

**PANEL MEMBERS**

Sandeep Singh, Chair (Neutral Party Representative)  
Michael Pineschi, Vice Chair (Tenant Representative)  
Elena Lieberman, Alternate (Landlord Representative)

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
[www.cityofconcord.org](http://www.cityofconcord.org)



**ANNOTATED AGENDA  
REGULAR MEETING  
HEARING BY THE  
RESIDENTIAL RENT  
REVIEW PANEL**

Monday,  
December 6, 2017

1:00 p.m.

Garden Conference  
Room, Wing A  
1950 Parkside Drive

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**ROLL CALL:** All present

Michael Pineschi – Tenant Representative  
Sandeep Singh – Neutral Party Representative  
Elena Lieberman – Landlord Representative (Alternate)  
Frances Pyne – Neutral Party Representative (Alternate)

**STAFF PRESENT:** Brenda Kain, Housing Manager; Sophia Sidhu, Housing Program Analyst; Margaret Kotzebue, Senior Assistant City Attorney;

**PUBLIC COMMENT PERIOD**

(The public may speak on any item within the jurisdiction of the Community Services Commission not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

Eduardo Torres- Tenants Together: Reiterated Tenants Together’s position on rent control in the City of Concord in lieu of raising rents and what they view as unjustifiably large rent increases.

**1) APPROVE ANNOTATED AGENDA OF NOVEMBER 30, 2017, ORIENTATION MEETING.** (Motion- Pineschi; Second- Lieberman; **Motion Passed:** Yes-3, No-0, Absent-0, Abstention-0)

**2) HEARING**

Tenant: Kevin Michael, 1491 Basset Drive, #10, Concord

Landlord: Amy Cutler Kelly, Key Property Management

The Panel reviewed the staff report, reviewed documents and listened to oral testimony from the tenant Kevin Michael and landlord representative Kevin Kelly, received public comment, and asked questions of the participants.

The panel heard testimony from the tenant and from a witness who had been a previous tenant in the same complex. Following the tenant, the panel heard testimony from the landlord representative. He provided testimony regarding the cost of repairs and upgrades to the complex as well as information regarding comparable rents in the area.

The panel discussed the testimony presented by the tenant and the landlord. They considered the number of rent increases for the tenant since his move-in in 2010, the current condition of the unit and the increase in expenses and operating costs noted by the landlord.

### **Panel Determination**

After deliberation, the Panel determined that an increase of 10% would be fair and should include replacing the carpet in the apartment. (Motion- Singh; Second- Pineschi; **Motion Passed:** Yes-3, No-0, Absent-0, Abstention-0).

The tenant agreed to the Panel's recommendation. However, the landlord stated that he did not have the authority to speak for the owners of the property. The ordinance requires that the representative for both parties should have decision-making authority regarding accepting or rejecting the Panel's determination. Therefore, the landlord is being asked to indicate his or her acceptance of the determination in writing. If the landlord fails to respond, the hearing will be reopened at the next regular meeting of the Rent Review Panel on February 5, 2018.

- 3) **ANNOUNCEMENTS-** Kain asked Panel to save the date for the Boards and Commissions Dinner held on February 15, 2018.
- 4) **ADJOURNMENT** at 3:09 P.M. (Motion- Singh; Second- Lieberman; **Motion Passed:** Yes-3, No-0, Absent-0, Abstention-0).

Correspondence received that constitutes a public record under the Public Records Act concerning any matter on this agenda is available for inspection during normal business hours by contacting the Community Services Program Manager's office at 1950 Parkside Drive, Building A, Concord, CA.

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