

CITY OF SANTA MONICA
RENT CONTROL BOARD MEETING
1685 Main Street
THURSDAY, June 11, 2009 – 7:00 P.M.
AGENDA

1. CALL TO ORDER
2. ROLL CALL – PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE MINUTES: May 14, 2009
4. SPECIAL AGENDA ITEM

7. JURISDICTIONAL ITEM (Public discussion is permitted)
 - B. Exemption – Owner Occupancy
 - 1) 1576: 705 Navy St., Applicant – Montes
Applicant requests an exemption of a three-unit or less property based upon owner-occupancy pursuant to section 1801(c)(4) of the Rent Control Law.
Recommendation: Grant
8. PUBLIC HEARINGS
 - A. [Proposed Annual General Adjustment - 2009](#)
 - B. [Proposed Regulation 3031, General Adjustment Number 32](#)
 - C. [Adoption of 2009/2010 Proposed Operating Budget.](#)
9. ADMINISTRATIVE ITEMS (Public discussion is permitted)
 - A. Christine Minnehan, Lobbyist

12. WRITTEN COMMUNICATIONS
 - A. Letter from R. Perry, Esq.
 - B. Letter from T. Nitti, Esq.
 - C. Letter from J. Fullmer

13. REQUESTS TO SPEAK - (Requests from members of the public to speak to the Board on any issue in general)

15. ADJOURNMENT

Next Regular RCB meeting – June 25, 2009
7:00 p.m., Council Chamber

The Council Chamber is wheelchair accessible. If you need any disability-related accommodations, please contact Glenda Jacobs at (310) 458-8751 at least three days prior to the meeting. This document is available in alternate format upon request.

Rent Control Board meetings are aired live on CityTV cable channel 16. Any documents produced by the Santa Monica Rent Control Agency and distributed to a majority of the Rent Control Board regarding any item on this agenda will be made available during normal business hours at the Rent Control counter located at City Hall, 1685 Main Street, Room 202, Santa Monica.

SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
June 11, 2009

1. CALL TO ORDER

Commissioner Koury called the Rent Control Board meeting to order at 7:07 p.m. followed by the pledge of allegiance. Commissioner Koury read a passage from the First Amendment to the U.S. Constitution.

2. ROLL CALL

Members Present: Jennifer Kennedy
Marilyn Korade-Wilson
Joel Koury
Robert Kronovet
Zelia Mollica

Others Present: Tracy Condon, Administrator
Michaelyn Jones, General Counsel
Marcia Zimmer, Hearings Dept. Manager
Michael Dominguez, Public Information Mgr.
Laima Noseworthy, Budget Coordinator
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: May 14, 2009

Commissioner Mollica, seconded by Commissioner Kennedy, moved to adopt the minutes of May 14, 2009. The motion passed unanimously in a roll call vote.

7. JURISDICTIONAL ITEM

B. Exemption – Owner Occupancy

1) 1576: 705 Navy St., Applicant – Montes

Applicant requests an exemption of a three-unit or less property based upon owner-occupancy pursuant to section 1801(c)(4) of the Rent Control Law.

Recommendation: Grant

Commissioner Kronovet, seconded by Commissioner Korade-Wilson, moved to grant the owner-occupied exemption pursuant to section 1801(c)(4) of the Rent Control Law. The motion passed unanimously in a roll call vote.

8. PUBLIC HEARINGS

A. Proposed Annual General Adjustment – 2009

Administrator Condon presented a PowerPoint report of the proposed general adjustment. Commissioner Koury opened the public hearing and the following persons addressed the Board: Shawn Ghatan, Robbin Oshita, Joy Fullmer, Daniel Davidsohn, Michael Millman, Matt Baird, Todd Flora, Peter Jensen, J.L. Jacobson, Dolores Press, Mathew Millen, Ilse Rosenstein, Bill Dawson, Patricia Hoffman, Walter Hu, Michael Tarbet, Lisa Olson, Sonya Sultan, Ted Winterer, Wes Wellman, Laure Thibodeau, Hussein Dabash, Susan Schoen and Betty Mueller. Commissioner Koury closed the public hearing.

At 8:50 p.m. a break was called in the proceedings and the meeting resumed approximately 15 minutes later.

After a discussion, Commissioner Korade-Wilson, seconded by Commissioner Mollica, moved to adopt the staff recommendation of a 1% general adjustment with an \$8 floor and \$16 ceiling. The floor and ceiling do not apply to mobile home spaces. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

B. Proposed Regulation 3031, General Adjustment Number 32

Commissioner Koury, seconded by Commissioner Kennedy moved to adopt Regulation 3031, General Adjustment Number 32. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

After the vote it was brought to the Board's attention that Commissioner Koury had inadvertently overlooked two requests to speak on this item, consequently, Commissioner Korade-Wilson, seconded by Commissioner Kennedy, moved to rescind the prior vote to allow those members of the public to speak. The motion passed unanimously in a roll call vote. Joy Fuller and J.L. Jacobson addressed the Board.

Commissioner Koury, seconded by Commissioner Korade-Wilson, moved to adopt the proposed regulation. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

C. Adoption of 2009/2010 Proposed Operating Budget

Administrator Condon presented a PowerPoint report of the proposed budget. Commissioner Koury opened the public hearing and J.L. Jacobson addressed the Board. Commissioner Koury closed the public hearing. Following a discussion, Commissioner Kronovet, seconded by Commissioner Korade-Wilson, moved to adopt the 2009/2010 Operating Budget. The motion passed unanimously in a roll call vote.

9. ADMINISTRATIVE ITEMS

A. Christine Minnehan, Lobbyist

Ms. Minnehan presented a summary of the June 2009 California Housing Legislative Report. The Board thanked Ms. Minnehan for her time and report.

12. WRITTEN COMMUNICATION

A. Letter from R. Perry, Esq.

B. Letter from T. Nitti, Esq.

C. Letter from J. Fullmer

Commissioner Koury directed staff to receive and file.

13. REQUESTS TO SPEAK

The following person addressed the Board: J.L. Jacobson.

15. ADJOURNMENT

At 10:53 p.m. Commissioner Koury adjourned the meeting.