

SANTA MONICA RENT CONTROL BOARD
SPECIAL MEETING MINUTES
September 19, 2011

1. CALL TO ORDER

Commissioner Braun called the Rent Control Board meeting to order at 7:04 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
Christy Engels, Hearings Dept. Mgr.
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: September 1, 2011

Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to adopt the minutes of September 1, 2011. The motion unanimously passed in a voice vote.

5. CONTINUED ITEM

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

General Counsel Michaelyn Jones presented a summary of the proposed amendments to Chapter 1. J.L. Jacobson addressed the Board. Following comments and a brief discussion on Mr. Jacobson's suggestion regarding agenda placement of Requests to Speak (section 1005(a)(13)), Commissioner Kronovet, seconded by Commissioner Korade-Wilson, moved to have item 13, Requests to Speak, moved up to number 5 on the agenda. The motion passed in a 3-2 roll call vote. Commissioners Winslow and Braun voted no.

Upon discussion of the proposed new section 1017(d), Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to incorporate the original language in subsections (1) and (2) into the proposed changes in italics and condense original subsections (3), (4) and (5) into one paragraph addressing the distribution of literature. The motion passed in a 3-2 roll call vote. Commissioners Kronovet and Braun voted no.

Additionally, Commissioner Korade-Wilson, moved to keep Regulation 1005(a)(2) as-is without any changes. The motion died for lack of a second.

Lastly, for section 1016(a) the Board agreed to add Commissioner Korade-Wilson's proposed language as section 1016(a) and to reletter the remaining sections.

Commissioner Braun, seconded by Commissioner Flora, moved to set the current proposed changes for public hearing on October 13, 2011. The motion unanimously passed in a roll call vote.

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

B. Exemptions – Owner Occupancy

1) E-1628: 1947 19th St., Appellant – Corral

Hearing officer recommends that the Board deny an exemption for a three-unit or less property based upon owner-occupancy pursuant to section 1801(c)(4) of the Rent Control Law.

Hearings Dept. Mgr. Christy Engels presented a summary of the staff report. Maria Paz Martinez, Spanish Interpreter, was present. Jose Carranza, tenant, Jose Corral, father of owner, and Alex Corral, owner, addressed the Board. Following a lengthy discussion, Commissioner Kronovet moved to reverse the Hearing Officer's recommendation and grant the exemption. The motion died for lack of a second. Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to adopt the staff recommendation to deny the exemption and adopt the Hearing Officer's recommended findings of fact and conclusions of law. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

2) 1629: 2343 28th St., Applicant – Siaperas

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

Ms. Engels presented a brief summary of the staff report. Theresa Siaperas addressed the Board. Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to adopt the staff recommendation to grant the exemption application on the basis of owner-occupancy, three or fewer units and to adopt the proposed Findings of Fact and Conclusions of Law. The motion passed in a 4-0 roll call vote.

NOTE: Commissioner Kronovet was not present during the presentation or discussion of this item and therefore did not vote on the matter.

3) 1630: 1612 California Ave., Applicant – Lasky

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

Ms. Engels presented a brief summary of the staff report. Commissioner Korade-Wilson, seconded by Commissioner Kronovet, moved to adopt the staff recommendation to grant the exemption application 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. Update on City Council Ordinances Regulating Smoking on Multi-Unit Residential Properties, Adam Radinsky, Deputy City Attorney

Deputy City Attorney Adam Radinsky presented an update on the City Council's Ordinances on residential smoking. The Council has requested an ordinance which requires owners of multi-family properties (apartments and condominiums) to have their occupants designate whether smoking is allowed in their unit. The owner would then be required to disclose this information to potential renters or purchasers. The Board made comments and a few suggestions for Mr. Radinsky. This was an informational item and no action was taken.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None

15. ADJOURNMENT

At 9:38 p.m., Commissioner Braun adjourned the meeting.