor on how to address the Board via teleconference but a computer connection is required (no telephone dial- ins). Because this is a special meeting, public comment is limited to items on the agenda.

1. CALL TO ORDER

ROLL CALL

5. APPROVAL OF THE MINUTES: February 13, 2020

6. SPECIAL AGENDA ITEMS

(Announcements pertaining to the Rent Control Board)

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner-Occupancy

1) 1805: 501 Hill Street, Applicant – W. Kashkarov

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

2) E-1806: 1860 10th Street, Applicant – J. Ismanto

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.

B. Appeal of Dismissal of Exemption Application

- 1) 1804: 1322 Ocean Park Boulevard, Applicants – S. Ziegenhorn and W. Ziegenhorn

Applicant appeals dismissal of application for owner-occupancy exemption.

Recommendation: Affirm dismissal on the ground that there is no individual with at least a 50% ownership interest.

12. ADMINISTRATIVE ITEMS

- A. 2019 Annual Report: Consolidated report includes status of controlled rental housing, impact of market rent vacancy increases, impact of the Ellis Act and departmental overviews.

- B. Mid-Year Budget Report for Fiscal Year 2019/2020.

16. ADJOURNMENT

Next RCB Meeting – April 23, 2020, 7:00 p.m.
Via Teleconference

Any member of the public 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 written communication received by the deadline specified at the head of this notice (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.

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 by emailing rentcontrol@smgov.net 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 24 hours prior to a special meeting. Please check the agenda online prior to the meeting for any changes.