

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

1. CALL TO ORDER
2. ROLL CALL – PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE MINUTES: November 10, 2011
4. SPECIAL AGENDA ITEM  
Presentation to Commissioner Braun
7. JURISDICTIONAL ITEMS (Public discussion is permitted)
  - A. Appeal
    - 1) M-0796: 2418 Oak St., #5, Appellant – N. Coleman, Trustee, for the Coleman Trust (LL)  
Landlord appeals Hearing Officer’s decision that found payment and receipt of excess rent.
  - B. Exemptions - Owner Occupancy
    - 1) 1637 1701 California Ave, Applicant – Lombardi
    - 2) 1638 1256 25<sup>th</sup> St., Applicant - Turlik  
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. REQUESTS TO SPEAK - (Requests from members of the public to speak to the Board on any issue of general interest to the community)
10. ADMINISTRATIVE ITEM (Public discussion is permitted)
  - A. Proposed new memorandum of understanding (Umbrella Agreement) providing medical insurance coverage for Board employees.
12. BOARD DISCUSSION ITEM
  - A. Request of Commissioner Kronovet that Board staff coordinate with the staff at Santa Monica High School to hold several free workshops on properly filling out a Residential Credit Application and understanding the various details, complexities and monetary issues of leasing a residential apartment.
15. ADJOURNMENT

Next Regular RCB meeting – January 12, 2012  
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  
December 1, 2011

1. CALL TO ORDER

Commissioner Braun called the Rent Control Board meeting to order at 7:03 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  
Rebecca Thornton, Sr. Litigation Attorney  
Christy Engels, Hearings Dept. Mgr.  
Amy Regalado, Hearing Officer  
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: November 10, 2011

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

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

A. Appeal

- 1) M-0796: 2418 Oak St., #5, Appellant – N. Coleman, Trustee, for the Coleman Trust (LL)

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

Staff Attorney Hakhamanesh Mortezaie presented a summary of the staff report. Following a discussion, Commissioner Flora, seconded by Commissioner Winslow, moved to adopt the staff 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) 1637: 1701 California Ave., Applicant – Lombardi  
2) 1638: 1256 25<sup>th</sup> St., Applicant – Turlik

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. In both cases, 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 motions unanimously passed in a roll call vote.

8. REQUESTS TO SPEAK

The following persons addressed the Board: Pamela Edgar, Jack Baker, Trisha Roth, Esther Schiller, Barbara Bronie and Carol Riel.

10. ADMINISTRATIVE ITEM

A. Proposed new memorandum of understanding (Umbrella Agreement) providing medical insurance coverage for Board employees.

Administrator Condon presented a summary of the proposed agreement. Following a lengthy discussion, Commissioner Korade-Wilson, seconded by Commissioner Flora, moved for the Board to enter into an agreement which provides medical insurance coverage to its employees through December 31, 2012 and for staff to negotiate further for coverage for years 2013 and 2014. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

12. BOARD DISCUSSION ITEM

Request of Commissioner Kronovet that Board staff coordinate with the staff at Santa Monica High School to hold several free workshops on properly filling out a Residential Credit Application and understanding the various details, complexities and monetary issues of leasing a residential apartment.

Commissioner Kronovet opened the discussion of educating the local high school seniors in filling out leasing forms. After a discussion, Commissioner Kronovet, seconded by Commissioner Winslow, moved to have staff investigate and coordinate the feasibility of offering high school seniors free workshops on the Rent Control Law and tenant's rights under the law including the possibility of forming a partnership with the Apartment Association to co-educate the students on rental leasing agreements. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEMS

Commissioner Flora announced that he and Commissioner Winslow would soon be reporting on their subcommittee General Adjustment meeting. Commissioner Korade-Wilson announced that she would like to agendize for Board Discussion at the January 12, 2012 meeting, the nomination process for candidates as outlined in a letter from the City Clerk.

The Board said their good-byes and well wishes to Commissioner Braun and General Counsel Michaelyn Jones.

15. ADJOURNMENT

At 9:14 p.m., Commissioner Braun adjourned the meeting.