

SANTA MONICA RENT CONTROL BOARD
REGULAR MEETING MINUTES
September 3, 2009

1. CALL TO ORDER

Commissioner Korade-Wilson called the Rent Control Board meeting to order at 7:02 p.m. followed by the pledge of allegiance.

2. ROLL CALL

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

(Christopher Braun [joined dais at 7:13 p.m.]

Others Present: Tracy Condon, Administrator
Michaelyn Jones, General Counsel
Marcia Zimmer, Hearings Dept. Manager
Glenda Jacobs, Board Secretary

3. APPROVAL OF THE MINUTES: August 6, 2009

Commissioner Kennedy, seconded by Commissioner Mollica, moved to adopt the minutes of August 6, 2009. The motion passed unanimously in a roll call vote.

4. SPECIAL AGENDA ITEM

A. Appointment of Commissioner

Administrator Tracy Condon presented a brief report and announced that there was one applicant, Christopher Braun. Commissioner Korade-Wilson invited Mr. Braun to address the Board. After fielding questions from the Board, Commissioner Kennedy, seconded by Commissioner Mollica, moved to appoint Mr. Braun as a commissioner on the Board. The motion passed unanimously in a roll call vote. Mr. Braun was sworn in and invited to join the dais.

7. JURISDICTIONAL ITEMS

B. Exemptions

4. Owner Occupancy

1) 1578: 2415 29th St, Applicants – Cano

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

Following a question to staff by Commissioner Korade-Wilson, Commissioner Korade-Wilson, seconded by Commissioner Kronovet, moved to adopt staff recommendation to grant the owner-occupied exemption pursuant to section 1801(c)(4) of the Rent Control Law. The motion passed unanimously in a roll call vote.

- 2) 1579: 651 Strand St., Applicant - Abronson
Applicant requests 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

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

5. New Construction

- 1) 1562: 1212 Euclid St. Applicant – Boas Family Partnership by K. Kozal (Rep.)
This item was withdrawn by the applicant.

9. ADMINISTRATIVE ITEMS

- A. Proposed Amendment to Regulation 3301(a)

General Counsel Michaelyn Jones presented a summary of the proposed amendment. Following a lengthy discussion, Commissioner Kronovet moved to set this matter for public hearing; the motion died for lack of a second. Upon further discussion, Commissioner Braun, seconded by Commissioner Kronovet, moved to have staff clarify the language of the proposed amendment before setting it for a public hearing. The motion failed in a 2-3 roll call vote. Commissioners Kennedy, Mollica and Korade-Wilson voted no.

Finally, the Board directed staff to table the proposed amendment and to add clarifying language to the Temporary Rent Reductions information sheet.

- B. Selection of Vice-Chairperson

Commissioner Kennedy, seconded by Commissioner Braun, nominated Commissioner Mollica as vice-chair. Commissioner Kronovet made a substitute motion and nominated Commissioner Braun who declined the nomination. Commissioner Mollica's nomination passed unanimously in a roll call vote.

13. REQUESTS TO SPEAK

The following person addressed the Board: None.

15. ADJOURNMENT

Prior to the adjournment, Administrator Condon announced that after 26 years as Rent Control Hearings Department Manager, Marcia Zimmer was retiring. Ms. Condon thanked her for all her years of service to the community and the Rent Control Board. All the Commissioners also thanked Ms. Zimmer for her years of service. At 8:06 p.m. Commissioner Korade-Wilson adjourned the meeting.