



CITY OF SANTA MONICA
*SPECIAL RENT CONTROL BOARD MEETING

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

THURSDAY, MAY 14, 2020 – 6:30 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/bexqyabu>

DIAL-IN NUMBER: (415) 466-7000; PIN: 4999133#

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 May 14, 2020. Please note the agenda item number in your comments. Mailed and emailed comments received by 4:30 p.m. on May 14th will be given to the Board in advance of the meeting. Those wishing to speak directly to the Board may do so but must submit their request to speak by 4:30 p.m. on May 14th. Instructions will be returned to the requestor on how to address the Board via teleconference. A computer connection is required (no telephone dial-ins).

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:30 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.

4. REPORT OF CLOSED SESSION

5. APPROVAL OF THE MINUTES: April 23, 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.)

[Click here for public comments received](#)

10. JURISDICTIONAL ITEMS

A. Exemption – Owner Occupancy

1) 1807: 1813 11th Street, Applicant – N. Brown

Applicant seeks 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) 1815-394: 1834 12th Street, Applicant – A. Telanoff

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

C. Appeal

1) D-5180: 1333 Oak Street, Unit D, Appellant – L. Schuster (Tenant)

Tenant appeals hearing officer's denial of rent decreases for alleged reductions in housing services.

12. ADMINISTRATIVE ITEM

A. [Announcement of 2020 Annual General Adjustment and Consideration of Imposing a Dollar Amount Ceiling to the 2020 General Adjustment.](#)

B. [Modified administrative hearing procedures implemented by the Administrator presented to the Board for approval, modification, or rejection; proposed resolution approving modified administrative hearing procedures.](#)

16. ADJOURNMENT

**Next RCB Meeting – May 21, 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.