



CITY OF SANTA MONICA RENT CONTROL BOARD
*SPECIAL MEETING MINUTES
Via Teleconference
Thursday, April 23, 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

5. APPROVAL OF THE MINUTES: April 9, 2020

Commissioner Foster, seconded by Commissioner Torosis, moved to approve the minutes of the special teleconference Board meeting of April 9, 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 made three announcements.

The spring Rent Control newsletter will be mailed to tenants and owners of rent-controlled properties around May 1.

On May 1st, the Agency will launch a survey of tenants and owners to help gain some insight into how the economic impacts resulting from the Coronavirus-related public health emergency are affecting Santa Monica tenants' ability to pay rent. The survey will be available on the Board's website and will be emailed to the Agency's email list of property owners and tenants.

Agency staff continues to adapt to the work-from-home order while City Hall is closed. During the emergency, some Agency staff members have been assigned shifts to assist the Emergency Operations Center in both responding to

communications from the City's residential and business communities and reaching out to those who may be in need.

7. PUBLIC COMMENT

No members of the public requested to address the Board on issues of general interest to the community that are within the Board's subject-matter jurisdiction and not on the current agenda.

10. JURISDICTIONAL ITEMS

A. Exemption – New Construction

1) 1808: 1423 Franklin St, Applicant – D. Hekmatjah

Applicant seeks an exemption for 3 units as new construction under Charter Section 1801(c)(5). Recommendation: Grant.

There were no members of the public present to address the Board on this item. Commissioner Foster, seconded by Commissioner Torosis, moved to grant the exemption 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. Appeals

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.

Staff Attorney Mortezaie summarized the staff report. The following members of the public addressed the Board on this item: Kevan Tschekaloff (landlord representative), Caley Tschekaloff (landlord representative) and Michael Shundoff (tenant). After discussion, Commissioner Torosis, seconded by Commissioner Duron, 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, Torosis, Vice-Chairperson Sultan, Chairperson Phillis
NOES: None
ABSENT: None

2) D-5170: 300 Bay Street, Unit 6, Appellant – N. Rostoker (Tenant)

Tenant appeals hearing officer's denial of rent decreases for alleged reductions in housing services.

Staff Attorney Mortezaie summarized the staff report. The following member of the public addressed the Board on this item: Nicole Rostoker (appellant). After

discussion, Commissioner Duron, seconded by Commissioner Torosis, moved to deny the appeal, affirm the hearing officer's decision and waive the 180-day waiting period to file another petition. The motion was approved by the following roll call vote:

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

12. ADMINISTRATIVE ITEM

A. *Proposed new Regulation 15020, which will constitute a new Subchapter B of Chapter 15 of Board Regulations, respecting the temporary suspension or alteration of regulations governing administrative decision processes and procedures in the event of a declared emergency.*

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 Torosis, moved to adopt Regulation 15020 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

16. ADJOURNMENT

Commissioner Torosis, seconded by Commissioner Duron, moved to adjourn the meeting at 8:34 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