

CITY OF SANTA MONICA
RENT CONTROL BOARD MEETING
1685 Main Street
THURSDAY, January 8, 2009 – 7:00 P.M.
AGENDA

1. CALL TO ORDER
2. ROLL CALL – PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE MINUTES: November 20, 2008
4. SPECIAL AGENDA ITEM
 - A. Welcome to Commissioner Kronovet
6. CONSENT CALENDAR (Public discussion is permitted)
 - A. Appeals
 - 1) M-0738: 1827 18th St., Unit A, Appellant – S. Scott (LL)
Owner appeals Hearings Department Manager's dismissal of her excess rent complaint.
 - 2) L-0007: 529 Hill Street, Owner – D. Seligman
Hearing officer recommends Lapse of Owner Occupancy Exemption.
7. JURISDICTIONAL ITEMS (Public discussion is permitted)
 - B. Exemptions
 4. Owner Occupancy
 - 1) 1564: 907 – 909 11th St., Applicants – Roberts
 - 2) 1566: 834 Maple St., Applicant – Jacobson
 - 3) 1568: 2958 Exposition Blvd., Applicant – Phelan
Applicants request an exemption of a three-unit or less property based upon owner-occupancy pursuant to section 1801(c)(4) of the Rent Control Law. Recommendations: Grant
 5. New Construction
 - 1) 1565: 624 23rd St., Applicant – KN Family Trust by S. Khajavi, Trustee
 - 2) 1567: 2520 Virginia Ave., Units 7 and 8, Applicant – H. Yassine
Applicants request exemption based on new construction pursuant to section 1801(c)(5) of the Rent Control Law. Recommendations: Grant
 - C. Removal
 - 1) 427R-C: 426 Ashland Ave., Unit 426½, Applicant – D. Ortiz
Owner seeks removal permit claiming unit is uninhabitable and not economically feasible to rehabilitate. Recommendation: Grant
9. ADMINISTRATIVE ITEMS (Public discussion is permitted)
 - A. Christine Minnehan, Lobbyist
 - B. Ellis Activity Update
 - C. Annual Selection of Chairperson and Vice-Chairperson

11. BOARD DISCUSSION ITEM (Public discussion is permitted by 2/3 vote of Board members present)
 - A. Authority to Regulate Smoking in Common Areas of Multi-Unit Residential Rental Properties – Commissioner Kronovet
13. REQUESTS TO SPEAK - (Requests from members of the public to speak to the Board on any issue in general)
15. ADJOURNMENT

Next Regular RCB meeting – February 12, 2009
7:00 p.m., Council Chamber

The Council Chamber is wheelchair accessible. If you need any disability-related accommodations, please contact Glenda Jacobs at (310) 458-8751 at least three days prior to the meeting. This document is available in alternate format upon request.

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 during normal business hours at the Rent Control counter located at City Hall, 1685 Main Street, Room 202, Santa Monica.