



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

1. CALL TO ORDER

Vice-Chairperson Phillis called the regular Rent Control Board meeting to order at 7:02 p.m. with Chairperson Torosis absent.

ROLL CALL

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

Member Absent: Chairperson Caroline Torosis

Others Present: Tracy Condon, Executive Director  
Rebecca Sherman, Senior Litigation Attorney  
Lynn Naliboff, Hearings Dept. Manager  
Dan Costello, Public Information Manager  
Hakhamanesh Mortezaie, Staff Attorney  
Lonnie Guinn, Board Secretary

Vice-Chairperson Phillis led the assemblage in the Pledge of Allegiance.

5. APPROVAL OF THE MINUTES: November 14, 2019

Commissioner Foster, seconded by Commissioner Sultan, moved to approve the minutes of the regular Board meeting of November 14, 2019. The motion was approved by voice vote with Vice-Chairperson Phillis abstaining and Chairperson Torosis absent.

6. SPECIAL AGENDA ITEMS

Executive Director Condon announced that the annual Landlord/Tenant Forum was held December 4, 2019 with approximately 60 people in attendance. A video of the event is available on the Board's website.

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.

9. CONSENT CALENDAR

A. *Claim of Frank Strick [Gov't Claims Act (Gov't Code § 910 et seq.)].*

There were no members of the public present to address the Board on this item. Commissioner Foster, seconded by Commissioner Duron, moved to reject the claim and accept the recommendation of staff. The motion was approved by the following roll call vote:

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

NOES: None  
ABSENT: Chairperson Torosis

10. JURISDICTIONAL ITEMS

A. Exemption – Owner Occupancy

1) L-0012: 628 Grant Street, Owner – F. Juarez

*Hearing officer recommends that the Board adopt the recommendation that the owner-occupancy exemption for this property has not lapsed.*

Staff Attorney Mortezaie summarized the staff report. No members of the public addressed the Board on this item. Vice-Chairperson Phillis, seconded by Commissioner Foster, moved to affirm the hearing officer's recommendation that the exemption has not lapsed. 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-5166: 2721 2<sup>nd</sup> Street, Unit #115, Appellants – E. Walter and T. Walter (Tenants)

*Tenants appeal denial of rent decrease for alleged reduction in housing service.*

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Ellen Walter and Bill Walter.

Vice-Chairperson Phillis, seconded by Commissioner Sultan, moved to accept a late request to speak from Max Steiner, allowing one minute for comment. The motion was approved by the following roll call vote:

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

After discussion, Commissioner Foster, seconded by Vice-Chairperson Phillis, moved to remand the matter back to the hearing officer to establish the 1978 amenity and answer questions recommended by the staff and Board. 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

Vice-Chairperson Phillis, seconded by Commissioner Duron, moved to adjourn at 8:03 p.m. The motion was approved by voice vote with Chairperson Torosis absent.

ATTEST:



Lonnie Guinn  
Secretary

APPROVED:



Caroline Torosis  
Chair