

REGULAR MEETING OF THE  
CULVER CITY  
LANDLORD TENANT MEDIATION BOARD  
CULVER CITY, CALIFORNIA

October 30, 2019  
7:00 p.m.

**Call to Order & Roll Call**

Chair Lewis called the regular meeting of the Culver City Landlord Tenant Mediation Board to order at 7:00 p.m. in the Patacchia Meeting Room at Culver City Hall.

Present: Taria Lewis, Chair  
Mike Berlin, Vice Chair  
Selena Cuffe, Board Member  
Janice Ginther, Board Member  
Beth Hyatt, Board Member  
Philip McCabe, Board Member  
Judy Scott, Board Member\*  
Julieanna Thompson, Board Member  
Olga Vaysberg, Board Member  
Leonardo Wilborn, Board Member

\*Member Scott arrived at 7:03 p.m.

Absent: Gary Duboff, Board Member  
Justin Lescoulie, Board Member

Staff: Tevis Barnes, Housing Administrator  
Mona Kennedy, Housing Programs Supervisor

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**Pledge of Allegiance**

Mike Berlin led the Pledge of Allegiance.

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**Public Comment for Items NOT On the Agenda**

Member Scott joined the meeting.

Chair Lewis invited public participation.

The following member of the audience addressed the Board:

Sal received clarification that the ordinance requiring landlords to inform tenants about available mediation had been passed in June, and he questioned whether it had taken affect.

Discussion ensued between the speaker, staff and Board Members regarding implementation; the rent freeze; origination of the lease; distribution of brochures; rent caps; mediation requests; notification of the availability of mediation with any rental increase letter; information on the rent freeze website; feedback on the rent freeze being gathered; and the importance of notification.

Sal expressed concern that income was not increasing along with the rent increases, and he felt that longer leases should be allowed if the tenant agrees.

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**Consent Calendar**

Item C-1

**Approval of Minutes for the Regular Meeting of July 31, 2019**

THE LANDLORD TENANT MEDIATION BOARD APPROVED MINUTES FOR THE REGULAR MEETING OF JULY 31, 2019 (ABSENT MEMBERS DUBOFF AND LESCOULIE).

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Quarterly Report of Mediated Cases and Requests for Mediation During the Last Quarter (July 2019 Through October 2019), Discuss the Outcomes of All Mediated Cases that Occurred During the Last Quarter and Discuss All Mediation Requests During the Last Quarter (July 2019 Through October 2019)**

Mona Kennedy, Housing Programs Supervisor reported that two requests had been referred to Los Angeles county.

Discussion ensued between staff and Board Members regarding reasons for referrals; the rent freeze; other items for mediation; and maintenance and habitability issues.

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Item A-2

**Landlord Fair Subcommittee - Update on Scheduling and Possible Meeting Date Change**

Mona Kennedy, Housing Administrator, discussed scheduling conflicts and plans to hold the Landlord Roundtable in April.

Discussion ensued between staff and Board Members regarding feedback on proposed changes to Committees, Boards and Commissions; creation of the new Civil Rights Committee and potential dissolution of the Civil Service Commission; taking Community Services out of the Parks, Recreation and Community Services Commission; bargaining unit discussions; modifications to qualifications to serve; the Homeless Fair Committee; enlightening people about the hardships of being homeless; the joint meeting with the Committee on Homelessness last April; the process for landlords to file an appeal of the rent cap; rights to privacy; statements made by Mark Lipman on social media; the requirement that landlords must inform tenants if they are making an appeal; requirements and practices of other cities; disclosure of financial documents at public hearings; transparency; the appropriate venue for a discussion about exemptions for the rent freeze; availability of legal counsel; the number of small unit properties in Culver City; concern with being collateral damage to the greater good; the reason for

establishing the Landlord Tenant Mediation Board; and wages and salaries not keeping pace with rent.

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Item A-3

**Best Practices - Open Discussion on Best Practices of the Board**

This item was not addressed.

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**Public Comment for Items NOT On the Agenda**

No cards were received and no speakers came forward.

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**Receipt and Filing of Correspondence**

None.

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**Items from Landlord Tenant Mediation Board Members/Staff**

Discussion ensued between staff and Board Members regarding mediation checks; previous mediations for a 3% annual rent increase; effective use of time; mediation requests; a suggestion to set a floor and ceiling for mediation; cost of living increases; the policy to allow any mediation request to move forward; the difficulty of a 3% increase for those living on a fixed income; other potential support; mediation as a platform; and providing a voice for landlords.

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**Adjournment**

There being no further business, at 7:50 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, January 29, 2020 at 7:00 p.m.

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*For*   
\_\_\_\_\_  
Tevis Barnes  
SECRETARY of the Culver City Landlord Tenant Mediation Board  
Culver City, California

APPROVED July 29, 2020

  
\_\_\_\_\_  
Taria Lewis  
CHAIR of the Culver City Landlord Tenant Mediation Board  
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

  
\_\_\_\_\_  
Jeremy Green  
CITY CLERK

6 NOV 2023  
Date