

SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
February 7, 2008

1. CALL TO ORDER

Commissioner Koury called the Rent Control Board meeting to order at 6:37 p.m. and recessed to closed session.

2. RECESS TO CLOSED SESSION

1. Conference with Labor Negotiator – Personnel

a) City Negotiator: Tracy Condon

Employee Organization: Miscellaneous Non-Represented Employee

California Government Code section 54957.6

At 6.55 p.m. the closed session recessed and the open meeting reconvened at 7:01 p.m. Commissioner Koury announced that as the new Chairperson he would at the beginning of each Board meeting, following the pledge of allegiance, read a short passage from the U.S. Constitution.

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.
Amy Regalado, Staff Attorney
Keith Kresge, Staff Attorney
Glenda Jacobs, Board Secretary

After the roll call and pledge of allegiance Commissioner Koury read from the First Amendment.

3. APPROVAL OF THE MINUTES: January 10, 2008

Commissioner Sklar, seconded by Commissioner Kennedy, moved to adopt the minutes of January 10, 2008. The motion unanimously passed in roll call vote.

4. SPECIAL AGENDA ITEM

Administrator Tracy Condon announced that the Board would soon be provided with an updated draft 2008-2014 Housing Element for comments and/or suggestions at the March 13, 2008 Board meeting.

6. CONSENT CALENDAR

A. Appeals

- 1) D-4358: 1518 Harvard St., Unit 4, Appellant – O. Lim (LL) by C. Mordoh (Rep)
Landlord appeals hearing officer decision granting rent decreases.

Staff Attorney Amy Regalado presented the staff report. Craig Mordoh, owner representative, and Chris Kriesa, tenant, addressed the Board. Following a discussion, Commissioner Kennedy, seconded by Commissioner Mollica moved to adopt staff recommendation to affirm the hearing officer's decision to grant the petition and decrease the MAR by 50% based on the finding of the base amenity to have two occupants in this unit. The motion unanimously passed in a roll call vote.

- 2) L-0005: 664 Marine St., Owner – Ronald Chambliss
Hearing Officer recommends Lapse of Owner Occupancy Exemption, Three or Fewer Units.
- 3) L-0006: 3117 6th St., Owner – Yvonne Delaney Lockhart
Hearing Officer recommends Lapse of Owner Occupancy Exemption, Three or Fewer Units.

There were no requests to speak on consent calendar items 6A-2 or 6A-3. Commissioner Sklar, seconded by Commissioner Korade-Wilson, moved to adopt the staff recommendations to lapse the exemption on case L-0005 as of June, 2006 and on October 26, 2005 for case L-0006 and adopt the proposed findings of fact and conclusions of law in both the recommended decisions. The motion unanimously passed in a roll call vote.

7. JURISDICTIONAL ITEMS

B. Exemption – Owner Occupancy

- 1) 1549: 1826-1828 Pearl St., Applicants – Cervantes
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.
Recommendation: Grant

Commissioner Sklar, seconded by Commissioner Kennedy, moved to grant the owner-occupied exemption pursuant to section 1801(c)(4) of the Rent Control Law. The motion unanimously passed in a roll call vote

9. ADMINISTRATIVE ITEMS

A. Recommended Adoption of Revised Classification Specification for Public Information Manager.

Administrator Condon presented a summary of the classification specifications for the manager position. Commissioner Sklar, seconded by Commissioner Korade-Wilson, moved to approve the revised classification specification. The motion unanimously passed in a roll call vote.

- B. Ratification of Addendum to Letter of Employment Agreement between the Santa Monica Rent Control Board and Miscellaneous Non-Represented Employee. Contract effective from January 1, 2008 through December 31, 2008.

Administrator Condon presented a brief summary of the employment agreement. Commissioner Sklar, seconded by Commissioner Mollica, authorized Administrator Condon to enter into this contract on the Board's behalf. The motion unanimously passed in a roll call vote.

11. BOARD DISCUSSION ITEM

- A. Discussion of the two Eminent Domain Measures on the June 3, 2008 Ballot.

Commissioner Koury and the Board discussed the two ballot measures Propositions 98 and 99. Following a discussion, Commissioner Koury, seconded by Commissioner Sklar, moved to adopt a Resolution in opposition to Proposition 98. The motion unanimously passed in a roll call vote. Commissioner Korade-Wilson, seconded by Commissioner Mollica, moved to adopt a Resolution in support of Proposition 99. The motion passed in a 4-0-1 roll call vote. Commissioner Sklar abstained.

13. REQUESTS TO SPEAK

The following persons addressed the Board: None.

14. REPORT OF CLOSED SESSION

- 1. Conference with Labor Negotiator – Personnel

- b) City Negotiator: Tracy Condon

- Employee Organization: Miscellaneous Non-Represented Employee

The Board voted to adopt the First Addendum to Employment Agreement.

15. ADJOURNMENT

At 8:01 p.m. Commissioner Koury adjourned the meeting.