



CITY OF SANTA MONICA RENT CONTROL BOARD  
\*SPECIAL MEETING MINUTES  
Via Teleconference Thursday,  
May 14, 2020

\*This was a special meeting due to being a teleconference.

1. CALL TO ORDER

Vice-Chairperson Sultan called the special Rent Control Board meeting to order at 6:40 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

2. RECESS TO CLOSED SESSION

1. *Conference with Labor Negotiators – Personnel (Government Code 54957.6)*

- a. *City Negotiator:* Tracy Condon, Executive Director  
*Employee Organizations:* Employees Action Committee, Hearing Officer  
Representational Organization, Society for  
Union Employment, Managers and  
Miscellaneous Non-Represented Employees

No members of the public requested to speak to the Board on this item. The Board recessed to closed session at 6:40 p.m. with all members present.

3. RECONVENE TO OPEN SESSION

The open meeting reconvened at 7:00 p.m. with all members present.

4. REPORT OF CLOSED SESSION

Executive Director Condon reported that the Board took no reportable action on the closed session item.

5. APPROVAL OF THE MINUTES: April 23, 2020

Commissioner Foster, seconded by Commissioner Torosis, moved to

approve the minutes of the special teleconference Board meeting of April 23, 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 was mailed to tenants and owners of rent-controlled properties in early May.

Access to the Rent Control Board's site file documents (from 2005 to present) is now available on the Board's website. Those wishing more information or help on the document portal can call the Board to speak to an information analyst or information coordinator.

Per the latest information provided to Executive Director Condon, the City's COVID-19 hotline had received 445 calls related to housing. Of those 150 were related to the City's eviction moratorium, 115 were general questions, 70 about signing up for the City's affordable housing wait list, 47 concerning Rent Control and the Ellis Act and other calls related to construction and possible harassment issues.

## 7. PUBLIC COMMENT

No members of the public requested to address the Board on this item.

## 10. JURISDICTIONAL ITEMS

### A. Exemption – Owner Occupancy

#### 1) 1807: 1813 11<sup>th</sup> Street, Applicant – N. Brown

*Applicant seeks 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) 1815-394: 1834 12<sup>th</sup> Street, Applicant – A. Telanoff

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

No members of the public requested to address the Board on items 10A.1 and 10B.1. Commissioner Torosis, seconded by Commissioner Duron, moved to grant the exemptions in 10A.1 and 10B.1 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

C. Appeal

- 1) D-5180: 1333 Oak Street, Unit D, Appellant – L. Schuster (Tenant)  
*Tenant appeals hearing officer's denial of rent decreases for alleged reductions in housing services.*

Chairperson Phillis, seconded by Commissioner Foster, moved to allow the late appeal. The motion was approved by the following roll call vote:

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

Staff Attorney Mortezaie summarized the staff report. The following member of the public addressed the Board on this item: Larry Schuster (appellant). After discussion, Commissioner Duron, seconded by Commissioner Sultan, 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

12. ADMINISTRATIVE ITEMS

- A. *Announcement of 2020 Annual General Adjustment and Consideration of Imposing a Dollar Amount Ceiling to the 2020 General Adjustment.*

Executive Director Condon summarized the staff report and announced that the 2020 general adjustment will be 1.4%. No members of the public requested to address the Board on this item. The Board set a public hearing for the June 11, 2020 Board meeting to hear from the public on whether to impose a \$32 ceiling on the general adjustment.

- B. *Modified administrative hearing procedures implemented by the Administrator presented to the Board for approval, modification, or rejection; proposed resolution approving modified administrative hearing procedures.*

General Counsel Lewis summarized the staff report. No members of the public requested to address the Board on this item. After discussion, Commissioner Torosis, seconded by Chairperson Phillis, moved to approve Resolution 20-001 as presented in the staff report. 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 8:06 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