



City of Mountain View

Minutes

Rental Housing Committee

Thursday, January 23, 2025

7:00 PM

Council Chambers and Video Conference, 500
Castro St., Mountain View, CA 94041

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Present 5 - Chair Alex Brown, Alternate Mark Balch, Member Robert Cox, Vice Chair Kevin Ma, and Member Edie Keating

Absent 1 - Member Guadalupe Rosas

Committee Member Balch left the meeting at 10:20 p.m. during the discussion section of agenda item 6.2, Annual Update on Relevant Legislation and Case Law in California

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

3.1 Minutes for the December 12, 2024 RHC Meeting

MOTION - MS - Ma/ Cox - To Approve the Rental Housing Committee meeting minutes for December 12, 2024.

The motion carried by the following vote:

Yes: 5 - Chair Brown, Alternate Balch, Member Cox, Vice Chair Ma, and Member Keating

4. ORAL COMMUNICATIONS FROM THE PUBLIC

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

5. APPEAL HEARINGS

5.1 Appeal of Hearing Officer's Decision Re: Petition Nos. C23240057 and C23240058

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

Spanish language translations were provided.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

PRESENTATION AND ARGUMENTS BY APPELLANT-LANDLORD - Leonard Siegal

PRESENTATION AND ARGUMENTS BY RESPONDENT-TENANT - Kayla Garcia

REBUTTAL BY APPELLANT-LANDLORD - Leonard Siegal

REBUTTAL BY RESPONDENT-TENANT - Kayla Garcia

MOTION - MS - Cox/ Keating - To accept the Tentative Appeal Decision in its entirety. The motion carried by the following vote:

Yes: 5 - Chair Brown, Alternate Balch, Member Cox, Vice Chair Ma, and Member Keating

5.2 Appeal of Hearing Officer's Decision Re: Petition No. C23240065

Nazanin Salehi, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

PRESENTATION AND ARGUMENTS BY APPELLANT-LANDLORD - Jeff Zell

PRESENTATION AND ARGUMENTS BY RESPONDENT-TENANT - Evan Crowe

REBUTTAL BY APPELLANT-LANDLORD - Jeff Zell

REBUTTAL BY RESPONDENT-TENANT - Evan Crowe

MOTION - MS - Cox/ Ma - To accept the Tentative Appeal Decision in its entirety.

The motion carried by the following vote:

Yes: 5 - Chair Brown, Alternate Balch, Member Cox, Vice Chair Ma, and Member Keating

Meeting went into recess at 9:14 p.m. and resumed at 9:23 p.m.

6. NEW BUSINESS

6.1 Rent Stabilization Division Annual Update of Outreach and Education Program

Senior Management Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The Rental Housing Committee received an annual informational update on the Outreach and Education Program of the Rent Stabilization Division, including summaries of the activities conducted in Fiscal Year 2023-24 and the activities planned for Fiscal Year 2024-25 and provided feedback.

6.2 Annual Update on Relevant Legislation and Case Law in California

Nazanin Salehi, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The Rental Housing Committee received an update on legislation adopted by the California Legislature during the 2024 legislative year related to landlord-tenant laws as well as recent court cases related to just cause for eviction and termination notice requirements.

7. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

7.1 Upcoming Workshops and Housing Help Center Dates

Senior Management Analyst Kennedy presented a report and responded to questions.

7.2 Expected Future Agenda Items for RHC Meetings:

Chair Brown provided an update on future RHC agenda items.

8. ADJOURNMENT - At 10:42 p.m., Chair Brown adjourned the meeting to the next regular RHC meeting to be held on Thursday, February 27, 2025 at 7:00 p.m. in the Council Chambers and via Video Conference.