



CITY OF SANTA MONICA RENT CONTROL BOARD
*SPECIAL MEETING MINUTES
Via Teleconference
Thursday, April 9, 2020

This was a special meeting due to being a teleconference.

1. CALL TO ORDER

Chairperson Phillis called the special Rent Control Board meeting to order at 7:00 p.m. with all members present.

ROLL CALL

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

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
Morena Zelaya, Information Coordinator

5. APPROVAL OF THE MINUTES: February 13, 2020

Commissioner Torosis, seconded by Commissioner Foster, moved to approve the minutes of the regular Board meeting of February 13, 2020. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

6. SPECIAL AGENDA ITEMS

Executive Director Condon gave a synopsis of the City and Rent Control Agency response to Governor Newsom's stay-at-home executive order due to the COVID-19 pandemic.

10. JURISDICTIONAL ITEMS

A. *Exemptions – Owner-Occupancy*

1) 1805: 501 Hill Street, Applicant – W. Kashkarov

Applicant seeks an owner-occupancy exemption for a property with three

or fewer units, under Charter Section 1801(c)(4). Recommendation: Grant.

2) E-1806: 1860 10th Street, Applicant – J. Ismanto

Applicant seeks an owner-occupancy exemption for a property with three or fewer units, under Charter Section 1801(c)(4). The hearing officer recommends that the Board grant the exemption.

There were no members of the public present to address the Board on Items 10A.1 or 10A.2. Commissioner Foster, 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, Torosis, Vice-Chairperson Sultan,
Chairperson Phillis
NOES: None
ABSENT: None

B. Appeal of Dismissal of Exemption Application

1) 1804: 1322 Ocean Park Boulevard, Applicants – S. Ziegenhorn and W. Ziegenhorn

Applicant appeals dismissal of application for owner-occupancy exemption. Recommendation: Affirm dismissal on the ground that there is no individual with at least a 50% ownership interest.

Staff Attorney Mortezaie summarized the staff report. The following members of the public were present to address the Board on this item: Sarah Ziegenhorn (applicant), Jim Kennedy (co-owner) and Elizabeth Hansel (co-owner). After discussion, Commissioner Foster, seconded by Vice-Chairperson Sultan, moved to affirm the dismissal of the exemption application as presented by staff. The motion was approved by the following roll call vote:

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

12. ADMINISTRATIVE ITEMS

A. 2019 Annual Report: Consolidated report includes status of controlled rental housing, impact of market rent vacancy increases, impact of the Ellis Act and departmental overviews.

Information Coordinator Zelaya gave a presentation summarizing the 2019 annual report. There were no members of the public present to address the Board on this item. Commissioner Duron, seconded by Chairperson Phillis moved to forward the report to the City Council as required by the City Charter. The motion was approved by the following roll call vote:

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

B. Mid-Year Budget Report for Fiscal Year 2019/2020.

Executive Director Condon summarized the staff report. No action was taken on this informational item.

16. ADJOURNMENT

Commissioner Foster, seconded by Commissioner Duron, moved to adjourn the meeting at 8:32 p.m. The motion was approved by the following roll call vote:

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

NOES: None

ABSENT: None

ATTEST:



Lonnie Guinn
Secretary

APPROVED:

s/Nicole Phillis

Nicole Phillis
Chair