

SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
August 11, 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

Member Absent William Winslow

Members Present: Christopher Braun
 Todd Flora
 Marilyn Korade-Wilson
 Robert Kronovet

Others Present: Tracy Condon, Administrator
 Michaelaelyn Jones, General Counsel
 Hakhamanesh Mortezaie, Staff Attorney
 Christy Engels, Lead Hearing Officer
 Stephen Lewis, Public Information Mgr.
 Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: July 14, 2011

Commissioner Kronovet, seconded by Commissioner Flora, moved to adopt the minutes of July 14, 2011. The motion unanimously passed in a voice vote.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon informed the Board that there was a Legislative Report from Ms. Minnehan and a supplemental 9B item on the dais. Administrator Condon also acknowledged and thanked the staff for all their hard work during the summer months and announced that approximately 95% of owners paid their registration fees by the August 1st due date. For the remaining 5%, who had not paid their fees, penalties will continue to accrue monthly and the landlord will not be able to pass-through the fees to the tenants this year. Any tenant with questions about their upcoming 2011 general adjustment increase should contact the Rent Control office.

Lastly, Administrator Condon announced that for the first time in five years, the Housing Division was going to open up the Section 8 affordable housing waiting list for two days only on August 15 and 16, 2011. Applications must be filed online and the Housing Division will provide assistance to anyone who needs help in applying. They can be contacted at www.smgov.net/housing.

7. JURISDICTIONAL ITEMS (Public discussion is permitted)

A. Appeals

- 1) N-0200: 1659 Ocean Front Walk, #207, Appellant – D. McKinney (TT)

Tenant appeals hearing officer's decision to grant a petition for a tenant-not-in-occupancy pursuant to Regulation 3304.

Staff Attorney Hakhamanesh Mortezaie presented a summary of the staff report. Eric Meller, owner representative, addressed the Board. Following a discussion, Commissioner Kronovet, seconded by Commissioner Braun, moved to adopt staff's recommendation to affirm the hearing officer's decision which is supported by the evidence and accords with the requirements set forth in Regulation 3304. The motion passed in a 3-1 roll call vote. Commissioner Korade-Wilson voted no.

- 2) M-0791: 643 Grant St., #643E, Appellants – D. Hallo for 651 Grant SMCA, LLC
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. Kelly Wine, tenant, addressed the Board. After a discussion, Commissioner Flora, seconded by Commissioner Korade-Wilson, moved to adopt staff's recommendation to affirm the hearing officer's decision. The motion passed in a 3-1 roll call vote. Commissioner Kronovet voted no.

B. Exemption – Single Family Dwelling

- 1) 1815-367: 445 19th St., Applicant – Wolstoncroft

Applicant requests an exemption of a single family dwelling pursuant to section 1801(n) of the Rent Control Law. Recommendation: Grant

Lead Hearing Officer Christy Engels presented a brief summary of the staff report. Commissioner Korade-Wilson, seconded by Commissioner Flora, moved to adopt staff recommendation to grant the exemption pursuant to Section 1815 of the Rent Control Law. The motion passed unanimously in a roll call vote.

9. ADMINISTRATIVE ITEMS

A. Christine Minnehan, Legislative Report for 2011 Legislative Session

Ms. Minnehan presented a summary of the August 2011 Legislative Bill Report. Following questions and comments, the Board and staff thanked Ms. Minnehan for her time and report.

B. Cost for Election Services for November 2, 2010 General Municipal Election

Administrator Condon presented a brief summary of the election costs services request. Following a discussion, the Board authorized staff to move \$13,367.64 from the Election Costs designated reserve into the fiscal year 2010-11 budget and release the remainder of the designated reserve into the undesignated reserve account. The motion unanimously passed in a roll call vote.

13. REQUESTS TO SPEAK

The following persons addressed the Board: Denise Barton

After the requests to speak, Commissioner Korade-Wilson thanked Public Information Manager Stephen Lewis for his responses to various written communications from members of the public.

15. ADJOURNMENT

At 9:00 p.m., Commissioner Braun adjourned the meeting in memory of Doris Hoffman.