

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

April 24, 2024  
7:00 p.m.

**Call to Order & Roll Call**

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

Present: Beth Hyatt, Chair  
Gary Duboff, Vice Chair  
Carole Glodney, Board Member  
Wyatt Gray, Board Member  
Justin Lescoulie, Board Member  
Michael Matthias, Board Member  
Elias Platte Bermeo, Board Member  
Julieanna Thompson, Board Member

Absent: Jackson Brissette, Board Member  
Kasey Esser, Board Member  
Demetria Richardson, Board Member  
Judy Scott, Board Member

Staff: Mona Kennedy, Housing Programs Supervisor  
Teresa Williams, Housing Specialist  
Ana Giron, Occupancy Specialist

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**Pledge of Allegiance**

The Landlord Tenant Mediation Board recited the Pledge of Allegiance.

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

Chair Hyatt invited public comment.

Mona Kennedy, Housing Programs Supervisor, indicated that no requests to speak had been received for Items NOT On the Agenda.

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**Receipt of Correspondence**

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

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**Consent Calendar**

Item C-1

**Approval of Minutes for the Regular Meeting of January 31, 2024**

MOVED BY MEMBER GLODNEY AND SECONDED BY VICE CHAIR DUBOFF THAT THE LANDLORD TENANT MEDIATION BOARD APPROVE MINUTES FOR THE REGULAR LANDLORD TENANT MEDIATION BOARD MEETING OF JANUARY 31, 2024 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GLODNEY, GRAY, HYATT, LESCOULIE, PLATTE  
BERMEO, MATTHIAS, THOMPSON

NOES: NONE

ABSENT: BRISSETTE, ESSER, RICHARDSON, SCOTT

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**Order of the Agenda**

None.

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**Action Items**

Item C-1

**Quarterly Report of Mediated Cases and Requests for Mediation During the Last Quarter January 2024 Through April 2024) In Addition, Discuss All Mediation Requests During the Last Quarter**

Chair Hyatt invited public comment.

The following member of the public addressed the Board:

Sal Princiotta discussed his attempts to obtain mediation; reported being told that there weren't enough people to do it and being referred to the county; and he questioned how many mediations had been conducted.

Mona Kennedy, Housing Programs Supervisor, reported one mediation request that was sent to the county due to a conflict of interest during the period between January 2024 through April 2024.

Discussion ensued between staff and Board Members regarding the executive decision that the mediation requested was a conflict of interest; the ability of the Board to challenge the decision; the process to agendaize items for consideration; and consideration of issue by the Legal Department.

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Item A-2

**Update on Public Outreach Efforts and Discussion of Creation of New Brochure and Possible Mailer to the Public**

Mona Kennedy, Housing Programs Supervisor, reported that staff had worked with Tripepi Smith to create a brochure that was mailed to owners and tenants.

Discussion ensued between staff and Board Members regarding concern with the For Rent sign photograph included on the flier; the review and approval process; and the Culver City contact email included.

The following member of the public addressed the Board:

Sal Princiotta discussed distribution of information and he received clarification that the flier was a prior request to inform property owners of their requirements.

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Item A-3

**Mock Mediation-Discussion/Roleplay**

Mona Kennedy, Housing Programs Supervisor, introduced the item noting the veteran mediators present.

Discussion ensued between staff and Board Members regarding basing the mock mediation on a previous Culver City case to provide a script; the ability to engage in different methods; standard procedures; laying the ground rules; starting the mediation with a reminder that the process is confidential; allowing a caucus, or private session with each side; the purpose of facilitating good communication; the role of the mediator; the ability to offer ideas; the importance of the discussion of good faith at the start of a mediation; use of a made up scenario for a mock mediation; proposed processes; clarifying the terms of the mediation and the issue being considered; the mediator statement; clarification that mediators do not take sides; the goal for the parties come to an agreement that can be binding, or not; the confidentiality agreement that is to be signed; procedures and proper approach; consideration of different points of view; tips for diffusing tense situations; ensuring that people do not interrupt; the importance of listening to each other; providing potential solutions; participation of decision makers in the mediation process; writing down the terms of the agreement; allowing parties to speak their piece and express their reality; the importance of good intentions to reach an agreement; length of the mediation; and precedent.

