



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 23, 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/tuzxpdux>

DIAL-IN NUMBER: Phone: (415) 466-7000; PIN: 1623393 #

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 23, 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).

1. CALL TO ORDER

ROLL CALL

5. APPROVAL OF THE MINUTES: April 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 – New Construction

- 1) 1808: 1423 Franklin St, Applicant – D. Hekmatjah
Applicant seeks an exemption for 3 units as new construction under Charter Section 1801(c)(5). Recommendation: Grant.

B. Appeals

- 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.
- 2) D-5170: 300 Bay Street, Unit 6, Appellant – N. Rostoker (Tenant)
Tenant appeals hearing officer's denial of rent decreases for alleged reductions in housing services.

12. ADMINISTRATIVE ITEM

- A. [Proposed new Regulation 15020, which will constitute a new Subchapter B of Chapter 15 of Board Regulations, respecting the temporary suspension or alteration of regulations governing administrative decision processes and procedures in the event of a declared emergency.](#)

16. ADJOURNMENT

**Next RCB Meeting – May 14, 2020, 7:00 p.m.
Venue to be Determined**

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.