



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, City Hall, 1685 Main Street
Thursday, September 12, 2019

1. CALL TO ORDER

Commissioner Duron called the regular Rent Control Board meeting to order at 7:03 p.m. with Chairperson Torosis and Vice-Chairperson Phillis absent.

ROLL CALL

Members Present: Vice-Chairperson Nicole Phillis (arrived at 7:04 p.m.)
Steve Duron
Anastasia Foster
Naomi Sultan

Members Absent: Chairperson Caroline Torosis

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

Vice-Chairperson Phillis arrived at 7:04 p.m. Vice-Chairperson Phillis led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: August 8, 2019

Commissioner Foster, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of August 8, 2019. The motion was approved by voice vote with Chairperson Torosis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon made some announcements.

The LA County Board of Supervisors passed a permanent rent control law that affects the unincorporated portions of LA County. The State legislature passed a bill which will provide state-wide rent caps and eviction protections. Governor Newsom has until October 13 to pass the bill. The Santa Monica City Council had a first reading of an ordinance which will extend relocation benefits in some situations for tenants on exempt owner-occupied properties.

The next Rent Control seminar will be held on Tuesday, October 15, at 9:30 a.m. at the Main Library. The seminar will highlight maintenance on rent-

controlled properties and will be held in collaboration with the City's code enforcement division.

A. Presentation by City of Santa Monica EV Coordinator Ariana Vito on the Multi-Unit Dwelling EV Charging Station Rebate Program.

Ms. Vito addressed the Board with an update on the City's Multi-Unit Dwelling EV Charging Station Rebate Program. One member of the public was present to address the Board on this item: Elaine Golden-Gealer. After questioning Ms. Vito, the Board thanked her for the presentation.

7. PUBLIC COMMENT

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

10. JURISDICTIONAL ITEMS

A. Exemption – Owner Occupancy

- 1) 1796: 1922 12th Street, Applicant – B. Lipshy, Trustee of Brad Lipshy Trust
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 this item. Commissioner Foster, seconded by Vice-Chairperson Phillis, moved to grant the exemption. The motion was approved by the following roll call vote:

AYES: Commissioners Duron, Foster, Sultan, Vice-Chairperson Phillis
NOES: None
ABSENT: Chairperson Torosis

B. Appeal

- 1) D-5043: 2700 Neilson Way, Unit 2800-1701, Appellant – N. Bo (Tenant)
Tenant appeals amount of decrease awarded for a reduction of housing services as well as how the landlord may comply with the decision to have the rent restored to its full amount.

Staff Attorney Mortezaie summarized the staff report. The following member of the public was present to address the Board on this item: Nancy Bo (appellant). After discussion, Vice-Chairperson Phillis, seconded by Commissioner Sultan, moved to award an amount of \$342 for deterioration of management services, an increase of \$142 over the amount awarded by the hearing officer, and affirm the hearing officer's determination of how the landlord may comply with the decision to have the rent restored to its full amount. The motion was approved by the following roll call vote:

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

C. Removal

- 1) 460R-C: 3014 4th Street, Applicant – Edna Galindo (Agent), Authorized Representative for 4th Street Hacienda, LLC (Owners)

Applicant seeks a removal permit claiming a unit is neither habitable nor capable of being made so in an economically feasible manner.

Recommendation: Grant.

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Edna Galindo (owner rep), Catalina Rodas, Joshua Karton (tenant), Matthew Stull and Sandra MacNeil. After discussion, Commissioner Foster, seconded by Commissioner Sultan, moved to approve the removal permit. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: Chairperson Torosis

16. ADJOURNMENT

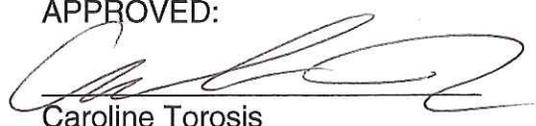
Commissioner Duron, seconded by Vice-Chairperson Phillis, moved to adjourn at 9:08 p.m. The motion was approved by voice vote with Chairperson Torosis absent.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Caroline Torosis
Chair