

SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
June 25, 2009

1. CALL TO ORDER

Commissioner Koury called the Rent Control Board meeting to order at 7:03 p.m. followed by the pledge of allegiance. Commissioner Koury read a passage from the Ninth 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
 Marcia Zimmer, Hearings Dept. Mgr.
 Michael Dominguez, Public Information Mgr.
 Keith Kresge, Staff Attorney
 Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: June 11, 2009

Commissioner Korade-Wilson, seconded by Commissioner Kennedy, moved to adopt the minutes of June 11, 2009. The motion passed unanimously in a roll call vote.

4. SPECIAL AGENDA ITEM

Administrator Tracy Condon announced that the registration fee bills would be mailed at the end of the week plus the summer mailing informing all owners and tenants about the general adjustment including an insert on water conservation from the Office of Sustainability and the Environment.

She also announced the City of Santa Monica has released a Notice of Funding Availability and is seeking proposals for eviction prevention, housing relocation and stabilization services for at-risk, low-income Santa Monica households. The funds for this grant opportunity were allocated to the City of Santa Monica through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) under Title XII of the American Recovery and Reinvestment Act. Responses to the Request for Proposals are due July 15, 2009. Interested parties should contact Danielle Noble in the City's Human Services Department.

7. JURISDICTIONAL ITEMS

B. Exemptions

3. Single Family Dwelling

- 1) 1815-364: 118 Strand St., Applicant – Morov
Applicant requests an exemption of a single family dwelling pursuant to section 1801(n) of the Rent Control Law. Recommendation: Grant

4. Owner Occupancy

- 1) 1577: 1437 17th St., Applicants – Witherspoon
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 Korade-Wilson, seconded by Commissioner Kronovet, moved to grant the exemptions on agenda items 7B3-1 and 7B4-1 pursuant to sections 1801(n) and 1801(c)(4) respectively of the Rent Control Law. The motion passed unanimously in a roll call vote.

6. CONSENT CALENDAR

A. Appeals

- 1) D-4405/D-4406: 1329 19th St., Units A and E, Appellant – P. Moulinos (LL)
Continued from 3/12/09
Landlord appeals hearing officer decision that granted rent decrease.

Staff Attorney Keith Kresge presented a summary of the staff report. Craig Miller, tenant, Ana Valle-Lopez, tenant, Karen Valle-Lopez, tenant, Kevin Fisher, tenant representative, and Michael O'Connor, owner representative, addressed the Board.

Following a discussion, Commissioner Mollica, seconded by Commissioner Kennedy, moved to adopt staff recommendation to deny the appeal and affirm the hearing officer's decision which granted rent decreases of \$1,140 for unit A and \$30 for unit E. The motion passed unanimously in a roll call vote.

- 2) M-0750: 1311 Euclid St., Unit 4, Appellant – E. Golden-Gealer (LL) by J.L. Jacobson (Rep)
Landlord appeals hearing officer decision that found excess rent.

Staff Attorney Kresge presented a summary of the staff report. J.L. Jacobson, owner representative, Leslie Miranda, tenant, and John Ward, tenant, addressed the Board.

After a discussion, Commissioner Korade-Wilson, seconded by Commissioner Kennedy, moved to adopt the supplemental staff recommendation to affirm the hearing officer's decision finding excess rent, interest, and penalty totaling \$1,456.56 including the additional findings set forth in the initial staff report. The motion passed in a 4-1 roll call vote. Commissioner Kronovet voted no.

A break was called in the proceedings and the meeting resumed approximately 5 minutes later.

9. ADMINISTRATIVE ITEMS

A. Amendment to SUE/HERO Memoranda of Understanding.

Administrator Condon presented a summary of the proposed amendment. Commissioner Kronovet, seconded by Commissioner Mollica, moved to adopt the amendment to the SUE and HERO contracts. The motion passed in a 4-0-1 roll call vote. Commissioner Koury abstained.

B. Recommended Adoption of Updated Classification Specification for Hearing Officer II.

Administrator Condon presented a summary of the revised classification. Commissioner Korade-Wilson, seconded by Commissioner Kennedy, moved to adopt the revised classification specification for the hearing officer position. The motion passed unanimously in a roll call vote.

13. REQUESTS TO SPEAK

The following person addressed the Board: J.L. Jacobson.

15. ADJOURNMENT

At 8:30 p.m. Commissioner Koury adjourned the meeting.