

SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
January 10, 2008

1. CALL TO ORDER

Commissioner Sklar called the Rent Control Board meeting to order at 7:04 p.m.

2. ROLL CALL

Members Present:           Jennifer Kennedy  
                                  Marilyn Korade-Wilson  
                                  Joel Koury  
                                  Zelia Mollica  
                                  Jeff Sklar

Others Present:           Tracy Condon, Administrator  
                                  Michaelyn Jones, General Counsel  
                                  Marcia Zimmer, Hearings Dept. Mgr.  
                                  Keith Kresge, Staff Attorney  
                                  Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: December 6, 2007

Commissioner Korade-Wilson, seconded by Commissioner Koury, moved to adopt the minutes of December 6, 2007. The motion unanimously passed in a roll call vote.

4. SPECIAL AGENDA ITEMS

Commissioner Sklar gave a "hello" to his cousin visiting from Australia. Administrator Tracy Condon announced that Ordinance Number 2193 and a correctly marked 6A-2 second supplemental staff report had been placed on the dais.

6. CONSENT CALENDAR

A. Appeals

- 2) J-0007: 1064 Stanford St., Studio, Appellant – S. Galloway (LL) by C. Harding (Rep)  
Landlord appeals hearing officer decision denying petition for rent unit registration.

Staff Attorney Keith Kresge presented a summary of the staff report. Chris Harding, owner's representative, addressed the Board. Following a lengthy discussion, Commissioner Koury, seconded by Commissioner Kennedy moved to adopt staff recommendation to deny the appeal and affirm the hearing officer's decision finding the property's rear unit is not eligible for registration as a controlled rental unit. The motion unanimously passed in a roll call vote.

- 1) D-4342: 1731 Pico Blvd. Unit 28, Appellant – M. Krupa (LL)  
**Interpreter requested**  
Landlord appeals hearing officer decision granting a rent decrease.

Spanish Interpreter Juan Carlos Morales was sworn in and proceeded to interpret for Auscencia Estrada, tenant. Staff Attorney Keith Kresge presented a summary of the staff report. Mitch Krupa, owner, and Ms. Estrada addressed the Board. After the discussion, Commissioner Mollica stated that she knew the tenant by sight but did not personally know her. In order to prevent any type of conflict, at the owner's request Commissioner Sklar asked Commissioner Mollica to recuse herself and she left the dais. Commissioner Koury, seconded by Commissioner Korade-Wilson, moved to adopt staff recommendation to deny the appeal and affirm the hearing officer's decision which granted a rent decrease of \$235 for landlord's refusal to allow a roommate. The motion passed in a 4-0 roll call vote. Commissioner Mollica returned to the dais.

## 7. JURISDICTIONAL ITEM

### A. Exemption

- 1) 1550: 2624 Santa Monica Blvd., Applicant – Step Up on Second, K. Kozal (Rep)  
Applicant requests an exemption for a non-profit social service agency pursuant to Charter Section 1801(c)(6) of the Rent Control Law.  
Recommendation: Grant

Hearings Department Manager Marcia Zimmer presented a summary of the exemption request. Kevin Kozal, owner's representative, addressed the Board. The Board had questions for the Director of Step Up on Second, Tod Lipka. Following a discussion, Commissioner Sklar, seconded by Commissioner Koury, moved to grant the exemption request finding that the applicant qualifies for the nonprofit social services exemption provided by section 1801(c)(6) of the Rent Control Law including a modification to the language in Findings of Fact and Conclusions of Law number 7. The motion unanimously passed in a roll call vote.

## 8. PUBLIC HEARING

### A. Clean Beaches and Ocean Parcel Tax Surcharge – Proposed Regulation 3108.

Craig Perkins, Director of Environmental Public Works gave a brief report explaining the parcel tax. Commissioner Sklar opened the public hearing. Mathew Millen and Cornelius O'Neill addressed the Board. Commissioner Sklar closed the public hearing. After a discussion, Commissioner Korade-Wilson, seconded by Commissioner Mollica, moved to adopt Regulation 3108 which establishes a new surcharge that may be passed through to the tenants and includes an exemption for low-income residents. The motion unanimously passed in a roll call vote.

## 9. ADMINISTRATIVE ITEM

### A. Selection of Chairperson and Vice-Chairperson.

Commissioner Sklar opened the nominations. Commissioner Kennedy, seconded by Commissioner Korade-Wilson, moved to nominate Commissioner Koury as the new Chairperson. The nomination passed in a 4-0-1 roll call vote. Commissioner Koury abstained. Commissioner Sklar, seconded by Commissioner Koury, nominated

Commissioner Kennedy as the Vice-Chairperson. The motion unanimously passed in a roll call vote.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None.

15. ADJOURNMENT

At 9:14 p.m. Commissioner Sklar adjourned the meeting.