



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, City Hall, 1685 Main Street
Thursday, June 13, 2019

1. CALL TO ORDER

Chairperson Torosis called the regular Rent Control Board meeting to order at 7:02 p.m. with Vice-Chairperson Phillis and Commissioner Duron absent.

ROLL CALL

Members Present: Chairperson Caroline Torosis
Vice-Chairperson Nicole Phillis (arrived 7:06 p.m.)
Steve Duron (arrived 7:10 p.m.)
Anastasia Foster
Naomi Sultan

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

Chairperson Torosis led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: May 9, 2019

Commissioner Foster, seconded by Commissioner Sultan, moved to approve the minutes of the regular Board meeting of May 9, 2019. The motion was approved by voice vote with Vice-Chairperson Phillis and Commissioner Duron absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made several announcements.

The next Rent Control workshop, "Calculating the Annual Rent Increase," will be held on July 15, 2019, 6:30 p.m. at the Main Library. The workshop is primarily for owners but anyone may attend. Interested parties should contact the Rent Control Board for more information and to sign up.

The Rent Control annual summer mailing will go out the final week of June. Owners will receive maximum allowable rent reports, a tenant information sheet and other information. Owners will also receive their registration fee bills in a separate mailing. The tenant mailing will include the tenant information sheet as well as other important information.

The Santa Monica Public Library (SMPL) is starting a new group of classes in conjunction with the Los Angeles Law Library. Information about upcoming classes is available through the SMPL.

Vice-Chairperson Phillis arrived at 7:06 p.m.

7. PUBLIC COMMENT

The following member of the public was present to address the Board on matters not on the current agenda: Jay Johnson.

Commissioner Duron arrived at 7:10 p.m.

10. JURISDICTIONAL ITEMS

A. Exemption – Owner Occupancy

1) 1792: 2608 3rd Street, Applicants – C. Bruss and N. Bruss

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

B. Exemption – Single Family Dwelling

1) 1815-390: 1049 16th Street, Unit 8, Applicants – C. Liao and M. Liao

Applicants seek a permanent exemption of a single-family home pursuant to Section 1815 of the Rent Control Law. Recommendation: Grant.

There were no members of the public present to address the Board on Items 10A.1 or 10B.1. Commissioner Foster, seconded by Chairperson Torosis, moved to grant the exemptions in Items 10A.1 and 10B.1. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

C. Appeals

1) D-5069: 1321 Centinela Avenue, Unit 1, Appellant – P. Poon (Owner)

Landlord appeals decision granting rent decreases for reduced housing services.

Item 10C.1 has been continued to the July 11, 2019 Board meeting.

2) U-0095, U-0097, U-0098, U0099, U-0100: 2921 Arizona Avenue, Units 2, 4, 8 and 10, Appellant – Bright Star Holdings, LLC (Owner) by J. L. Jacobson (Authorized Representative)

Landlord appeals rent decreases awarded for construction-related impacts.

Staff Attorney Mortezaie summarized the staff report. The following members

of the public addressed the Board on this item: J. L. Jacobson (owner representative), Amy Boersma (tenant) and Dror Amir (tenant). After discussion, Commissioner Foster, seconded by Chairperson Torosis, moved to affirm the hearing officer's decision. 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 HEARINGS

A. *Consideration of imposing a \$44 ceiling on the 2019 annual general adjustment of 2%.*

General Counsel Lewis summarized the staff report. There was one member of the public present to address the Board on this item: David Miller. After discussion, Chairperson Torosis, seconded by Commissioner Foster, moved to impose a \$44 ceiling on the 2019 annual general adjustment of 2%. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

B. *Consideration and Adoption of the Rent Control Board FY 2019/2020 Operating Budget.*

Executive Director Condon summarized the staff report. There were no members of the public present to address the Board on this item. After comments, Vice-Chairperson Phillis, seconded by Commissioner Duron, moved to approve the 2019/20 operating budget as presented by staff with the addition of a line item amount of \$90,800 to cover the Board's portion of the City's PERS paydown plan. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

12. ADMINISTRATIVE ITEM

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

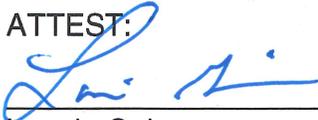
Mr. Augusta made an oral presentation to the Board in which he summarized his report on the State legislature's 2019/2020 Regular session actions concerning bills of interest to the Rent Control Board. After questions and

comments, the Board thanked Mr. Augusta for attending. No action was taken on this informational item.

16. ADJOURNMENT

Vice-Chairperson Phillis, seconded by Commissioner Foster, moved to adjourn at 8:57 p.m. The motion was approved by voice vote with all members present.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Caroline Torosis
Chair