



City of Mountain View

CITY HALL
500 CASTRO STREET

Minutes

Rental Housing Committee

Committee Members Grunewald, Means, Ramos and Pardo de Zela (alternate), Vice Chair Ortiz, and Chair Honey

Monday, February 26, 2018

6:30 PM

Council Chambers - 500 Castro St.

1. CLOSED SESSION (to be held in the Plaza Conference Room)

At 6:30 p.m., an announcement was made by City Attorney Quinn, who described the item that the Committee would consider on the Closed Session Agenda below, and invited any members of the public to provide public comments on the item.

1.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Closed Session recessed at 7:09 p.m.

2. REGULAR SESSION (to be held in Council Chambers) 7:00 p.m.

3. CALL TO ORDER

The meeting was called to order at 7:12 p.m.

4. ROLL CALL

5. MINUTES APPROVAL

5.1 Approve the minutes for February 12, 2018 RHC Meeting

MOTION: M/S - Honey/Means - To approve the minutes for February 12, 2018 RHC meeting.

Yes: 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, and Committee Member Means

Absent: 1 - Pardo de Zela (alternate)

6. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein asked the RHC if petitions are supposed to be declared valid before being able to move forward to a hearing.

Curtis Conroy apologized for a lack of decorum but it needs to be clear that members of the public feel the CSFRA and those who implement it are acting unlawfully.

Fred Kiani stated that the RHC, not City staff, is charged with making decisions regarding the CSFRA.

Alex Nunez thanked the RHC for deciding to move forward with the RPF process for an IT system and reminded the RHC they are charged with implementing the CSFRA as it is written.

Edie Keating read a testimonial from a local resident who feels more secure with the CSFRA in place.

Tim Larson pointed out the CSFRA is not impacting the future supply of housing in Mountain View.

Dave Arnone urged the RHC to extend the CSFRA to mobile homes.

Meghan Fraley asked the RHC to focus on the spirit of the law when making policy decisions.

Emy Chu, a Landlord who is considering selling her property, encouraged the RCH to look at the economic impacts of the CSFRA.

Marylue DelGuzman explained the CSFRA helps sustain the community of Mountain View.

Joan MacDonald responded to the Measure V Too Costly Campaign explaining why the Rental Housing Fee will be lower next year.

7. PUBLIC HEARING

8. UNFINISHED BUSINESS

8.1 Application of the CSFRA to Mobile Home Parks

Associate Planner Van Deursen presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Steven Goldstein

Mike Kasperzak

Bee Hanson

John Waters

Stewart Esbit

Alex Brown

Alex Nunez

Curtis Conroy

Meghan Fraley

Fred Kiani

Trey Bornmann

Motion: M/S - Means/Honey - To adopt a Resolution Establishing that mobile homes do not qualify as Rental Units under the CSFRA and that mobile home spaces do not qualify as Rental Units under the CSFRA

Yes: 3 - Chairperson Honey, Committee Member Grunewald, and Committee Member Means

No: 2 - Vice Chair Ortiz, and Committee Member Ramos

Absent: 1 - Pardo de Zela (alternate)

9. NEW BUSINESS

9.1 Training for the CSFRA appeal process for individual petitions for adjustment of rent

Karen Tiedemann, Special Counsel, Goldfarb and Lipman, presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

The RHC heard a presentation regarding the Rental Housing Committee's role on petition appeals and provided direction to City Staff to draft future draft Regulations and bring back to a future RHC meeting.

9.2 CSFRA Monthly Status Report January 2018

Administrative Analyst Black presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

The RHC heard a presentation regarding the CSFRA monthly status report for January 2018.

10. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

Chair Honey inquired about the best way to inform the Mayor about the RHC decision regarding the non- application of the CSFRA to Mobile Home Parks

Member Ramos attended the Millbrae City Council meeting to advocate for increased housing. Member Ramos asked City Staff what the implications would be if Costa Hawkins was repealed.

Member Ortiz stated that the RHC has never considered paying themselves. Chair Honey recalled that she did ask City Staff if the RHC could consider paying themselves.

Chair Honey announced that she will discuss the letter sent to City Council regarding the RHC budget and rental housing fee in a meeting with the Mayor in the coming week.

CLOSED SESSION REPORT:

Karen Tiedemann, Special Counsel, Goldfarb and Lipman, announced that the RHC gave legal direction pursuant to Government Code: Section 54956.9 (d)(1)

Name of Case: Redwood Villa, Inc. vs. City of Mountain View, Rental Housing Committee and Does 1 through 20 inclusive, Santa Clara Superior Court Case 18CV322991

11. ADJOURNMENT - At 9:00 p.m., Chair Honey adjourned the meeting to the next RHC Committee Meeting to be held on Monday, March 26, 2018 at 7:00 p.m. in the Council Chambers, 500 Castro Street.