



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

1. CALL TO ORDER

Chairperson Torosis called the regular Rent Control Board meeting to order at 7:05 p.m. with Vice-Chairperson Phillis and Commissioner Sultan absent.

ROLL CALL

Members Present: Chairperson Caroline Torosis  
Vice-Chairperson Nicole Phillis (arrived 7:07 p.m.)  
Steve Duron  
Anastasia Foster  
Naomi Sultan (arrived 7:17 p.m.)

Others Present: Tracy Condon, Executive Director  
Stephen Lewis, General Counsel  
Lynn Naliboff, Hearings Dept. 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: June 13, 2019

Commissioner Foster, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of June 13, 2019. The motion was approved by voice vote with Vice-Chairperson Phillis and Commissioner Sultan absent.

6. SPECIAL AGENDA ITEMS

A. *Santa Monica Building and Safety Manager Ariel Socarras will provide an update on the City's Seismic Retrofit Program.*

Mr. Socarras addressed the Board with an update on the City's Seismic Retrofit Program.

Vice-Chairperson Phillis arrived at 7:07 p.m. Commissioner Sultan arrived at 7:17 p.m.

After questions and comments from the Board, they thanked Mr. Socarras for his presentation.

Executive Director Condon made two announcements.

The summer mailing to tenants and owners was sent the last week in June. Registration fee bills also went out to the owners.

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.

## 7. PUBLIC COMMENT

The following members of the public were present to address the Board on matters not on the current agenda: Josh Kameyer, Bill Davids, Jay Johnson and Eileen Carry.

Commissioner Phillis requested that staff agendaize an item for August 8 to consider communication with the City Council about potential subsidies to assist property owners with tenant temporary relocation costs if required during seismic retrofitting.

## 10. JURISDICTIONAL ITEMS

### A. Exemptions – Single Family Dwelling

1) 1815-391: 804 Navy Street, Applicant – A. Pahwa

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

2) 1815-392: 729 Raymond Avenue, Applicant – P. Zhu Fringer

*Applicant seeks 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 10A.2. Chairperson Torosis, seconded by Commissioner Foster, moved to grant the exemptions in Items 10A.1 and 10A.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. Exemption – Owner Occupancy

1) E-1791: 1760 18<sup>th</sup> Street, Applicant – S. Brown

*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. The following members of the public were present to address the Board on this item: Santiago Brown (applicant), Zion Ansari, Tom Beauliel, Parker Furlong, Gavin Lai, Matin Tabibian and Iliana Navarro (tenant). Commissioner Foster, seconded by Chairperson Torosis, moved to 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

### C. Appeals

- 1) D-5069: 1321 Centinela Avenue, Unit 1, Appellant – P. Poon (Owner)  
*Owner appeals decision granting rent decreases for reduced housing services.*

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Patrick Poon (appellant) and Sonia Bekoff Molho (tenant rep). After discussion, Commissioner Duron, seconded by Chairperson Torosis, moved to deny the appeal and 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

- 2) D-5105: 2301 31<sup>st</sup> Street, Unit B, Appellant – The Star and the Arrow (Tenant)

*Tenant appeals the hearing officer's decision to deny a rent decrease for an alleged reduction of a housing service.*

By consensus, the Board declined to accept late evidence from the appellant on this appeal. Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: The Star and the Arrow (appellant), Jaclyn Resnik and Christ Koutroumbis (owner). After discussion, Commissioner Phillis, seconded by Chairperson Torosis, moved to deny the appeal and 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

- 3) M-0975: 933 6<sup>th</sup> Street, Unit 1, Appellant – N. Gobrial (Owner)

*Owner appeals the hearing officer's decision that found him liable for having overcharged rent.*

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Jason A. de Jesus (appellant rep), Michale Lerand (tenant), Akxel Lerand and Joe Lamas. After discussion, Commissioner Foster, seconded by Vice-Chairperson Phillis, moved to deny the appeal and 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

- 4) M-0990: 1760 18<sup>th</sup> Street, Unit A, Appellant – L. Brown (Owner)  
*Owner appeals the hearing officer's decision that found her liable for having overcharged rent.*

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Rosario Perry (appellant rep) and Iliana Navarro (tenant). After discussion, Chairperson Torosis, seconded by Commissioner Foster, moved to deny the appeal and 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

12. ADMINISTRATIVE ITEM

- A. *The Board will consider whether to recommend that the City Council amend the Municipal Code to permit a tenant to challenge administrative citations alleging the existence of a code violation at that tenant's unit.*

General Counsel Lewis summarized the staff report. The following members of the public were present to address the Board on this item: Elaine Golden-Gealer, Mathew Millen and Eileen Carry. After discussion, Commissioner Phillis, seconded by Chairperson Torosis, moved to direct the executive director to draft a letter to the City Council recommending that they amend the municipal code to afford tenants the right to cure, challenge or appeal code compliance violations issued to a responsible party that pertains to a possessory interest in the tenant's unit. The motion was approved by the following roll call vote:

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

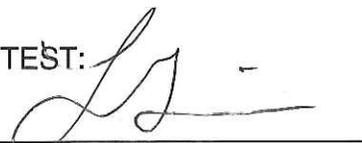
NOES: None

ABSENT: None

16. ADJOURNMENT

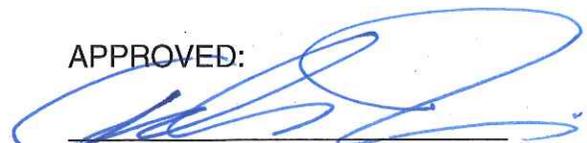
Chairperson Torosis, seconded by Commissioner Duron, moved to adjourn at 10:02 p.m. The motion was approved by voice vote with all members present.

ATTEST:



Lonnie Guinn  
Secretary

APPROVED:



Caroline Torosis  
Chair