

SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
February 10, 2011

1. CALL TO ORDER

Commissioner Braun called the Rent Control Board meeting to order at 6:00 p.m. followed by the pledge of allegiance.

2. ROLL CALL

Members Present: Christopher Braun  
Todd Flora  
Marilyn Korade-Wilson  
Robert Kronovet  
William Winslow

Others Present: Tracy Condon, Administrator  
Michaelyn Jones, General Counsel  
Amy Regalado, Staff Attorney  
Hakha Mortezaie, Staff Attorney  
Christy Engels, Lead Hearing Officer  
Stephen Lewis, Public Information Mgr.  
Joe Jaurequi, Information Analyst  
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: January 13, 2011

Commissioner Kronovet, seconded by Commissioner Korade-Wilson, moved to adopt the minutes of January 13, 2011. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon announced that on March 8, 2011 from 6:30 to 9 p.m. at the Main Library, there will be a seminar for owners to learn more about rent control. In May, there will also be a tenant seminar on the Rent Control Law. She updated the Board on the Agency's outreach efforts on Measure RR and summarized the various ways staff is getting the information about the new law out to the public.

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

B. Exemptions – Owner Occupancy

1) 1614: 1848 16<sup>th</sup> St., Applicant – Caruso

Following a brief staff report by Christy Engels and a question from the Board, Ms. Caruso addressed the Board. Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to grant the exemption application on the basis of owner-occupancy, three or fewer units. The motion unanimously passed in a roll call vote.

2) 1615: 1432 26<sup>th</sup> St., Applicant – Braune

After a brief staff report from Ms. Engels and question by the Board, Mr. Braune addressed the Board. Commissioner Winslow, seconded by Commissioner Flora, moved to grant the exemption application on the basis of owner-occupancy, three or fewer units. The motion unanimously passed in a roll call vote.

3) 1616: 1226 26<sup>th</sup> St., Applicants – Fouquette/Rivera

4) 1617: 647 Strand St., Applicant – Margolin

Applicants request an exemption of a three-unit or less property based upon owner-occupancy pursuant to section 1801(c)(4) of the Rent Control Law.  
Recommendations: Grant

Commissioner Winslow, seconded by Commissioner Flora, moved to adopt the staff reports and grant exemption applications 1616 and 1617 on the basis of owner-occupancy, three or fewer units. The motion unanimously passed in a roll call vote.

9. ADMINISTRATIVE ITEMS

A. Proposed Amended Regulation 8066 Providing for Final Board Action on Excess Rent Complaints within 120 Days of Filing the Complaint

Staff Attorney Amy Regalado presented a summary of the proposed amendment. Following the staff report, Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to set this matter for public hearing on March 10, 2011. The motion unanimously passed in a roll call vote.

B. Impact of the Ellis Act – January through December 2010

Information Analyst Joe Jaurequi gave a PowerPoint presentation of the Ellis report. He acknowledged his co-workers for all their help in compiling all the information for the report. After questions by the Board, Public Information Manager Stephen Lewis continued summarizing the Ellis report. This was an informational item and no action was taken. The Board thanked staff for the report and asked that it be forwarded to the City Council.

C. Staff Report Recommending the City Council Amend the Relocation and Tenant Harassment Ordinances.

Staff Attorney Hahka Mortezaie presented a summary of the proposed amendments. Following a discussion, Commissioner Korade-Wilson, seconded by Commissioner Flora, moved to forward this recommendation to the City Council. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

D. Mid-Year Budget Report 2010/2011

Administrator Condon presented a summary of the budget report and thanked Ms. Noseworthy for her work on the budget. This was an informational item and no action was taken. The Board thanked Ms. Condon for the report.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None.

15. ADJOURNMENT

At 8:39 p.m. Commissioner Braun announced that the next meeting would be on March 10<sup>th</sup> and adjourned the meeting.