



CITY OF SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
Council Chamber, City Hall, 1685 Main Street  
Thursday, August 8, 2019

1. CALL TO ORDER

Chairperson Torosis called the regular Rent Control Board meeting to order at 7:00 p.m. with all members present.

ROLL CALL

Members Present: Chairperson Caroline Torosis  
Vice-Chairperson Nicole Phillis  
Steve Duron  
Anastasia Foster  
Naomi Sultan

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 Pléde of Allegiance.

5. APPROVAL OF THE MINUTES: July 11, 2019

Commissioner Duron, seconded by Vice-Chairperson Phillis, moved to approve the minutes of the regular Board meeting of July 11, 2019. The motion was approved by voice vote with all members present.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made two announcements. Registration fee payments by owners were due by August 1 in order to pass through ½ of the fee to tenants or notice tenants for rent increases. Owners or tenants with questions about the September 1 rent increases should contact the Rent Control Board.

7. PUBLIC COMMENT

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

10. JURISDICTIONAL ITEMS

A. Exemptions – Owner Occupancy

1) 1793: 2900 Exposition Boulevard, Applicant – A. Ginno

*Applicant seeks an owner-occupancy exemption for a property with three*

*or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.*

2) 1794: 607 Ashland Avenue, Applicant – P. Field

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

3) 1795: 1533 Centinela Avenue, Applicant – M. Ozzello

*Applicant seeks 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 Items 10A.1, 10A.2 or 10A.3. Vice-Chairperson Phillis, seconded by Chairperson Torosis, moved to grant the exemptions in Items 10A.1, 10A.2 and 10A.3. 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. Appeal

1) N-0264: 919 20<sup>th</sup> Street, Unit B, Appellants – G. Lowe and J. Lowe  
(Owners)

*Owners appeal hearing officer's decision finding that tenants occupy their rental unit and denying owner's application to increase their rent as "tenants not in occupancy".*

Commissioner Foster, seconded by Chairperson Torosis, moved to deny new evidence submitted untimely by the appellants. The motion was approved by voice vote with all members present.

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Rosario Perry (owner representative) and Bob Skibinski. 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

14. BOARD DISCUSSION ITEM

A. *Request of Vice-Chairperson Phillis to discuss whether the Board should recommend that the City Council allocate funds to be used to subsidize landlords' costs, based upon hardship, for the temporary relocation of tenants when the relocation is required as the result of City-mandated earthquake retrofitting.*

This item was removed from the agenda by Vice-Chairperson Phillis.

16. ADJOURNMENT

Commissioner Foster, seconded by Commissioner Duron, moved to adjourn at 7:37 p.m. The motion was approved by voice vote with all members present.

ATTEST:



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Lonnie Guinn  
Secretary

APPROVED:



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Nicole Phillis  
Vice-Chair