

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

January 19, 2022
7:00 p.m.

Call to Order & Roll Call

Chair Lescoulie called the special meeting of the Culver City Landlord Tenant Mediation Board to order at 7:12 p.m. via Webex.

Present: Justin Lescoulie, Chair
Beth Hyatt, Vice Chair
Gary Duboff, Board Member
Janice Ginther, Board Member
Michael Matthias, Board Member
Elias Platte Bermeo, Board Member
Leonardo Wilborn, Board Member

Absent: Selena Cuffe, Board Member
Kasey Esser, Board Member
Demetria Richardson, Board Member
Judy Scott, Board Member
Julieanna Thompson, Board Member

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

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Pledge of Allegiance

Vice Chair Hyatt led the Pledge of Allegiance.

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Public Comment for Items NOT On the Agenda

Mona Kennedy, Housing Programs Supervisor, indicated that no public comment had been received.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of October 27, 2021

MOVED BY MEMBER DUBOFF AND SECONDED BY MEMBER WILBORN THAT THE LANDLORD TENANT MEDIATION BOARD APPROVE MINUTES FOR THE REGULAR MEETING OF OCTOBER 27, 2021 AS WRITTEN.

THE MOTON CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GINTHER, HYATT, LESCOULIE, MATTHAIS,
PLATTE BERMEO, WILBORN

NOES: NONE

ABSENT: CUFFE, ESSER, RICHARDSON, SCOTT, THOMPSON

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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 (October 2021 Through January 2022), Discuss the Outcomes of All Mediated Cases that Occurred During the Last Quarter (October 2021 Through January 2022), In Addition, Discuss All Mediation Requests During the Last Quarter

Mona Kennedy, Housing Programs Supervisor, reported zero mediation requests and zero mediations conducted during the last quarter.

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Item A-2

Work Plan - Open Discussion on LTMB Work Plans for 2022. Workplans Should Include Prior Accomplishments. All Commission, Councils, and Boards (CBCs) are Required to Discuss Work Plans as to Body. City Staff Will Submit a Written Report to Council Regarding LTMB 2022 Work Plans

Tevis Barnes, Housing Programs Administrator, introduced the item.

Discussion ensued between staff and Board Members regarding the current status of the Board as dormant; scope and mission of the Board; recent expansions of duties; the ability of the Board to make recommendations; creation of or transition to a rent control board; the lack of a need for mediation during the pandemic; habitability issues; evictions; "Mom and Pop" landlords who have had to reduce their rents in order to keep tenants; creating a need for the Board; clarification that staff has not received direction to dismantle the Board; maximum allowable rent; the feeling that activity for the Board may pick up later in 2022; and rental protections.

Mona Kennedy, Housing Programs Supervisor, provided a summary of comments submitted by Member Thompson regarding mediation of minor non-legal disputes; the ordinance; the new addendum required of landlords to be put in leases; the brochures; LTMB function; informing tenants about the LTMB; language for additional items that the LTMB can mediate; landlords wanting to evict in order to raise rents; flaws of rent control; the intent of rent control; minor mediation issues; keeping the legacy of the LTMB rather than becoming rent control experts or advisors; gradual expansion of the Board; updating the ordinance; and she expressed support for maintaining the Board for landlords and renters while adding related non-legal issues.

Additional discussion ensued between staff and Board Members regarding broadening the scope of the LTMB to non-legal issues; maintaining the status quo; the feeling that taking on rent control board issues is inevitable; the importance of communication; understanding landlord responsibilities; tenant complaints; issues that landlords have no control over; reducing negative rhetoric; clarifying what issues can be resolved through mediation; providing information on a webpage; adding something similar to the existing decision trees under rent control available on the website for mediation; the non-

smoking ordinance in multi-family complexes; penalties; civil matters between the landlord and the tenant; Code Enforcement; lease violations; support for creating a decision tree; and creation of a trouble-shooting mechanism to evaluate before mediation.

Vice Chair Hyatt proposed a motion to add a mechanism to solve issues before they get to the mediation stage such as a decision tree link to the 2022 workplan.

Further discussion ensued between staff and Board Members regarding work executed by City staff vs. tasks of the Board; allocation of staff resources; the process; whether to broaden the scope of the Board; making the importance of the Board clear in the summary; previous mediations conducted when there were no limits in place; the establishment of clear rules; data about expected load for 2022-2023; clarification regarding the ability of the Board to add to the work plan at any time during the year; making a recommendation based on projections; and reevaluation the scope of the Board if mediation cases do not increase.

MOVED BY VICE CHAIR HYATT AND SECONDED BY MEMBER GINTHER THAT THE LANDLORD TENANT MEDIATION BOARD ADD A MECHANISM TO THE 2022 WORKPLAN TO SOLVE ISSUES BEFORE THEY GET TO THE MEDIATION STAGE SUCH AS A DECISION-TREE LINK ON THE CITY WEBSITE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GINTHER, HYATT, LESCOULIE, MATTHAIS,
PLATTE BERMEO, WILBORN
NOES: NONE
ABSENT: CUFFE, ESSER, RICHARDSON, SCOTT, THOMPSON

Discussion ensued between staff and Board Members regarding agreement to reevaluate the scope of the Board later in the year based on COVID, the rental market and eviction moratoriums.

MOVED BY MEMBER PLATTE BERMEO AND SECONDED BY MEMBER WILBORN THAT THE LANDLORD TENANT MEDIATION BOARD REEVALUATE SCOPE OF THE BOARD LATER IN THE YEAR BASED ON COVID, THE RENTAL MARKET AND EVICTION MORATORIUMS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GINTHER, HYATT, LESCOULIE, MATTHAIS,
PLATTE BERMEO, WILBORN

NOES: NONE
ABSENT: CUFFE, ESSER, RICHARDSON, SCOTT, THOMPSON

Further discussion ensued between staff and Board Members regarding items in the workplan; adding discussion regarding the increasing threshold for the maximum allowable rental increase; inflation; and the feeling that the second motion captures consideration of the increases.

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Item A-3

Best Practices - Open Discussion on Best Practices of the Board

Discussion ensued between staff and Board Members regarding the absence of mediations in the past year and a half.

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Public Comment for Items NOT On the Agenda

Mona Kennedy, Housing Programs Supervisor, indicated that no public comment had been received.

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Receipt and Filing of Correspondence

Mona Kennedy, Housing Programs Supervisor, indicated that no correspondence had been received.

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Items from Landlord Tenant Mediation Board Members/Staff

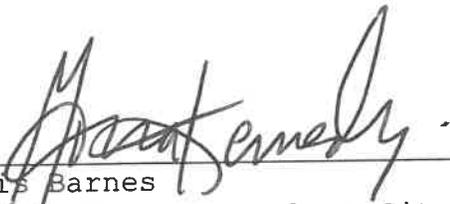
Tevis Barnes, Housing Programs Administrator, expressed appreciation for the important efforts of Board Members during a difficult time.

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Adjournment

There being no further business, at 8:19 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, January 26, 2022 at 7:00 p.m.

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For


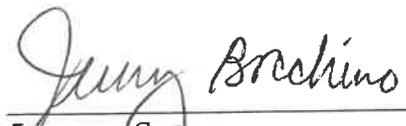
Tevis Barnes
SECRETARY of the Culver City Landlord Tenant Mediation Board
Culver City, California

APPROVED 4/27/2022



Justin Lescoulié
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