



CITY OF SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
Council Chamber, City Hall, 1685 Main Street
Thursday, November 14, 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 absent.

ROLL CALL

Members Present: Chairperson Caroline Torosis
Steve Duron
Anastasia Foster
Naomi Sultan

Member Absent: Vice-Chairperson Nicole Phillis

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.

4. REPORT OF CLOSED SESSION: October 17, 2019

Executive Director Condon reported that a closed session was held on October 17 to conduct professional evaluations with General Counsel Lewis and herself. There was no reportable action taken on her evaluation. The Board approved a 6% salary increase for General Counsel Lewis, effective November 1, 2019.

5. APPROVAL OF THE MINUTES: October 10, 2019

Commissioner Foster, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of October 10, 2019. The motion was approved by voice vote with Vice-Chairperson Phillis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon announced that the fall newsletter will be mailed next week. The tenant newsletters will include the Maximum Allowable Rent for their unit. She also noted that the annual Landlord/Tenant Forum will be held December 4, 2019, 9 a.m. at the Thelma Terry Center at Virginia Avenue Park.

7. PUBLIC COMMENT

The following member of the public was present to address the Board on items not included on the agenda: Elaine Golden-Gealer.

10. JURISDICTIONAL ITEMS

A. *Exemption – Owner Occupancy*

1) 1799: 828 12th Street, Applicant – D. Harris

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

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: David Harris (applicant), Anthony Friedken (tenant) and Elizabeth Newell (tenant). 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, Sultan, Chairperson Torosis
NOES: None
ABSENT: Vice-Chairperson Phillis

B. *Appeal*

1) D-5171 and D-5172 (Consolidated): 933 6th Street, Unit #1, Appellant – M. Lerand (Tenant)

Tenant appeals rent decrease amount awarded for reduction of a housing service.

Staff Attorney Mortezaie summarized the staff report. The following member of the public was present to address the Board on this item: Mera Gobrial. 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, Chairperson Torosis
NOES: None
ABSENT: Vice-Chairperson Phillis

12. ADMINISTRATIVE ITEMS

A. *Adoption of a new retention schedule, specifying which Board records must be maintained, in what form they must be maintained, and on what schedule they cease to be of need and must be destroyed.*

General Counsel Lewis summarized the staff report. There were no members of the public present to address the Board on this item. Commissioner Foster, seconded by Chairperson Torosis, moved to approve Resolution 19-005 and the retention schedule presented by staff. The motion was approved by the following roll call vote:

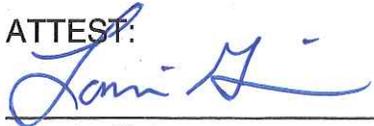
AYES: Commissioners Duron, Foster, Sultan, Chairperson Torosis

NOES: None
ABSENT: Vice-Chairperson Phillis

16. ADJOURNMENT

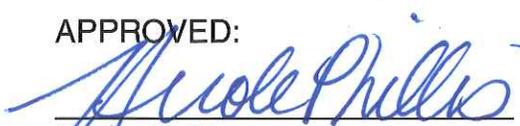
Commissioner Foster, seconded by Chairperson Torosis, moved to adjourn at 7:45 p.m. The motion was approved by voice vote with Vice-Chairperson Phillis absent.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:



Nicole Phillis
Vice-Chair