



CITY OF SANTA MONICA RENT CONTROL BOARD
*SPECIAL MEETING MINUTES
Via Teleconference
Thursday, August 13, 2020

*This was a special meeting because it was scheduled for a time different than the normally scheduled time for a Board meeting.

1. CALL TO ORDER

Chairperson Phillis called the special Rent Control Board meeting to order at 7:06 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
Rebecca Sherman, Senior Litigation Attorney
Hakhamanesh Mortezaie, Staff Attorney
Lonnie Guinn, Board Secretary

5. APPROVAL OF THE MINUTES: July 9, 2020

Commissioner Torosis, seconded by Commissioner Foster, moved to approve the minutes of the special teleconference Board meeting of July 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 several announcements.

The Agency had collected approximately 92% of the registration fees by the August 3, 2020 due date. About 30% of the payments were paid online, a significant increase from last year.

The Rent Control Agency is fully open for business via phone, email, videoconference and mail.

The City's eviction moratorium has been extended through September 30, 2020. The Agency has worked to get out the word on various rental assistance programs that are available through the City and County.

7. PUBLIC COMMENT

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

10. JURISDICTIONAL ITEM

A. Appeal

- 1) *N-0276: 2502 Euclid Street, Unit 1226, Appellant – George Poptsis, Trustee of Poptsis Trust (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: Thomas Nitti (appellant representative), George Poptsis (appellant), Sitora Reznikov (tenant representative) and Shahril Ibrahim (tenant) After discussion, Chair Phillis, seconded by Commissioner Torosis, moved to reverse the hearing officer’s decision, grant the appeal and adjust the MAR for the unit at issue to \$2,435. 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. *The Board will discuss the means by which it will recruit for a new General Counsel.*

Executive Director Condon initiated discussion on recruitment of a new General Counsel as Mr. Lewis will retire in November. After discussion and questioning, Commissioner Duron, seconded by Chair Phillis, moved to appoint Commissioners Foster and Torosis to a subcommittee to participate in the initial recruitment process. 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 8:05 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/Naoimi Sultan
Naomi Sultan
Vice-Chair