



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, City Hall, 1685 Main Street
Thursday, April 11, 2019

1. CALL TO ORDER

Chairperson Torosis called the regular Rent Control Board meeting to order at 7:04 p.m. with Vice-Chairperson Phillis absent.

ROLL CALL

Members Present: Chairperson Caroline Torosis
Vice-Chairperson Nicole Phillis (arrived 7:15 p.m.)
Steve Duron
Anastasia Foster
Naomi Sultan

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

Chairperson Torosis led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: March 14, 2019

Commissioner Foster, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of March 14, 2019. The motion was approved by voice vote with Vice-Chairperson Phillis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made a pair of announcements.

The annual Fair Housing Workshop will be held on April 23, 2019, 9 a.m., at the Main Library. The event is co-sponsored by the Rent Control Board, Santa Monicans for Renters' Rights, City Attorney's Office, Apartment Association of Greater Los Angeles and ACTION Apartment Association. Registration details are available on the Rent Control website.

The next Rent Control seminar, "Learn the Basics of the Rent Control Law," will be held on Wednesday, May 8, 9:30 a.m. at the Santa Monica Main Library, 601 Santa Monica Blvd.

Chairperson Torosis announced that Wednesday, April 10, 2019, was the 40th anniversary of Rent Control in Santa Monica. Santa Monica voters approved the ballot measure on that date in 1979.

7. PUBLIC COMMENT

There was one member of the public present to address the Board on matters not on the current agenda: Michael Millman.

Vice-Chairperson Phillis arrived at 7:15 p.m.

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner Occupancy

1) E-1786: 2432 3rd Street, Applicant – P. Withers

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 grant the exemption.

Staff Attorney Mortezaie summarized the staff report. Members of the public present to address the Board on this item were: Paul Withers (applicant) and Alex Gonzalez (friend of applicant). After questioning of speakers and discussion, Commissioner Duron, seconded by Commissioner Foster, moved to accept the hearing officer's recommendation and grant the exemption. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

2) 1790: 1402 Maple Street, Applicants – E. La Scala and C. La Scala

Applicants seek 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 this item. Commissioner Foster, seconded by Vice-Chairperson Phillis, moved to grant the exemption as recommended by staff. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

11. PUBLIC HEARING

A. *The Board will hold a public hearing on whether to adopt a new Regulation 4203, respecting the calculation of rent decreases, specifying that a rent decrease due to the reduction of housing services or maintenance shall be calculated from the date on which the petition as to which it is granted was filed. The Board will also consider whether to repeal or amend subdivision (a) of existing Regulation 4004, respecting affected parties' response to individual rent-adjustment petitions.*

General Counsel Lewis summarized the staff report. Members of the public present to address the Board on this item were: E. Ruby Gonzalez, J. L. Jacobson and Lori Brown. After discussion, Commissioner Foster, seconded by

Chairperson Torosis, moved to adopt Regulation 4203 and amend Regulation 4004 as presented by staff. The motion was approved by the following roll call vote:

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

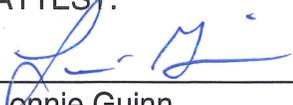
NOES: None

ABSENT: None

16. ADJOURNMENT

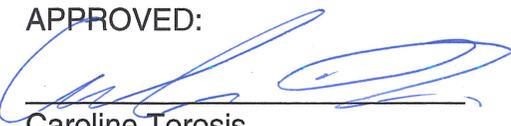
Chairperson Torosis, seconded by Vice-Chairperson Phillis, moved to adjourn at 8:20 p.m. in honor of long-time Rent Control Agency staff member and community activist Beth Leder-Pack who recently passed away. All members were present.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Caroline Torosis
Chair