

CITY OF SANTA MONICA  
REGULAR RENT CONTROL BOARD MEETING  
1685 Main Street  
THURSDAY, March 10, 2011 – 6:00 P.M.  
AGENDA

1. CALL TO ORDER
2. RECESS TO CLOSED SESSION  
Personnel (a list of items to be discussed is posted 72 hours before the meeting on bulletin boards on Council Chamber door and outside Rent Control office)  
**RECONVENE TO OPEN SESSION – Open meeting begins at 7:00 p.m.**  
ROLL CALL – PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE MINUTES: February 10, 2011
4. SPECIAL AGENDA ITEM
7. JURISDICTIONAL ITEMS (Public discussion is permitted)
  - C. Removal
    - 1) 444R-C: 1147 23<sup>rd</sup> St., Unit 1149 ½, Applicant – E. Lubovny  
by A. Lubovnaya (Rep)  
Applicant seeks removal permit claiming unit is not habitable and cannot be made habitable. Recommendation: Grant
8. PUBLIC HEARING
  - A. [Proposed Amended Regulation 8066 Providing for Final Board Action on Excess Rent Complaints within 120 Days of Filing the Complaint.](#)
9. ADMINISTRATIVE ITEMS
  - A. Chris Mobley and Cindy Norton, Community Corporation of Santa Monica Rental Practices
  - B. [The Impact of Market Rate Vacancy Increases, Twelfth-Year Report 1999-2010](#)
  - C. [Proposed Amendments to Regulation 11200\(d\) Deadline for Payment of Registration Fees](#)
13. REQUESTS TO SPEAK - (Requests from members of the public to speak to the Board on any issue of general interest to the community.)
14. REPORT OF CLOSED SESSION
15. ADJOURNMENT

Next Regular RCB meeting – April 14, 2011  
7:00 p.m., Council Chamber

The Council Chamber is wheelchair accessible. If you need any disability-related accommodations, please contact Glenda Jacobs at (310) 458-8751 at least three days prior to the meeting. This document is available in alternate format upon request.

Rent Control Board meetings are aired live on CityTV cable channel 16. Any documents produced by the Santa Monica Rent Control Agency and distributed to a majority of the Rent Control Board regarding any item on this agenda will be made available during normal business hours at the Rent Control counter located at City Hall, 1685 Main Street, Room 202, Santa Monica.

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

1. CALL TO ORDER

Commissioner Braun called the Rent Control Board meeting to order at 6:00 p.m. and recessed to closed session.

2. RECESS TO CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation

a. Embassy LLC et al. v. City of Santa Monica et al.  
LASC Case No. BS119080

b. ACTION v. SMRCB; LASC Case No. SC107988

California Government Code Section 54956.9

2. Conference with Legal Counsel

a. Personnel

California Government Code Section 54957

At 6:55 p.m., the closed session recessed and the open meeting reconvened at 7:07 p.m. followed by the roll call and pledge of allegiance.

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  
Hakhamanesh Mortezaie, Staff Attorney  
Christy Engels, Lead Hearing Officer  
Stephen Lewis, Public Information Mgr.  
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: February 10, 2011

Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to adopt the minutes of February 10, 2011. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon informed the Board that the owner's seminar held on the evening of March 8<sup>th</sup> was very successful with at least 30 people in attendance. Ms. Condon thanked Christy Engels for leading the seminars. Commissioner Korade-Wilson attended the seminar and highly recommends attending one if anyone has any interest in learning about owning or renting a rent controlled property in Santa Monica. Ms. Condon also announced that the next seminar will be held on May 10, 2011, geared towards the tenants, from 9:30 until noon at the Main Library. All are welcome to attend and should call the Agency to signup. Lastly, Ms. Condon announced that the Agency will soon be launching an all-Spanish Rent Control website.

7. JURISDICTIONAL ITEM (Public discussion is permitted)

C. Removal

1) 444R-C: 1147 23<sup>rd</sup> St., Unit 1149 ½, Applicant – E. Lubovny

Applicant seeks removal permit claiming unit is not habitable and cannot be made habitable. Recommendation: Grant

Staff Attorney Hakhamanesh Mortezaie presented a summary of the staff report. Following questions to staff by the Board, Commissioner Winslow, seconded by Commissioner Kronovet, moved to adopt staff recommendation to grant removal application 444R-C pursuant to section 1803(t)(2)(i) of the Rent Control Law on the grounds that unit 1149 ½ is uninhabitable and cannot be made habitable. The motion unanimously passed in a roll call vote.

8. PUBLIC HEARING

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. J.L. Jacobson addressed the Board. Following a discussion, Commissioner Flora, seconded by Commissioner Winslow, moved to adopt proposed amended Regulation 8066. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

9. ADMINISTRATIVE ITEMS

A. Chris Mobley and Rocio Miranda, Community Corporation of Santa Monica Rental Practices

Chris Mobley gave a PowerPoint presentation on Community Corporation of Santa Monica and their rental practices. After questions, the Board thanked Mr. Mobley for the information and his report.

B. The Impact of Market Rate Vacancy Increases, Twelfth-Year Report 1999-2010

Public Information Manager Stephen Lewis presented a summary of the Market Rate Vacancy report. Following questions by the Board and a discussion, J.L. Jacobson addressed the Board. The Board thanked Mr. Lewis for the report and asked that it be forwarded to the City Council.

C. Proposed Amendments to Regulation 11200(d) Deadline for Payment of Registration Fees

Staff Attorney Hakhamanesh Mortezaie presented a summary of the proposed amendment that will clarify and codify existing Board policy as to the deadline for payment of registration fees for previously withdrawn units brought back on the rental market, or for newly constructed units which replace withdrawn units that were subsequently demolished. Following a discussion, Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to set this matter for public hearing on April 14, 2011. The motion unanimously passed in a roll call vote.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None.

14. REPORT OF CLOSED SESSION

No reportable action was taken

15. ADJOURNMENT

At 8:39 p.m. Commissioner Braun adjourned the meeting.