



CITY OF SANTA MONICA RENT CONTROL BOARD
*SPECIAL MEETING MINUTES
East Wing, Civic Auditorium, 1855 Main Street
Thursday, February 13, 2020

*This was a special meeting only due to the location.

1. CALL TO ORDER

Chairperson Phillis called the special Rent Control Board meeting to order at 6:33 p.m. with Vice-Chairperson Sultan and Commissioner Torosis absent.

ROLL CALL

Members Present: Chairperson Nicole Phillis
Steve Duron
Anastasia Foster
Caroline Torosis (arrived at 7:02 p.m.)

Absent: Vice-Chairperson Naomi Sultan

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 Labor Negotiators – Personnel (Government Code 54957.6)*

a. *COLA Adjustment for Non-Represented Rent Control Employees*

City Negotiator: Tracy Condon, Executive Director

Employee Organization: RCM (Rent Control Managers)

There were no members of the public present to address the Board on this item. The Board recessed to closed session at 6:34 p.m. with Vice-Chairperson Sultan and Commissioner Torosis absent.

3. RECONVENE TO OPEN SESSION

The open meeting reconvened at 7:10 p.m. with Vice-Chairperson Sultan absent. Chairperson Phillis led the assemblage in the Pledge of Allegiance.

4. REPORT OF CLOSED SESSION

Executive Director Condon announced that the Board approved a 2.75% Cost of Living Adjustment retroactive to Jan. 1, 2020, for the Rent Control Managers and Executive Director. The Board also approved two additional non-cashable management leave days for the General Counsel and Public Information Manager, to be accrued on January 1 of each year.

5. APPROVAL OF THE MINUTES: January 9, 2020

Commissioner Torosis, seconded by Commissioner Duron, moved to approve the minutes of the regular Board meeting of January 9, 2020. The motion was approved by voice vote with Vice-Chairperson Sultan absent.

6. SPECIAL AGENDA ITEMS

There were no special agenda items.

7. PUBLIC COMMENT

The following member of the public addressed the Board on rent control-related issues not on the agenda: Gina Frazier.

10. JURISDICTIONAL ITEMS

A. Exemption – Owner Occupancy

1) 1801: 1227 23rd Street, Applicant – J. Szupinska

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

B. Exemptions – New Construction

1) 1802: 1846 11th Street, Unit 1846-1/2, Applicant – S. Turlik

Applicant seeks an exemption for a unit as new construction under Charter Section 1801(c)(5). Recommendation: Grant.

2) 1803: 2318 Ocean Park Boulevard, Unit C, Applicant – R. Hirschfield

Applicant seeks an exemption for a unit as new construction under Charter Section 1801(c)(5). Recommendation: Grant.

There were no members of the public present to address the Board on Items 10A.1, 10B.1 or 10B.2. Commissioner Torosis, seconded by Commissioner Foster, moved to grant all three exemptions as presented by staff. The motion was approved by the following roll call vote:

AYES: Commissioners Duron, Foster, Torosis, Chairperson Phillis

NOES: None

ABSENT: Vice-Chairperson Sultan

C. Appeal

1) N-0273: 1321 Harvard Street, Unit 6, Appellants – C. Tschekaloff and K. Tschekaloff, managers, on behalf of D. Tschekaloff (Landlord)

Landlord appeals hearing officer's decision denying landlord's petition to find tenants not in occupancy of their unit under Regulation 3304.

Item 10C.1 was continued to the March 12, 2020 Board meeting.

12. ADMINISTRATIVE ITEMS

A. Establishment of new position: Administrative Staff Assistant – Rent Control.

General Counsel Lewis summarized the staff report. There were no members of the public present to address the Board on this item. After discussion,

Commissioner Foster, seconded by Commissioner Duron, moved to approve the new classification specification and salary grid for Administrative Staff Assistant – Rent Control and update the FY 19/20 budget by deleting the Legal Secretary II position and adding the new position. The motion was approved by the following roll call vote:

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

B. Update on Rent 20/20 Development and Implementation.

Executive Director Condon made a presentation to update the Board on the Rent 20/20 database development and implementation. The following member of the public was present to address the Board on this item: Elaine Golden-Gealer. No action was taken on this informational item.

16. ADJOURNMENT

Chairperson Phillis, seconded by Commissioner Foster, moved to adjourn at 8:02 p.m. with Vice-Chairperson Sultan absent.

ATTEST:



Lonnie Guinn
Secretary

APPROVED:

s/Nicole Phillis

Nicole Phillis
Chair