

CITY OF EAST PALO ALTO  
RENT STABILIZATION BOARD MEETING  
WEDNESDAY, December 14, 2011  
REGULAR SESSION  
COUNCIL CHAMBERS  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA  
Minutes

**7:00 P.M. December 14, 2011**

**CALL TO ORDER**

7:11 p.m.

**Introduction and Oath of Office by Newly Appointed Rent Stabilization Board Members**

Deputy City Attorney, Neelam Naidu swears in Goolrukh Vakil and Christopher Peter.

**ROLL CALL**

Present: Allen (Alternate), Dorn, Fremont, Hart, Peter, Randolph, Vakil (7:30 p.m.), Webster

**APPROVAL OF AGENDA**

Webster/Randolph: Motion, Second, Carried: Consolidate Items 8.1 and 8.2

Vote: 7-0-1 (Allen)

Webster/Hart: Motion, Second, Carried: Approve agenda with the change. Vote: 7-0-1 (Allen)

**COMMUNITY FORUM**

Speaker: Bob Gomez, 402 E. O'Keefe St. A question on the Rent Stabilization Board and the relocation of Facebook.

**CONSENT CALENDAR**

**APPROVAL OF MINUTES**

Minutes for the October 26, 2011 and November 9, 2011 Regular Rent Stabilization Board meetings.

Webster/Hart. Motion, Second, Carried: Approve Rent Stabilization Board minutes for October 26, 2011 and November 9, 2011. Vote: 7-0-0.

**PUBLIC HEARINGS**

**Continued (consolidated) Public Hearing: 1095 Beech Street and 480 Larkspur Drive. – Petition contesting Rent Stabilization Board Administrator's determination of Exempt status**

Hart/Webster: Motion Second, Carried: Re-open the public hearing. Vote: 7-0-0.

Speakers

Michael Turner for petitioners.

Chris Norris for the Turner Trust.

Hart/Dorn: Motion Second, Carried: Close the public hearing. Vote: 7-0-0.

Dorn/Randolph: Motion Second, Carried: Uphold the Administrator's determination of Exempt Status for 1095 Beech Street and 480 Larkspur Drive. Vote: 6-1-0 (Hart).

**First reading for Amendments to Registration Regulations**

Webster/Randolph: Motion Second, Carried: Open the public hearing. Vote: 7-0-0.  
No speakers.

Randolph/Webster: Motion Second, Carried. Close the public hearing. Vote: 7-0-0.  
Set for adoption at next regular meeting.

**First reading for Amendments to Individual Rent Adjustment and Rent Withholding Petitions**

Webster/Hart: Motion Second, Carried: Waive the reading of the text. Vote: 7-0-0.

Webster/Randolph: Motion Second, Carried: Open the public hearing. Vote: 7-0-0.  
No speakers.

Webster/Peter: Motion Second, Carried: Close the public hearing. Vote: 7-0-0  
Set for adoption at next regular meeting.

Recess 8:35 p.m.  
Re-start 8:45 p.m.

**First reading for Fair Return Regulations**

Dorn/Randolph: Motion Second, Carried: Approve changes. Vote: 7-0-0

Dorn/Randolph: Motion Second, Carried. Waive the reading of the text. Vote: 7-0-0.

Dorn/Hart: Motion Second, Carried: Continue the public hearing to January 11, 2012.  
Vote: 7-0-0.

**AGENDIZED ITEMS FOR POLICY AND ACTION**

**Discussion of Administrative Formulas for Calculation of Maximum Allowable Rents**

No Action

**Presentation by Matthew Fremont of Rent Stabilization Program domain diagram and Q & A.** No Action

**Discussion and possible action on letter of commendation for staff**

No vote taken.

**REPORTS OF COMMITTEES AND STAFF**

Report out from RS Board Members and Committees:

- a. Operational Excellence (**Allen & Fremont**)

- b. Outreach/Education (**Hart & Dorn**)
- c. Rules and Regulations (**Webster**, Fremont & Randolph)
- d. Ad Hoc Budget Committee (**Dorn & Allen**)

Report out from Staff

- a. 2011 Initial Registration progress
- b. 2012 Annual Registration
- c. Status report on petitions filed with the Rent Board
- d. Other updates

**ADJOURNMENT**

Webster/Dorn: Motion Second, Carried: Adjourn at 11:43 p.m. Vote: 7-0-0.