



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, 1685 Main Street
Thursday, September 7, 2017

Chairperson Duron called the regular Rent Control Board meeting to order at 7:02 p.m. with Commissioner Phillis absent.

ROLL CALL

Members Present: Chairperson Steve Duron
Vice-Chairperson Anastasia Foster
Todd Flora
Nicole Phillis (arrived at 7:08 p.m.)
Caroline Torosis

Others Present: Amy Regalado, Hearings Department Manager
Hakhamanesh Mortezaie, Staff Attorney
Lonnie Guinn, Board Secretary

Chairperson Duron led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: August 10, 2017

Commissioner Flora, seconded by Vice-Chairperson Foster, moved to approve the minutes of the regular Board meeting of August 10, 2017. The motion was approved by voice vote with Commissioner Phillis absent.

6. SPECIAL AGENDA ITEMS

Staff Attorney Mortezaie made a couple of announcements.

The Rent Control Agency's annual Maintenance Workshop (in conjunction with Code Enforcement) will be held October 10, 2017, 9:30 a.m. at the Main Library.

A study session on seismic safety retrofitting costs for rent-controlled properties will be held during the October 12, 2017 regular meeting of the Rent Control Board. The first public information meeting on the seismic safety retrofitting program to be hosted by the City will be on November 13, 2017.

Commissioner Phillis arrived at 7:08 p.m.

Commissioner Torosis asked two items of staff. The first was to arrange to have Code Compliance return to give an update on the streamlined departmental process between Building & Safety and Rent Control. The second was to have a plan by the October 12th study session to engage stakeholders in the seismic safety retrofitting process.

Commissioner Phillis asked staff to arrange to have the Ellis Study Report commissioned by the City Council presented to the Rent Control Board at the earliest possible date.

7. PUBLIC COMMENT

The following member of the public was present to address the Board on items within the Board's subject-jurisdiction and not on the current agenda:
Allena Grenell.

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner-Occupancy

- 1) E-1756: 2711 Euclid Street, Applicants – P. Hagar and P. Hagar
Applicants seek an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). The hearing officer recommends that the Board deny the exemption.

After discussion, Commissioner Phillis, seconded by Vice-Chairperson Foster, moved to accept a late response to the staff report from applicant Pamela Hagar. The motion was approved by the following roll call vote:

AYES: Commissioners Flora, Phillis, Torosis, Vice-Chairperson Foster
NOES: Chairperson Duron
ABSENT: None

The following member of the public was present to address the Board and was questioned by the Board: Phillip Hagar (applicant). After discussion, Commissioner Phillis, seconded by Commissioner Torosis, moved to deny the exemption as recommended by staff. The motion was approved by the following roll call vote:

AYES: Commissioners Flora, Phillis, Torosis, Vice-Chairperson Foster, Chairperson Duron
NOES: None
ABSENT: None

- 2) 1758: 2019 3rd Street, Applicants – S. Fox Beauregard and L. Fox Beauregard
Applicants seek an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.
- 3) 1759: 1034 Euclid Street, Applicants – M. Arvani and A. Arvani
Applicants seek an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.
- 4) 1762: 1528 16th Street, Applicant – A. Mazareas
Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.

There were no members of the public present to address the Board on Items 10A.2, 10A.3 and 10A.4. Commissioner Phillis, seconded by Vice-Chairperson Foster, moved to grant owner-occupancy exemptions 1758, 1759 and 1762 as recommended by staff. The motion was approved by the following roll call vote:

AYES: Commissioners Flora, Phillis, Torosis, Vice-Chairperson Foster, Chairperson Duron
NOES: None

ABSENT: None

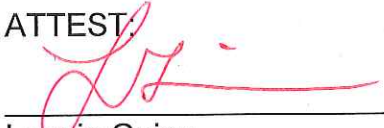
7. PUBLIC COMMENT

The Board re-opened public comment to hear from a late request to speak. The following member of the public was present to address the Board on items within the Board's subject-jurisdiction and not on the current agenda: Marian Dalke.

16. ADJOURNMENT

Commissioner Phillis, seconded by Vice-Chairperson Foster, moved to adjourn at 8:15 p.m. The motion was approved by voice vote.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Steve Duron
Chairperson