

SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
June 9, 2011

1. CALL TO ORDER

Commissioner Braun called the Rent Control Board meeting to order at 7:01 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  
Hakhamanesh Mortezaie, Staff Attorney  
Amy Regalado, Staff Attorney  
Christy Engels, Lead Hearing Officer  
Stephen Lewis, Public Information Mgr.  
Laima Noseworthy, Budget/Office Coordinator  
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: May 12, 2011

Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to adopt the minutes of May 12, 2011. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon announced that there will be a tenant seminar in Spanish, based on general information about the Rent Control Law, on June 28<sup>th</sup>. This seminar will be held from 10 a.m. to noon in the Multipurpose Room at the Main Library. On July 12<sup>th</sup> there will be an owner seminar to assist the owners in calculating the annual rent increase. This will also be held in the Multipurpose Room at the Main Library from 6:30 to 9 p.m. Owners who are interested in attending this seminar should make a reservation in advance in order for staff to be prepared for their specific properties.

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

B. Exemptions - Owner Occupancy

- 1) 1622: 732 Navy St., Applicant – Raimondi
- 2) 1623: 851 Euclid St., Applicant – O'Brien
- 3) 1624: 1855 10<sup>th</sup> St., Applicants - Zamora

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

Lead Hearing Officer Christy Engels presented a brief summary of the staff reports. Commissioner Korade-Wilson, seconded by Commissioner Winslow,

moved to adopt the staff recommendations to grant the exemption applications on the basis of owner-occupancy, three or fewer units and to adopt the proposed Findings of Fact and Conclusions of Law. The motion unanimously passed in a roll call vote.

## 8. PUBLIC HEARINGS

### A. Proposed Annual General Adjustment - 2011

Commissioner Kronovet read a passage from Abraham Lincoln prior to recusing himself from the dais. Administrator Tracy Condon gave a PowerPoint presentation of the proposed options for the 2011 General Adjustment.

Commissioner Braun opened the public hearing and the following persons addressed the Board: Joy Fullmer, Michael Millman, Andrew Walzer, Michael Coker, Bill Davids, Paulus Voelzke, Marie O'Mahoney, Oscar de la Torre, Ana Brusso, J.L. Jacobson, Carl Lambert, Wes Wellman, Rosario Perry, Jennifer Kennedy, Bill Dawson, Matt Neco, Marlene Pappas, Catherine Eldridge, Mathew Millen, Kevin McKeown, Kimberly Dalton, Cosmo Bua, Sonya Sultan, Jule Lamm, Amy Wiwuga, Susan Schoen, and Nancy Coleman. Commissioner Braun closed the public hearing.

At 9:10 p.m., a break was called in the proceedings and the meeting resumed approximately 8 minutes later.

Following a discussion, Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to adopt the Alternative 2 option of a 3.2% general adjustment. The motion passed in 3-1 roll call vote. Commissioner Flora voted no. Upon further discussion, Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to adopt a ceiling of \$52 on the general adjustment. The motion unanimously passed in roll call vote.

Following additional comments, Commissioner Korade-Wilson requested that staff agendaize for a future meeting, discussion of possible alternatives for determining future general adjustments.

### B. Proposed Regulation 3033, General Adjustment 34

Administrator Condon confirmed with Commissioner Braun that the Board was adopting Regulation 3033, General Adjustment Number 34, with a 3.2% general adjustment and a \$52 ceiling.

### C. 2011-2012 Proposed Operating Budget

Commissioner Kronovet returned to the dais. Administrator Condon gave a PowerPoint presentation of the agency's goals and an overview of the budget. Elaine Golden-Gealer addressed the Board. Following a discussion, Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to adopt the budget as presented. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

13. REQUESTS TO SPEAK

The following persons addressed the Board: Carol Riel, Barbara Bronie, Willow Evans, Marlene Gomez, Esther Schiller, Rosario Perry, Catherine Eldridge and J.L. Jacobson.

15. ADJOURNMENT

At 11:02 p.m., Commissioner Braun adjourned the meeting.