



CITY OF SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
Council Chamber, City Hall, 1685 Main Street  
Thursday, January 10, 2019

1. CALL TO ORDER

Chairperson Foster called the regular Rent Control Board meeting to order at 7:03 p.m. with all members present.

Executive Director Condon administered the Oath of Office to Commissioner Nicole Phillis, elected to the Rent Control Board in the November 6, 2018, General Election.

ROLL CALL

Members Present: Chairperson Anastasia Foster  
Vice-Chairperson Caroline Torosis  
Steve Duron  
Todd Flora  
Nicole Phillis

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

Chairperson Foster led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: December 13, 2018

Vice-Chairperson Torosis, seconded by Commissioner Sultan, moved to approve the minutes of the regular Board meeting of December 13, 2018. The motion was approved by voice vote with Commissioner Phillis abstaining.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made two announcements.

The next Rent Control seminar, "Owning Rental Property in Santa Monica," will be held on Wednesday, March 6, 2019, 9:30 a.m. at the Main Library.

Hearings Department Manager Regalado will be retiring on January 24 with Hearing Officer Lynn Naliboff assuming the role.

7. PUBLIC COMMENT

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

9. CONSENT CALENDAR

A. *Award of Request for Proposal #170: Professional Services Agreement and Software Licensing for Property and Rent Tracking Software System.*

No members of the public were present to address the Board on this item. Commissioner Phillis, seconded by Commissioner Duron, moved to approve the consent item as presented by staff. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

10. JURISDICTIONAL ITEMS

A. Exemption – Single Family Dwelling

1) 1815-389: 725 Navy Street, Applicant – C. Lefevre

*Applicant seeks a permanent exemption for a single family home under Charter Sections 1801(n) and 1815. Recommendation: Grant.*

No members of the public were present to address the Board on this item. Commissioner Phillis, seconded by Vice-Chairperson Torosis, moved to grant the exemption as recommended by staff. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

B. Appeal

*Appeal N-0265 Withdrawn by Appellant*

1) N-0265: 243 Bicknell Avenue, Unit A, Appellant – H. Young (Landlord)

*Landlord appeals hearing officer's decision denying landlord's petition to increase tenant's rent on the grounds that the tenant is not in occupancy.*

The Board did not hear this item as it was pulled from the agenda due to a withdrawal of the appeal by the appellant.

12. ADMINISTRATIVE ITEMS

A. *Brian Augusta, the Rent Control Board's advocate and representative in Sacramento, will present a Legislative Report for the 2017/2018 Regular session and the upcoming 2019/2020 Regular session of the California Legislature.*

Mr. Augusta made a presentation to the Board which highlighted the just-completed 2017/18 Regular session and the recently-started 2019/2020 Regular session of the California Legislature. No members of the public were present to address the Board on this item. After questions and comments by Board

members, Mr. Augusta was thanked for his work on behalf of the Board.

*B. Selection of Chairperson and Vice-Chairperson*

No members of the public were present to address the Board on this item.

Chairperson Foster, seconded by Commissioner Phillis, moved to appoint Vice-Chairperson Torosis as the new Chairperson. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

Vice-Chairperson Torosis, seconded by Chairperson Foster, moved to appoint Commissioner Phillis as the new Vice-Chairperson. The motion was approved by the following roll call vote:

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

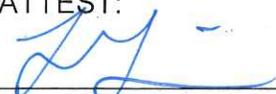
NOES: None

ABSENT: None

16. ADJOURNMENT

Commissioner Duron, seconded by Vice-Chairperson Torosis, moved to adjourn at 7:38 p.m. The motion was approved by voice vote.

ATTEST:

  
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Lonnie Guinn  
Secretary

APPROVED:

  
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Caroline Torosis  
Chair