

CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, October 12, 2011
REGULAR SESSION
COUNCIL CHAMBERS
2415 UNIVERSITY AVENUE
EAST PALO ALTO, CA
Minutes

REGULAR RENT STABILIZATION BOARD MEETING

1. CALL TO ORDER

Chair Fremont called the meeting to order at 7:10 p.m.

2. ROLL CALL

Board Members Present: Dorn, Fremont, Hart, Randolph, Webster (7:17 p.m.)

Board Members Absent:

Board Alternates Present: Allen

Board Alternates Absent:

Staff Present: Stephen Ford; Carol Lamont, Neelam Naidu

Board member Allen: Seated in the vacant seat.

3. APPROVAL OF AGENDA

Dorn/Hart M/S/C (Motion/Second/Carried) (7:15 p.m.) Approve agenda with changes: Move 7.1 and 7.2 to 3.a and 3.b respectively. Vote: 5-0-0.

3.a Hearing on petition contesting Rent Stabilization Board Administrator's determination of Exempt status of single family dwelling at 1095 Beech Street

Dorn/Allen M/S/C (Motion/Second/Carried) Open public hearing. Vote: 6-0-0.

Speaker # 1. Leon Turner Jr., Fresno, CA

Speaker # 2. Chris Norris, Representative for Respondent (Applicant for Exemption). San Francisco, CA

Speaker # 3. Patsy Turner, Respondent (Applicant for Exemption). San Francisco, CA

Speaker # 4. Joyce Turner, East Palo Alto, CA

Speaker # 5. Bernice Turner, Petitioner. East Palo Alto, CA

Speaker # 6. Leon Turner

Speaker # 7. Chris Norris

Allen/Webster M/S/C Continue hearing to December 14, 2011. Vote: 4-0-2 Dorn, Fremont.

Webster/Dorn MSC Amend motion to extend for good cause the 60 day deadline, in Exemption Regulations for Rent Stabilization Board to make a decision, to December 14, 2011 to allow time for clarification of issue of standing of the Respondent. Vote: 4-0-2 Dorn, Fremont.

3.b Hearing on petition contesting Rent Stabilization Board Administrator's determination of Exempt status of single family dwelling at 480 Larkspur Drive

Webster/Allen MS (Motion, Second, Not Carried): Extend for good cause the 60 day deadline in Exemption Regulations for Rent Stabilization Board to make a decision to December 14, 2011 to allow time for clarification of issue of standing of the Respondent. Vote: 3-0-3 Dorn, Fremont, Randolph.

Hart/Webster MSC (Motion, Second, Carried): Extend for good cause the 60 day deadline in Exemption Regulations for Rent Stabilization Board to make a decision to December 14, 2011 to allow time for clarification of issue of standing of the Respondent. Vote: 4-0-2 Dorn, Fremont.

4. AGENDIZED ITEMS FOR POLICY AND ACTION

4.1 Discussion of topics for November Rent Stabilization Board Retreat
No vote taken.

4.2 Discussion and possible decision on November, 2011 RSB meeting dates
No vote taken.

5. CONSENT CALENDAR APPROVAL OF MINUTES

Webster/Allen M/S/C (Motion/Second/Carried): Approve the Minutes for the September 28, 2011 Regular Rent Stabilization Board meeting. Vote: 6-0-0.

6. COMMUNITY FORUM

At this time, any member of the public may address the Board on any matter that is not on the agenda (2 minutes per person time limit).

No speakers

7. PUBLIC HEARINGS

7.1 Hearing on petition contesting Rent Stabilization Board Administrator's determination of Exempt status of 1095 Beech Street (Moved to 3.a)

7.2 Hearing on petition contesting Rent Stabilization Board Administrator's determination of Exempt status of 480 Larkspur Drive (Moved to 3.b)

8. REPORTS OF COMMITTEES AND STAFF (Members of the Public who wish to speak on these items may do so during Community Forum)

- 8.1 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)

8.2 Report out from Staff

- a. 2010 – 2011 Registration progress
- b. Report on petitions filed with the Rent Board
- c. Mobile home park registration for FY 2011-12
- d. Rent Stabilization Consortium meeting

9. WRITTEN COMMUNICATIONS

9.1 Announcement on City Advisory Body Vacancies

- 9.2 Letter dated September 19, 2011 from Adam Montgomery, Silicon Valley Association of Realtors to Valerie Armento, Interim City Attorney on owner move-in provisions of the 2010 Rent Stabilization and Just Cause for Eviction Ordinance

10. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

11. ADJOURNMENT

Dorn/Hart M/S/C (Motion/Second/Carried): Adjourn at 11:21 p.m. Vote: 6-0-0.