



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, 1685 Main Street
Thursday, October 12, 2017

Chairperson Duron called the regular Rent Control Board meeting to order at 7:06 p.m. with Commissioner Phillis absent.

ROLL CALL

Members Present: Chairperson Steve Duron
Vice-Chairperson Anastasia Foster
Todd Flora
Nicole Phillis (arrived at 7:09 p.m.)
Caroline Torosis

Others Present: Tracy Condon, Executive Director
Stephen Lewis, General Counsel
Amy Regalado, Hearings Department Manager
Dan Costello, Acting Public Information Manager
Hakhamanesh Mortezaie, Staff Attorney
Laima Noseworthy, Hearings/Budget Coordinator
Lonnie Guinn, Board Secretary

Chairperson Duron led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: September 7, 2017

Commissioner Flora, seconded by Vice-Chairperson Foster, moved to approve the minutes of the regular Board meeting of September 7, 2017 with an amendment to reflect that Commissioner Torosis's comments heard during the Special Agenda Items were two separate requests to staff. The motion was approved by voice vote with Commissioner Phillis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made three announcements.

The Agency held a successful Maintenance Seminar in cooperation with the City Code Enforcement Division on October 10.

Commissioner Phillis arrived at 7:09 p.m.

The Rent Control Agency and City Attorney's Office will host the annual Tenant/Landlord Forum in December at a date, time and location to be determined.

The City Attorney's Office will host a Fair Housing Event in the MLK Auditorium at the Main Library, October 18, 3 p.m. where they will screen an animated video based on the winning poster from a recent fair housing poster contest.

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: Michael Millman.

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner-Occupancy

1) E-1761: 2225 Montana Avenue, Applicant – C. Chen

Applicant seeks 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.

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board: Rosario Perry (owner representative), Chow Chen (owner) and Nicholas Gross (tenant). After questioning of Mr. Perry and Ms. Chen and discussion, Commissioner Phillis, seconded by Commissioner Torosis, moved to approve the exemption. The motion was approved by the following roll call vote:

AYES: Commissioners Phillis, Torosis, Chairperson Duron

NOES: Commissioner Flora, Vice-Chairperson Foster

ABSENT: None

2) 1763: 2924 2nd Street, Applicant – R. Hetherington

Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.

3) 1764: 830 Euclid Street, Applicants – R. Manroe and D. Vosylius

Applicants seek an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.

Staff Attorney Mortezaie made a technical note that due to her ownership interest, Ms. Vosylius does not qualify for exemption 1764 on her own. There were no members of the public present to address the Board on Items 10A.2 and 10A.3. Commissioner Phillis, seconded by Vice-Chairperson Foster, moved to grant owner-occupancy exemptions 1763 and 1764 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

12. ADMINISTRATIVE ITEMS

A. *Study Session on Consideration of Tenant Protections and Costs Associated with the City of Santa Monica's Mandatory Seismic Retrofit Program.*

Executive Director Condon summarized the staff report. The following members of the public were present to address the Board: J. L. Jacobson, Bill Dawson, Sonya Fox Sultan, Fred Sutton, Danielle Charney, Michael Millman, Denny Zane, Jay Johnson, Zeke Warsaw, Victor Barboza, Kevin McKeown, Lori

Brown and Jennifer Kennedy. After discussion, Commissioner Torosis, seconded by Commissioner Phillis, moved to direct staff to: calendar a special meeting of the Rent Control Board with an invitation to City Council, Building & Safety and other community leaders to propose solutions to the cost of retro-fitting; prepare a survey and advise the Board on how to disseminate the survey; prepare a social media and public outreach campaign; and come back with a proposed schedule of meetings for all of these items. The motion was approved by the following roll call vote:

AYES: Commissioners Flora, Phillis, Torosis, Vice-Chairperson Foster, Chairperson Duron

NOES: None

ABSENT: None

The Board also directed staff to return to the next meeting with other information.

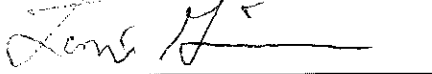
B. Final Budget Report for Fiscal Year 2016/2017.

Executive Director Condon summarized the staff report. There was no action taken on this informational item.

16. ADJOURNMENT

Commissioner Phillis, seconded by Vice-Chairperson Foster, moved to adjourn at 10:29 p.m. The motion was approved by voice vote.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Steve Duron
Chairperson

