



CITY OF SANTA MONICA  
\*SPECIAL RENT CONTROL BOARD MEETING

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

THURSDAY, JUNE 11, 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/pjwkeqrr>

DIAL-IN NUMBER: (415) 466-7000; PIN 5379389 #

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](mailto:rentcontrol@smgov.net) by 4:30 p.m. on June 11, 2020. Please note the agenda item number in your comments. Mailed and emailed comments received by 4:30 p.m. on June 11th 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 June 11th. Instructions will be returned to the requestor on how to address the Board via teleconference.

1. CALL TO ORDER

ROLL CALL

5. APPROVAL OF THE MINUTES: May 21, 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. Appeals

- 1) N-0274: 1321 Harvard Street, Unit 1, 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-5216: 1045 Ocean Avenue, Unit 12, Appellant – G. Bongartz (Tenant)  
Tenant appeals hearing officer's denial of rent decreases for alleged reductions in housing services.

11. PUBLIC HEARINGS

- A. [Consideration of imposing a \\$32 ceiling on the 2020 annual general adjustment of 1.4%.](#)  
[Public Comment on Item 11A](#)
- B. [Consideration and Adoption of the Rent Control Board FY 2020/2021 Operating Budget.](#)
- C. [Consideration of whether to amend Regulation 11200 subdivision \(d\) paragraph: \(1\) to clarify that a "business day" is any day that the Board is staffed and conducting business, regardless of whether City Hall is open to the public; and paragraph \(7\) to provide for the deferment of registration fee payments with respect to units occupied by tenants who were unable to pay rent due to a loss of income occasioned by COVID 19.](#)  
[Public Comment on Item 11C](#)

12. ADMINISTRATIVE ITEM

- A. [Brian Augusta, the Rent Control Board's advocate and representative in Sacramento, will present a Legislative Report for the 2019/2020 Regular session of the California Legislature.](#)

16. ADJOURNMENT

Next RCB Meeting – July 9, 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](mailto: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](mailto: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](http://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.**