

SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
May 8, 2008

1. CALL TO ORDER

Commissioner Koury called the Rent Control Board meeting to order at 7:05 p.m. followed by the pledge of allegiance. After the pledge of allegiance, Commissioner Koury, read a passage from the Sixth Amendment of the U.S. Constitution.

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
Laima Noseworthy, Budget Coordinator
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: April 3, 2008

Commissioner Koury, seconded by Commissioner Mollica, moved to adopt the minutes of April 3, 2008. The motion passed in a 4-0-1 roll call vote. Commissioner Sklar abstained.

4. SPECIAL AGENDA ITEMS

Administrator Tracy Condon announced that staff was presenting an owner seminar on Tuesday, May 13, 2008 and if anyone is interested in attending they should contact the office at (310) 458-8751. She also announced that the Santa Monica Festival was happening at Clover Park on Saturday, May 10, 2008 and lastly Ms. Condon announced that staff would be mailing out the MAR postcards during the week of May 12, 2008.

6. CONSENT CALENDAR

A. Appeal

- 1) M-0711: 427 Montana Ave., Unit 1, Appellant – R. LaPeer, LLC (LL) by H. Floyd (Rep)
Landlord appeals hearing officer decision that found excess rent.

There were no requests to speak on this issue. Commissioner Sklar, seconded by Commissioner Kennedy, moved to adopt staff recommendation to deny the landlord's appeal and affirm the hearing officer decision which found excess rent. The motion unanimously passed in a roll call vote.

7. JURISDITIONAL ITEM

A. Exemption – Owner Occupancy

1) 1552: 831 Pier Ave., Applicants – Perez

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 ITEM

A. Presentation of 2008/2009 Proposed Operating Budget and 2007/2008 Third Quarter Budget Report.

Administrator Tracy Condon thanked Ms. Noseworthy for all her help in preparing the budget and proceeded to present a summary of the Third Quarter Budget Report followed by a PowerPoint presentation of the Proposed Operating Budget. Jeremy Weinstein addressed the Board. Following a discussion, Commissioner Sklar, seconded by Commissioner Korade-Wilson, moved to set this matter for public hearing on June 5, 2008. The motion unanimously passed in a roll call vote.

B. Proposed Annual General Adjustment – 2008.

Administrator Condon gave a PowerPoint presentation of the proposed 2.7% general adjustment. Valerie Preston, J.L. Jacobson and Jeremy Weinstein addressed the Board.

C. Proposed Regulation 3030 – General Adjustment Number 31

General Counsel Michaelyn Jones presented a brief summary of the proposed regulation. J.L. Jacobson addressed the Board. Following all public comments and Board discussions, Commissioner Sklar, seconded by Commissioner Korade-Wilson, moved to set the Proposed Annual General Adjustment and Proposed Regulation 3030 for public hearing on June 5, 2008. The motion unanimously passed in a roll call vote.

13. REQUESTS TO SPEAK

The following persons addressed the Board: Betty Mueller and Patricia Hoffman. Commissioner Korade-Wilson gave a brief report of attending the Council meeting on April 29, 2008 regarding the proposed Housing Element. Commissioners Koury, Kennedy and Mollica made comments on attending the 2008 Housing California Conference in Sacramento.

15. ADJOURNMENT

At 8:50 p.m. Commissioner Koury adjourned the meeting.