



# EAST PALO ALTO RENT STABILIZATION BOARD REGULAR SESSION AGENDA

Wednesday, April 8, 2026, 7:00 PM  
City Hall  
2415 University Ave. Second Floor  
East Palo Alto, CA 94303

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## NOTICE

This meeting will be held virtually and in-person at the Council Chambers located on 2415 University Ave, First Floor East Palo Alto, CA 94303. The virtual portion of this City Council meeting will be conducted in accordance with City of East Palo Alto Resolution adopted pursuant to Assembly Bill 361.

The public may participate in the City Council Meeting via Zoom Meeting or by attending in-person in the Council Chambers at 2415 University Ave, First Floor East Palo Alto, CA 94303. Community members may provide comments by emailing [rentprogram@cityofepa.org](mailto:rentprogram@cityofepa.org), submitting a speaker card at the meeting, or using the **RAISE HAND** feature when the Mayor or City Clerk call for public comment. Emailed comments should include the specific agenda item on which you are commenting.

Please click this URL to join

<https://us06web.zoom.us/j/83908958007>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or  
+ 1 346 248 7799 or  
+ 1 253 215 8782 or  
+ 1 312 626 6799 or  
+ 1 929 205 6099 or  
+ 1 301 715 8592

Webinar ID: 839 0895 8007

International numbers available: <https://us06web.zoom.us/j/83908958007>

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1. **CALL TO ORDER AND ROLL CALL**

2. **APPROVAL OF THE AGENDA**

3. **PUBLIC COMMENT**

4. **APPROVAL OF CONSENT CALENDAR**

4.1 **Rent Stabilization Board Meeting Minutes**

**Recommendation:** By motion, adopt the minutes for the March 11, 2026 Rent Stabilization Board meeting.

4.2 **Rent Stabilization Board’s Authorization of the 2026-27 Annual General Adjustment for Rents of Regulated Rental Units Under the Rent Stabilization and Just Cause for Eviction Ordinance of 2010**

**Recommendation:** Adopt a resolution authorizing the Annual General Adjustment (AGA) of rent for regulated rental units of 2% for the July 1, 2026 to June 30, 2027 Rent Stabilization Program Year under the Rent Stabilization and Just Cause for Eviction Ordinance of 2010.

4.3

***Gallegos and Gallegos v. 2370 Cooley, LLC, Jose Prado and Bianca Ceballos Appeal Case Number A20250001, Appeal Hearing, Schedule & Procedure***

**Recommendation:** Adopt a resolution scheduling an appeal hearing on the record for August 12, 2026, and setting the schedule for the appeal hearing.

5. **STAFF ORAL REPORTS**

6. **INFORMATIONAL REPORTS**

7. **SPECIAL PRESENTATIONS**

8. **PUBLIC HEARINGS**

8.1 **Introduction of Regulation Amendments to Section 600(E) - Registration Upon Change in Ownership**

**Recommendation:** Staff recommends the Board introduce a regulation amending Section 600(E) of the Rent Stabilization Rules and Regulations, a regulation requiring landlords to provide written disclosure to potential purchasers that a rental unit is subject to the Rent Stabilization and Just Cause for Eviction Ordinance, and notifying tenants of their rights and protections under the City’s Rent Stabilization and Just Cause Ordinance, and schedule the second reading and adoption for the next regularly scheduled Rent Stabilization Board meeting.

9. **POLICY AND ACTION**

10. **BOARD MEMBER ANNOUNCEMENTS & REPORTS**

11. **RECOMMENDATIONS FOR FUTURE ACTIONS & AGENDIZED ITEMS**

12. **ADJOURNMENT**

**Upcoming meetings:**

Regular Meeting	June 10, 2026	7:00pm

**Board members:**

<b>Seat Number</b>	<b>Name</b>	<b>Subcommittee</b>	<b>Term Expiration</b>
1	Vacant		5/31/2027
2	Katie Fantin	Education & Outreach	5/31/2026
3	Karl Magnus Larsson	Rules & Regulations	5/31/2027
4	Laura Rubio	Education & Outreach	5/31/2027
5	Francisca Guzman	Habitability	5/31/2027
6	Goolrukh Vakil	Rules & Regulations	5/31/2026
7	Vanessa Smith	Rules & Regulations	5/31/2028
8 (Alternate)	DeVan Taylor	Habitability	5/31/2028

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This AGENDA is posted in accordance with Government Code Section 54954.2(a)

***This Notice of Availability of Public Records: All public records relating to an open session item which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the City Council will be available for public inspection at the City Clerk's Office, 2415 University Avenue, East Palo Alto, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the East Palo Alto website [www.cityofepa.org](http://www.cityofepa.org) subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3100.***

*The City Council meeting packet may be reviewed by the public in the Library or the City Clerk's Office. Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter at the City Clerk's Office, 2ND Floor, City Hall, 2415 University Avenue, East Palo Alto, California 94303 during normal business hours. Information distributed to the Council at the Council meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided for this purpose.*

*East Palo Alto City Council Chambers is ADA compliant. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office at (650) 853-3127 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.*

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#### DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

POSTED: Friday, April 3, 2026

ATTEST:

Natasha Raiburn  
Natasha Raiburn, Administrator  
Rent Stabilization Program