Board Members engaged in a mock mediation related to a rent increase at the upper limit allowed under rent control including concerns with maintenance of an important property feature, and failure of the complex to keep a longstanding special agreement with the tenant; liability; increased maintenance and repair costs; keeping the main focus on the rent increase rather than the items attached to it; providing a service vs. running a business; determination of rent increases; clarification that in a real mediation there would be a written complaint; administrative fees; the agreement phase; staged rent

increases; concern with advantages provided to the landlord; costs incurred by attending mediation; bylaws; good faith efforts; finding polite ways to redirect the conversation; clarification that mediation is not arbitration; coming to an informal agreement; and clarification that if one party says no to a binding agreement, there is no argument and no binding agreement.

Chair Hyatt exited the meeting.

Further discussion ensued between staff and Board Members regarding good faith negotiations; people who do not participate in good faith; and a suggestion to hold another mock mediation using a specific case.

Member Glodney moved to hold mock mediation at the next meeting using an actual case with information redacted and Member Platte Bermeo seconded the motion.

Additional discussion ensued between staff and Board Members regarding not making assumptions about parties engaging in the mediation; the need to calm down heated exchanges with a break or a caucus; support for caucuses as a way to focus; clarification that there does not have to be a resolution or agreement to a concession; reaching an impasse; and the importance of time limits to mediation.

MOVED BY MEMBER GLODNEY AND SECONDED BY MEMBER PLATTE BERMO THAT THE LANDLORD TENANT MEDIATION BOARD HOLD A MOCK MEDIATION USING AN ACTUAL CASE WITH REDACTED INFORMATION AT THE JULY MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GLODNEY, GRAY, LESCOULIE, PLATTE BERMEO,  
MATTHIAS, THOMPSON

NOES: NONE

ABSENT: BRISSETTE, ESSER, HYATT, RICHARDSON, SCOTT

Member Thompson proposed a motion to change the regular start time for meetings to 7:15 p.m.

Chair Hyatt returned to the meeting.

Discussion ensued between staff and Board Members regarding impacts to changing the meeting time; clarification that there

is no penalty for being tardy; and the ability to bring up changing the regular meeting time at another meeting.

Chair Hyatt apologized for steeping out of the meeting to take an important phone call.

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Item A-4

**Discussion LTMB Expansion of Roles**

The following member of the public addressed the Board:

Sal Princiotta discussed the mock mediation; other instances with more complex issues; he questioned how negotiation takes place in good faith if the owner sends a representative rather than personally attending; whether rent control is supported; he discussed bias concern with a conflict of interest by using landlord mediators; he felt there should be two Boards: one for everything other than rent increases, and a new Board only comprised of renters to eliminate conflicts of interest and to address rent increases; and he asserted that the landlord mediator should deal with all concerns other than rent issues.

Mona Kennedy, Housing Programs Supervisor, reported that staff would prepare a report for the City Council and provide an update to the Board as progress is made on motions from the last meeting.

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

Chair Hyatt invited public participation.

The following member of the public addressed the Board:

Sal Princiotta discussed potential conflicts of interest; making an honest judgement; creating two Boards; and ensuring an even playing field.

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

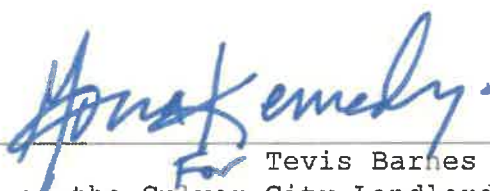
Discussion ensued between staff and Board Members regarding consideration of forming two Boards; composition of the Boards; the practicality of the suggestion; the feeling that the speaker should propose their idea to the City Council; the current purview of the Board; the fact that the Board is not currently engaged in rent control mediations; the suggestion that a landlord is biased and should not be part of the process; tenant bias; the reason for having three representatives in a mediation; the job of a mediator to leave bias behind; finding a neutral mediator; waiting until the right mediator is available; small claims court; acting as a professional; and removal of the at-large position.

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**Adjournment**

There being no further business, at 8:31 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, July 31, 2024 at 7:00 p.m.


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

APPROVED

X    
Beth Hyatt Vice Chair Gary Duboff  
\_\_\_\_\_  
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 Bocchino  
CITY CLERK

  
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Date