



CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING

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

THURSDAY, OCTOBER 8, 2020 – 6:15 P.M.

AGENDA

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/sshbczdg>

DIAL-IN NUMBER: (415) 466-7000; PIN 7559165 #

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 October 8, 2020. Please note the agenda item number in your comments. Mailed and emailed comments received by 4:30 p.m. on October 8th 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 October 8th. Instructions will be returned to the requestor on how to address the Board via teleconference.

1. CALL TO ORDER

ROLL CALL

2. RECESS TO CLOSED SESSION AT 6:15 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: September 10, 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 ITEM

A. Exemption – New Construction

1) 1812: 1012 2nd Street, Unit 1, Applicant – LNMNH Trust

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

11. PUBLIC HEARING

A. The Board will consider whether to amend Board regulations 1600, 1602, 1620, 1622, 1626, 1629, and 1630 of Chapter 16 of Board Regulations, respecting the withdrawal of accommodations from the rental market, to bring those regulations into conformity with recent changes to the state law Ellis Act, made by the 2019 Assembly Bill (AB) 1399, which became effective on January 1, 2020. The changes to the Ellis Act that the regulatory amendments would implement locally:

- Specify that there is only one date of withdrawal of accommodations as a whole;
- Specify that the date of withdrawal of accommodations as a whole for purposes of determining the two, five, and ten-year periods following withdrawal is the last tenancy termination date resulting from withdrawal;
and
- Specify that an owner's payment of damages resulting from the owner's failure to comply with an obligation to give a qualified tenant the right to return to withdrawn accommodations does not extinguish the owner's obligation to comply with that obligation.

12. ADMINISTRATIVE ITEMS

A. The Board will consider whether to adopt Resolution 20-003, a resolution of the Rent Control Board to permit hearings by written declaration during the COVID-19 public health emergency in limited situations in which a party cannot meaningfully participate in the hearing by electronic means.

B. Final Budget Report for Fiscal Year 2019/2020.

C. Thank you to retiring General Counsel Stephen Lewis.

16. ADJOURNMENT

Next RCB Meeting – November 12, 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 or rentcontrol@smgov.net 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 72 hours prior to a regular meeting. Please check the agenda online prior to the meeting for any changes.

SANTA MONICA RENT CONTROL BOARD

CLOSED SESSION AGENDA

October 8, 2020, 6:15 p.m.

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, October 8, 2020 at 6:15 p.m. via teleconference. Details about accessing the Board meeting are available on the main agenda of October 8, 2020.

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

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| a. City Negotiator: | Tracy Condon, Executive Director |
| Employee Organizations: | Employees Action Committee, Hearing Officer
Representational Organization, Society for Union
Employment, Managers and Miscellaneous Non-
Represented Employees |

No other business will be considered.