



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, City Hall, 1685 Main Street
Thursday, October 10, 2019

1. CALL TO ORDER

Chairperson Torosis called the regular Rent Control Board meeting to order at 7:07 p.m. with Commissioner Sultan and Vice-Chairperson Phillis absent.

ROLL CALL

Members Present: Chairperson Caroline Torosis
Vice-Chairperson Nicole Phillis (arrived at 7:11 p.m.)
Steve Duron
Anastasia Foster

Member Absent: 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 Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: September 12, 2019

Commissioner Foster, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of September 12, 2019. The motion was approved by voice vote with Commissioner Sultan and Vice-Chairperson Phillis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon announced that the Agency will hold its annual Maintenance Seminar on October 15, 9:30 a.m., at the Main Library. It will be held with the participation of the City of Santa Monica Code Enforcement Division and the Los Angeles County Health Department.

Vice-Chairperson Phillis arrived at 7:11 p.m.

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) 1797: 1418 15th Street, Applicant – J. Knotts and L. Cooley

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 Commissioner Duron, moved to grant the exemption. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Sultan

B. Appeal

1) M-0979: 1226 25th Street, Unit 1226, Appellant – L. Khajehnouri, Trustee for the Giti Mazi Trust (Owner)

Owner appeals 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: Leila Khajehnouri (appellant) and Maryam Rahbar (tenant). After discussion, Commissioner Foster, 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, Vice-Chairperson Phillis,
Chairperson Torosis

NOES: None

ABSENT: Commissioner Sultan

11. PUBLIC HEARING

A. *The Board will consider whether to adopt a new Regulation 5100, respecting the scope of authority granted by a removal permit; Regulation 5101, relating to the rent-controlled status of removed units; and Regulation 5102, respecting the expiration of removal permits.*

General Counsel Lewis summarized the staff report. There were no members of the public present to address the Board on this item. After discussion, Vice-Chairperson Phillis, seconded by Commissioner Foster, moved to adopt the new regulations as presented in the staff report. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Sultan

12. ADMINISTRATIVE ITEMS

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 presented information to the Board about the current California Legislative session that related to items of interest to the Board. The following member of the public was present to address the Board on this item: Michael Millman. After questions and comments, the Board thanked Mr. Augusta for attending.

B. *Final Budget Report for Fiscal Year 2018/2019.*

Executive Director Condon summarized the staff report. No members of the public were present to address the Board on this item. No action was taken on this informational item.

16. ADJOURNMENT

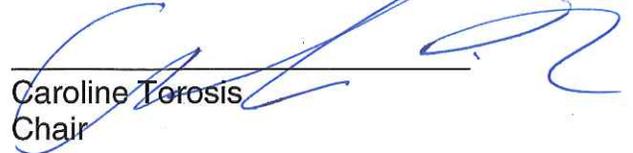
Commissioner Foster, seconded by Commissioner Duron, moved to adjourn at 8:25 p.m. The motion was approved by voice vote with Commissioner Sultan absent.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Caroline Torosis
Chair