



CITY OF SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
Council Chamber, City Hall, 1685 Main Street  
Thursday, February 8, 2018

1. CALL TO ORDER

Vice-Chairperson Foster called the regular Rent Control Board meeting to order at 6:04 p.m. with Commissioner Torosis absent.

ROLL CALL

Members Present: Chairperson Anastasia Foster  
Vice-Chairperson Caroline Torosis (arrived 6:15 p.m.)  
Steve Duron  
Todd Flora  
Nicole Phillis

Others Present: Tracy Condon, Executive Director  
Stephen Lewis, General Counsel  
Amy Regalado, Hearings Department Manager  
Lonnie Guinn, Board Secretary

2. RECESS TO CLOSED SESSION

1. *Conference with Labor Negotiator – Personnel (Government Code 54957.6)*

a. *City Negotiator:* Tracy Condon, Executive Director

*Employee Organizations:* Employees Action Committee (EAC), Hearing Examiner Representational Organization (HERO) and Society for Union Employment (SUE)

There was no one present to address the Board on this item. The Board recessed to closed session at 6:05 p.m. with Vice-Chairperson Torosis absent.

3. RECONVENE TO OPEN SESSION

The open meeting reconvened at 7:15 p.m. Chairperson Foster led the assemblage in the Pledge of Allegiance.

4. REPORT OF CLOSED SESSION

General Counsel Lewis announced that the closed session item was not completed and the Board would recess back into closed session after Item 12B.1.

5. APPROVAL OF THE MINUTES: February 8, 2018

Commissioner Duron, seconded by Commissioner Flora, moved to approve the minutes of the regular Board meeting of February 8, 2018. The motion was approved unanimously by voice vote.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made two announcements.

The next Rent Control seminar, "Owning Rental Property in Santa Monica," is scheduled for Tuesday, April 3, 2018, 9:30 a.m. at the Santa Monica Main Library.

The 2018 Fair Housing Workshop will be held on April 24, 2018, 9 a.m. at the Santa Monica Main Library. The workshop is sponsored by the Consumer Protection Division of the City Attorney's Office, the Apartment Association of Greater Los Angeles, Action Apartment Association and the Rent Control Board.

7. PUBLIC COMMENT

The following members of the public were present to address the Board on rent-control related issues: Gary Benarl, Nicholas Gross, Divina Sevilla, Esther Schiller and Lili B. Hamedi.

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner Occupancy

1) 1767: 929 Marine Street, Applicants – P. Moulinos and I. Moulinos

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

2) 1768: 834 Pearl Street, Applicants – M. Schwimer and S. Schwimer

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

General Counsel Lewis summarized the staff reports for Items 10A.1 and 10A.2. There were no speakers present to address the Board. Commissioner Flora, seconded by Commissioner Duron, moved to grant both exemptions. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

B. Appeal

1) D-4984: 928 4<sup>th</sup> Street, Unit 2, Appellant – B.Cruz (Tenant)

*Tenant appeals alleged conditions for complying with hearing officer's decision granting a rent decrease.*

General Counsel Lewis summarized the staff report. There were no speakers present to address the Board. After discussion, Vice-Chairperson Torosis, seconded by Commissioner Duron, moved to affirm the hearing officer's decision. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

RECESS TO CLOSED SESSION

The Board recessed back to closed session at 7:58 p.m.

RECONVENE TO OPEN SESSION

The open meeting reconvened at 9:05 p.m.

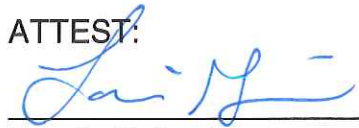
REPORT OF CLOSED SESSION

General Counsel Lewis announced that there was no reportable action.

16. ADJOURNMENT

Commissioner Flora, seconded by Commissioner Phillis, moved to adjourn the meeting at 9:06 p.m. The motion was approved unanimously by voice vote.

ATTEST:

  
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Lonnie Guinn  
Secretary

APPROVED:

  
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Anastasia Foster  
Chair