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SANTA MONICA RENT CONTROL BOARD
1685 Main Street, Santa Monica, CA 90401
(310) 458-8751

NOTICE OF DECISION ON APPLICATION FOR
PERMANENT EXEMPTION OF A SINGLE-FAMILY HOME

CASE:	1815-375
PROPERTY ADDRESS:	819 Pier Avenue
APPLICANT:	[redacted]
DATE OF BOARD DECISION:	December 12, 2013

The Board, having considered all the evidence in the case, determined by a vote of the Commissioners that the application for exemption is granted under the Rent Control Law Section 1815. The attached Findings of Fact and Conclusions of Law explain the Board's decision.

In accordance with Board Regulation 10000, judicial review of any final decision of the Board made pursuant to Chapter 12 of the regulations may be initiated pursuant to Code of Civil Procedure Section 1094.5 and only if the petition for Writ of Mandamus is filed within 90 days of the final Board action.

DATE: December 16, 2013

FINDINGS OF FACT and CONCLUSIONS OF LAW

1. The subject property is a single-family dwelling located at 819 Pier Avenue.
2. Applicant possesses at least 50% ownership interest in the property as evidenced by a grant deed recorded December 18, 2009.
3. Applicant has continuously resided at the property from at least September 24, 2011, to the present.
4. The subject property is within the regulatory jurisdiction of the Rent Control Board.
5. The subject property consists of a single-family home as defined by Rent Control Law Section 1801(n).
6. Applicant has met his burden of proving two-year continuous occupancy of the subject property.
7. No evidence in the record indicates that Applicant took possession of the property following a tenant who vacated involuntarily or was involuntarily evicted.
8. The subject property qualifies for exemption under Santa Monica City Charter Section 1815.