

CITY OF SANTA MONICA
REGULAR RENT CONTROL BOARD MEETING
1685 Main Street
THURSDAY, October 13, 2011 – 7:00 P.M.
AGENDA

1. CALL TO ORDER
2. ROLL CALL – PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE MINUTES: September 19, 2011
4. SPECIAL AGENDA ITEM
7. JURISDICTIONAL ITEMS (Public discussion is permitted)
 - A. Appeal
Continued to 12/1/11
 - 1) M-0803: 229 San Vicente Blvd., #N, Appellant – J. Roberts, Sublessor
Landlord appeals hearing officer's decision that found payment and receipt of excess rent.
 - B. Exemptions - Owner Occupancy
 - 1) 1631: 1421 Berkeley St., Applicants – Arcari
 - 2) 1632: 656 Copeland Ct, Applicant – Wolff
 - 3) 1633: 1450 Franklin St., Applicant – Carter
 - 4) 1635: 1431 Princeton St., Applicant – Wang
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
8. PUBLIC HEARING
 - A. Proposed Amendments to Chapter One – Rules for Board Meetings
9. ADMINISTRATIVE ITEMS (Public discussion is permitted)
 - A. Revised Classification Specification for General Counsel and Discussion of Recruitment Process
 - B. Proposed Amendments to Society for Union Employment Memorandum of Understanding and Management Letter of Employment Agreements
 - C. Final Budget Report 2010/2011
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 Regular RCB meeting – November 10, 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
October 13, 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: September 19, 2011

Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to adopt the minutes of September 19, 2011. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEM

Administrator Tracy Condon announced that staff has planned a general adjustment study session at the November 10, 2011 Board meeting. This will consist of a preliminary discussion of the current general adjustment and possible future general adjustments.

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

A. Appeals

- 1) M-0803: 229 San Vicente Blvd., #N, Appellants – J. Roberts, Sublessor

Continued to 11/10/11

Landlord appeals hearing officer's decision that found payment and receipt of excess rent.

B. Exemptions – Owner Occupancy

- 1) 1631: 1421 Berkeley St., Applicants – Arcari
2) 1632: 656 Copeland Ct, Applicant – Wolff
3) 1633: 1450 Franklin St., Applicant – Carter
4) 1635: 1431 Princeton St., Applicant – Wang

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 each staff report for the cases listed above. Commissioner Korade-Wilson, seconded by Commissioner Flora, 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 HEARING

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

Staff Attorney Hakhamanesh Mortezaie presented a summary of the proposed amendments. Following a discussion on Regulation 1005, Commissioner Korade-Wilson, seconded by Commissioner Winslow, moved to move Request to Speak, currently item 13, up to number 8 in the Board's Order of Business. The motion passed in a 3-2 roll call vote. Commissioners Kronovet and Braun voted no.

During the discussion of Regulation 1017(d)(4), Commissioner Kronovet moved to strike paragraph 4. The motion died for lack of a second. Upon further discussion, Commissioner Flora, seconded by Commissioner Winslow, moved to adopt the remainder of the supplemental proposed amendments to Chapter One. The motion failed in a 2-2-1 roll call vote. Commissioner Kronovet and Braun voted no and Commissioner Korade-Wilson abstained.

Lastly, Commissioner Kronovet, seconded by Commissioner Winslow, made an alternative motion to strike, "notified the Secretary of his or her intent no later than 12:00 p.m." from Regulation 1017(d)(4) and replace it with "notified the Secretary of his or her intent prior to the meeting" and to adopt the remainder of the supplemental proposed amendments to Chapter One. The motion unanimously passed in a roll call vote.

9. ADMINISTRATIVE ITEM

A. Revised Classification Specification for General Counsel and Discussion of Recruitment Process

Administrator Condon presented a summary of the classification specification for the General Counsel position and opened the floor for a discussion. Pete Savino, President of the Employees Action Committee, addressed the Board. Following a lengthy discussion, Commissioner Korade-Wilson, seconded by Commissioner Flora, moved to adopt the revised classification specification for the General Counsel position, establish a sub-committee for the recruitment process and to authorize funds up to \$25,000, if needed, for hiring a professional recruiter. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no. Commissioners Korade-Wilson and Braun volunteered to be on the subcommittee.

B. Proposed Amendments to Society for Union Employment Memorandum of Understanding and Management Letter of Employment Agreements

Administrator Condon presented a summary of the staff report. Commissioner Winslow, seconded by Commissioner Korade-Wilson, moved to adopt staff

recommendation to 1) approve an amendment to the SUE MOU providing for a \$100 per month bilingual differential and 2) authorize a revision to the management Letter of Employment Agreements discontinuing the management incentive pay and folding those amounts into the base salary of covered employees effective October 1, 2011. The motion unanimously passed in a roll call vote.

C. Final Budget Report 2010/2011

Administrator Condon presented a summary of the final budget report. This is an informational item and no action was taken.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None

15. ADJOURNMENT

At 8:41 p.m., Commissioner Braun adjourned the meeting.