



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, City Hall, 1685 Main Street
Thursday, March 1, 2018

1. CALL TO ORDER

Chairperson Foster called the regular Rent Control Board meeting to order at 7:05 p.m. with Commissioner Phillis absent.

ROLL CALL

Members Present: Chairperson Anastasia Foster
Vice-Chairperson Caroline Torosis
Steve Duron
Todd Flora
Nicole Phillis (arrived at 8:25 p.m.)

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

Chairperson Foster led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: February 22, 2018

Vice-Chairperson Torosis, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of February 22, 2018. The motion was approved by voice vote with Commissioner Phillis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made several announcements.

Regulation 3120, approved by the Board at the January 25, 2018, meeting went into effect March 1. The regulation prohibits surcharge pass-throughs on rent-controlled units for: 1) new tenancies that start on or after March 1, 2018; 2) buildings that are reassessed as the result of an ownership transfer on or after March 1, 2018; and 3) properties that are reassessed on or after March 1, 2018 as the result of significant improvements.

The City's second community meeting on soft-story retrofitting is scheduled for Thursday, March 8, 10 a.m. at the Santa Monica Main Library.

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 Rent Control Board, the Apartment Association of Greater Los Angeles and Action Apartment Association.

Anyone interested in receiving email communications from the Rent Control Board is urged to sign up on the Board's website: www.smgov.net/rentcontrol.

7. PUBLIC COMMENT

There were no members of the public present to address the Board.

12. ADMINISTRATIVE ITEM

A. Discussion of engagement plan to gather input from the public on approaches to addressing rent surcharges for local property tax assessments and voted indebtedness.

Public Information Manager Costello summarized the staff report. The following member of the public was present to address the Board: Michael Millman. After discussion, the Board gave directions to staff for the March 22, 2018 meeting.

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)

General Counsel Lewis asked the Board to accept an emergency addition to the closed session – one item of potential litigation. Commissioner Duron, seconded by Commissioner Flora, moved to add the item to the closed session agenda. The motion was approved unanimously by voice vote with Commissioner Phillis absent.

The Board recessed to closed session at 8:05 p.m. with Commissioner Phillis absent.

Chairperson Foster left at 9:27 p.m.

RECONVENE TO OPEN SESSION

The Board reconvened to open session at 9:29 p.m. with Chairperson Foster absent.

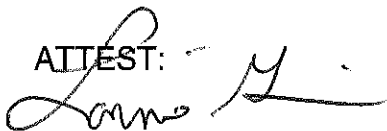
REPORT OF CLOSED SESSION

General Counsel Lewis announced that there was no reportable action on the personnel matter and the Board authorized the General Counsel to initiate litigation to enforce Regulation 1625.

16. ADJOURNMENT

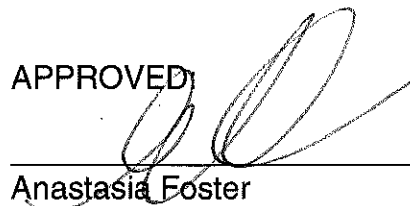
Vice-Chairperson Torosis, seconded by Commissioner Phillis, moved to adjourn at 9:30 p.m. The motion was approved unanimously by voice vote with Chairperson Foster absent.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Anastasia Foster
Chair