

SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
April 3, 2008

1. CALL TO ORDER

Commissioner Koury called the Rent Control Board meeting to order at 6:05 p.m. and recessed to closed session.

2. RECESS TO CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation

a) Significant exposure to litigation

Number of potential cases: One

California Government Code section 54956.9(b)(1)

At 7:05 p.m. the closed session recessed and the open meeting reconvened at 7:10 p.m. Following the pledge of allegiance, Commissioner Koury, read a passage from the Fifth Amendment of the U.S. Constitution.

2. ROLL CALL

Member Absent: Jeff Sklar

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

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: March 13, 2008

Commissioner Kennedy, seconded by Commissioner Korade-Wilson, moved to adopt the minutes of March 13, 2008. The motion unanimously passed in a roll call vote.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon congratulated Commissioner Mollica on being voted LA Voice's leader of the month for April. She also let the Board know that there were additional documents on the dais that were not included in their packets and that the Rent Control Spring newsletter would be mailed out during the week of April 7<sup>th</sup>. Lastly, she announced that the Board would next meet on May 8<sup>th</sup> and staff would be presenting the proposed General Adjustment and budget for year 2008/2009.

6. CONSENT CALENDAR

A. Appeal

- 1) D-4368: 853 16<sup>th</sup> St., Unit 6, Appellant – D. Yerushalmi (LL)  
Landlord appeals hearing officer decision granting rent decrease.

Staff Attorney Keith Kresge presented the staff report. There were no requests to speak on this issue. Commissioner Kennedy, seconded by Commissioner Korade-Wilson, moved to adopt staff recommendation that the Board deny the appeal and affirm the hearing officer's decision. The motion unanimously passed in a roll call vote.

9. ADMINISTRATIVE ITEM

B. Annual Report: January through December 2007.

Hearings Manager Marcia Zimmer presented a summary of the Annual Report. Ms. Zimmer also announced that on July 15, 2008 staff would present an owner workshop and clinic for calculating and noticing the annual rent increases. This was an informational item.

C. [The Impact of the Ellis Act – January through December 2007](#)

Administrator Tracy Condon gave a PowerPoint presentation of the Ellis report. Following the presentation, Commissioner Korade-Wilson, seconded by Commissioner Mollica, moved to have staff forward the Ellis and Annual Reports to the City Council and Planning Commission. The motion unanimously passed in a voice vote.

A. Christine Minnehan, Lobbyist

Ms. Minnehan described the potential effects of the passage of Propositions 98 or 99. The Board restated their position that they oppose Proposition 98 and support Proposition 99. Ms. Minnehan presented a legislative and state budget report. The Board thanked Ms. Minnehan for her report.

11. BOARD DISCUSSION ITEM

A. Discussion of the City's Draft 2008-2014 Housing Element.

Following a discussion, Commissioner Kennedy, seconded by Commissioner Korade-Wilson, moved to urge the City Council to protect the existing supply of affordable housing and identify a way to replace the large number of formerly affordable units that have been lost through vacancy decontrol.

B. Discussion of the Two Eminent Domain Measures on the June 3, 2008 Ballot – Chairperson Koury.

Commissioner Koury announced that there was a fact sheet available on both ballot initiatives at the Rent Control office which would also be available in English and Spanish on the Agency's website: [www.smgov.net/rentcontrol](http://www.smgov.net/rentcontrol).

13. REQUESTS TO SPEAK

The following persons addressed the Board: None.

14. REPORT OF CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation

b) Significant exposure to litigation

Number of potential cases: One

No reportable action taken.

15. ADJOURNMENT

At 9:26 p.m. Commissioner Koury adjourned the meeting.