



CITY OF SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
Council Chamber, City Hall, 1685 Main Street  
Thursday, January 9, 2020

1. CALL TO ORDER

Chairperson Torosis called the regular Rent Control Board meeting to order at 6:02 p.m. with Vice-Chairperson Phillis and Commissioner Sultan absent.

ROLL CALL

Members Present: Chairperson Caroline Torosis  
Vice-Chairperson Nicole Phillis (arrived at 6:40 p.m.)  
Steve Duron  
Anastasia Foster  
Naomi Sultan (arrived at 6:25 p.m.)

Others Present: Tracy Condon, Executive Director  
Stephen Lewis, General Counsel  
Lynn Naliboff, Hearings Department Manager  
Dan Costello, Public Information Manager  
Hakhamanesh Mortezaie, Staff Attorney  
Lonnie Guinn, Board Secretary

2. RECESS TO CLOSED SESSION

1. *Conference with Legal Counsel – Pending Litigation (Government Code 54956.9(a), (d)(1))*

1 item

*Santa Monica Rent Control Board v. ENA 1 and ENA 10 (LASC Case No. 19SMCV00634)*

There was no one present to address the Board on this item. The Board recessed to closed session at 6:03 p.m. with Commissioner Sultan and Vice-Chairperson Phillis absent.

3. RECONVENE TO OPEN SESSION

The open meeting reconvened at 7:00 p.m. with all members present. Chairperson Torosis led the assemblage in the Pledge of Allegiance.

4. REPORT OF CLOSED SESSION

General Counsel Lewis reported that the Board took no reportable action on the closed session item.

5. APPROVAL OF THE MINUTES: December 12, 2019

Vice-Chairperson Phillis, seconded by Commissioner Foster, moved to approve the minutes of the regular Board meeting of December 12, 2019. The motion was approved by voice vote with Chairperson Torosis abstaining.

6. SPECIAL AGENDA ITEMS

Executive Director Condon announced that the February, March and April Board meetings will be held in the east wing of the Civic Auditorium due to construction in Council Chambers.

7. PUBLIC COMMENT

The following member of the public addressed the Board on rent control-related issues not on the agenda: Elaine Golden-Gealer.

10. JURISDICTIONAL ITEMS

A. *Exemption – Owner Occupancy*

1) 1800: 149 Fraser Avenue, Applicants – D. Jarvis and P. Jarvis

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

B. *Exemption – Single Family Dwelling*

1) 1815-393: 3002 Pearl Street, Applicant – J. Raichel

*Applicant seeks a permanent exemption of a single-family home pursuant to Section 1815 of the Rent Control Law. Recommendation: Grant.*

There were no members of the public present to address the Board on Items 10A.1 or 10B.1. Vice-Chairperson Phillis, seconded by Commissioner Duron, moved to grant both exemptions as presented by staff. The motion was approved by the following roll call vote:

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

C. *Appeal*

1) N-0271: 917 21<sup>st</sup> Street, Unit E, Appellants – J. Harmon and M. Davanzo (Tenants)

*Tenants appeal decision finding them tenants-not-in-occupancy under Regulation 3304 and adjusting their rent in accordance with the regulation.*

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Sonya Bekoff Molho (appellant representative), Ross Hightower (landlord), Susan Hightower (landlord) and Daniel Sloan (apartment manager). After discussion, Chairperson Torosis, seconded by Commissioner Foster, moved to reverse the hearing officer's decision and modify the conclusions of fact and findings of law as recommended in the staff report. The motion was approved by the following roll call vote:

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

12. ADMINISTRATIVE ITEMS

A. *The Board will consider amendments to Regulations 3301, 8010, 13001, and*

*13002, respecting the filing of registration forms, to eliminate the requirement that owners reregister their ownership on forms unrelated to ownership registration; portions of Regulations 8010 and 13001 relating to owner's requirement to register changes in ownership, to require owners that are trusts to provide the names and street addresses of all trustees; and Regulation 13001, to add a new paragraph (b)(5) to require that owners provide the Board with a working email address if they wish to receive electronic communication from the Board.*

General Counsel Lewis summarized the staff report. There were no members of the public present to address the Board on this item. Vice-Chairperson Phillis, seconded by Commissioner Foster, moved to amend the regulations as submitted in the staff report. 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. Selection of Chairperson and Vice-Chairperson.*

There were no members of the public present to address the Board on this item. Chairperson Torosis, seconded by Commissioner Duron, moved to appoint Vice-Chairperson Phillis as the next Chairperson. The motion was approved by the following roll call vote:

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

Chairperson Torosis, seconded by Commissioner Foster, moved to appoint Commissioner Sultan as the next Vice-Chairperson. The motion was approved by the following roll call vote:

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

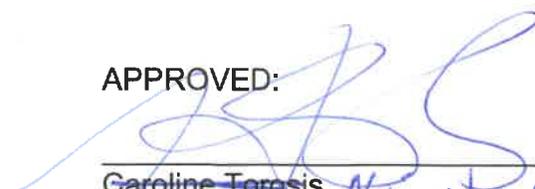
16. ADJOURNMENT

Vice-Chairperson Phillis, seconded by Commissioner Duron, moved to adjourn at 8:20 p.m. The motion was approved by voice vote with all members present.

ATTEST:

  
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Lonnie Guinn  
Secretary

APPROVED:

  
\_\_\_\_\_  
Caroline Torosis  
Chair

*Nicole Phillis*