

SANTA MONICA RENT CONTROL BOARD  
REGULAR MEETING MINUTES  
May 14, 2009

1. CALL TO ORDER

Commissioner Koury called the Rent Control Board meeting to order at 7:01 p.m. followed by the pledge of allegiance. Commissioner Koury read a passage from the Eighth Amendment to the U.S. Constitution.

2. ROLL CALL

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

Others Present: Tracy Condon, Administrator  
Michaelyn Jones, General Counsel  
Keith Kresge, Staff Attorney  
Michael Dominguez, Information Systems Mgr.  
Laima Noseworthy, Budget Office Coordinator  
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: April 23, 2009

Commissioner Korade-Wilson, seconded by Commissioner Kennedy, moved to adopt the minutes of April 23, 2009. The motion passed unanimously in a roll call vote.

4. SPECIAL AGENDA ITEM

Commissioner Koury commented on attending the Santa Monica Festival at Clover Park and thanked the staff for their participation. He also mentioned that he attended an Apartment Association of Greater Los Angeles meeting.

7. JURISDICTIONAL ITEMS

B. Exemptions – Owner Occupancy

- 1) 1574: 431 Ashland Ave., Applicant – White
- 2) 1575: 1754 16<sup>th</sup> St., Applicants - Bulter

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.

Recommendations: Grant

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

6. CONSENT CALENDAR

A. Appeals

1) D-4432: 2805 3<sup>rd</sup> St., Unit 8, Appellant – J. Davies (TT)

Tenant appeals hearing officer decision that both granted and denied rent decreases.

Staff Attorney Keith Kresge presented a summary of the staff report. Following a discussion, Commissioner Kennedy, seconded by Commissioner Kronovet, moved to adopt staff recommendation to deny the appeal and affirm the hearing officer's decision. The motion passed in a 3-2 roll call vote. Commissioners Korade-Wilson and Mollica voted no.

2) E-1573: 1827 18<sup>th</sup> St, Applicant – S. Scott

Hearing officer recommends that the Board deny exemption for owner-occupancy of a three-unit or less property.

Staff Attorney Kresge presented a summary of the staff report. Sally Scott, owner, and Holly Ackenhausen, tenant, addressed the Board.

After a lengthy discussion, Commissioner Korade-Wilson, seconded by Commissioner Kennedy, moved to adopt staff recommendation to deny the exemption application and adopt the recommended Findings of Fact and Conclusions of Law set forth in the hearing officer's recommendation. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

9. ADMINISTRATIVE ITEMS

C. Proposed Annual General Adjustment - 2009

Administrator Tracy Condon presented a PowerPoint presentation of the proposed 1% general adjustment with an \$8 floor and \$16 ceiling. The following persons addressed the Board: Michael Millman, Walter Hu, James Jacobson, Mathew Millen, Wes Wellman, Bill Dawson, Bruria Finkel, Susan Schoen, Jeffrey Millman and Sonya Sultan. After comments from the Board, Commissioner Kennedy, seconded by Commissioner Korade-Wilson, moved to set this matter, including agenda item 9D - Proposed Regulation 3031, for public hearing on June 11, 2009. The motion passed unanimously in a roll call vote.

D. Proposed Regulation 3031, General Adjustment Number 32

This item was included in the motion set for public hearing on June 11, 2009.

A break was called in the proceedings and the meeting resumed approximately 15 minutes later.

A. Cost for General Election November 2008

Administrator Condon presented a brief informational report.

B. Presentation of 2009/2010 Proposed Operating Budget and 2008/2009 Third Quarter Budget Report

Administrator Condon gave a PowerPoint presentation of the Third Quarter and proposed Operating Budgets. The third quarter budget report was an informational item. Following that report, Ms. Condon proceeded to present the 2009/2010 operating budget in detail. After her report, Commissioner Korade-Wilson, seconded

by Commissioner Kennedy, moved to set this matter for public hearing on June 11, 2009. The motion unanimously passed in a roll call vote.

E. Annual Report: January through December 2008.

Hearings Manager Marcia Zimmer presented a summary of the annual report. This was an informational item. The Board thanked Ms. Zimmer for her report and Commissioner Kennedy, seconded by Commissioner Korade-Wilson, moved to have staff forward this report to the City Council. The motion unanimously passed in a roll call vote.

11. BOARD DISCUSSION ITEM

A. Ten Percent (10%) Rent Increase for Additional Tenant (with exceptions) – Commissioner Kronovet

Commissioner Kronovet asked the Board to discuss the feasibility of allowing a 10% increase in rent for additional tenants occupying a unit. Following a discussion, it was decided that this item could be brought back at a later date for further discussion.

12. WRITTEN COMMUNICATION

A. Forest West re:135 San Vicente Blvd.

Commissioner Koury directed staff to receive and file.

13. REQUESTS TO SPEAK

The following persons addressed the Board: Susan Schoen.

15. ADJOURNMENT

At 10:17 p.m. Commissioner Koury adjourned the meeting.