

CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
1685 Main Street
THURSDAY, September 1, 2011 – 7:00 P.M.
AGENDA

1. CALL TO ORDER
2. ROLL CALL – PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE MINUTES: August 11, 2011
4. SPECIAL AGENDA ITEM
7. JURISDICTIONAL ITEMS (Public discussion is permitted)
 - A. Appeals
 - 1) M-0796: 2418 Oak St., #5, Appellants – N. Coleman, Trustee for Coleman Trust
Continued to a date to be determined
Landlord appeals hearing officer's decision that found payment and receipt of excess rent.
 - 2) D-4575: 805 23rd St., #805-C, Appellant – V. Pineda for Kimball Family LTD Partnership
Landlord appeals hearing officer's decision to grant rent decreases for certain deficiencies.
 - B. Exemptions – Owner Occupancy
 - 1) 1626: 1748 17th St., Applicant – Martinez
 - 2) 1627: 2329 Oak St., Applicant – Battaglia Welser
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
9. ADMINISTRATIVE ITEM
 - A. Proposed Amendments to Chapter One – Rules for Board Meetings
13. REQUESTS TO SPEAK - (Requests from members of the public to speak to the Board on any issue of general interest to the community)
15. ADJOURNMENT

Next Special RCB meeting – September 19, 2011
7:00 p.m., Ken Edwards Center
1527 4th Street, Room 100B

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
September 1, 2011

1. CALL TO ORDER

Commissioner Braun called the Rent Control Board meeting to order at 7:00 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
Hakhamanesh Mortezaie, Staff Attorney
Christy Engels, Hearings Dept. Mgr.
Stephen Lewis, Public Information Mgr.
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: August 11, 2011

Commissioner Korade-Wilson, seconded by Commissioner Flora, moved to adopt the minutes of August 11, 2011. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon announced that on September 13, 2011 the Public Information staff will be presenting a maintenance seminar for tenants, owners and property managers at 6:30 p.m. at the Main Library. Anyone interested in attending should call the rent control office to register. Also on September 13th the City Council will be considering the Board's proposal on increasing the relocation benefit amounts and extending the anti-harassment provisions to all units that have eviction protections.

Lastly, Administrator Condon announced that the next Board meeting will be held on Monday, September 19th at the Ken Edwards Center at 7:00 p.m.

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

A. Appeals

- 1) M-0796: 2418 Oak St., #5, Appellants – N. Coleman, Trustee for Coleman Trust
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Landlord appeals hearing officer’s decision to grant rent decreases for certain deficiencies.

Staff Attorney Hakhamanesh Mortezaie presented a summary of the staff report. Following a discussion, Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to adopt staff’s recommendation to affirm the hearing officer’s decision. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

B. Exemptions – Owner Occupancy

- 1) 1626: 1748 17th St., Applicant – Martinez
- 2) 1627: 2329 Oak St., Applicant – Battaglia Welser

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

Hearings Dept. Mgr. Christy Engels presented a brief summary of the staff reports on the cases listed above. Commissioner Winslow, seconded by Commissioner Korade-Wilson, 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.

9. ADMINISTRATIVE ITEM

A. Proposed Amendments to Chapter One – Rules for Board Meetings

Staff Attorney Hakhamanesh Mortezaie presented a summary of the proposed amendments. Following a discussion, Commissioner Korade-Wilson asked that staff bring this item back for further discussion at the September 19, 2011 Board meeting and moved, seconded by Commissioner Winslow, to set this matter for public hearing on October 13, 2011. The motion unanimously passed in a roll call vote.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None

15. ADJOURNMENT

Prior to the adjournment, Commissioner Winslow congratulated General Counsel Michaelyn Jones on her engagement. At 7:39 p.m., Commissioner Braun adjourned the meeting.