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UNTIL APPROVED BY THE
CULVER CITY
LANDLORD TENANT MEDIATION BOARD

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

April 27, 2017
2:30 p.m.

Call to Order & Roll Call

The special meeting of the Landlord Tenant Mediation Board was called to order at 2:30 p.m. in the Patacchia Conference Room at Culver City Hall.

Present: **Justin Lescoulie**, Vice Chair
Ron Bassilian, Board Member
Taria Lewis, Board Member
Kenneth Rothschild, Board Member
Judy Scott, Board Member
Julieanna Thompson, Board Member
Olga Vaysburg, Board Member
Elizabeth Voncannon, Board Member
Leonardo Wilborn, Board Member

Absent: **Mike Berlin**, Chair

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

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Pledge of Allegiance

Judy Scott led the Pledge of Allegiance.

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**Community Announcements by Landlord Tenant Mediation Board
Members/Information Items from Staff**

Tevis Barnes, Housing Administrator, reported that staff would be drafting a memo to the City Council regarding the Community Conversation on Affordable Housing noting that the City Council had expressed interest in a joint meeting with the Landlord Tenant Mediation Board (LTMB), the Committee on Homelessness, and the City Council in Council Chambers; she discussed outreach; scheduling; topics to be considered; and additional community meetings.

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Receipt and Filing of Correspondence

None.

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Consent Calendar

No items.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

**Discussion and Recommendation of a Representative and an
Alternate from the Landlord Tenant Mediation Board to Serve
on the Short-Term Rentals Task Force Established by the City
Council**

Discussion ensued between staff and Board Members regarding resident concerns about Airbnbs in residential neighborhoods; termination of leases due to conversions to short-term rentals; clarification that short-term rentals are not illegal at this time; the lack of regulation regarding

converting existing long-term rental units into short-term rentals; resident requests for controls on the process; creation of a special task force to formulate policy recommendations for the City Council; establishing parameters; adding parking requirements; concern with short-term rentals being used as party houses; effects on the neighborhood; composition of the proposed task force; the time commitment involved; length of time the task force would be in existence; the need for a representative and an alternate; whether there is a deadline for establishing guidelines; and the complex nature of the issue.

Member Scott discussed her experiences allowing several of her tenants to rent-out their extra bedrooms for up to two weeks; various websites that cater to short-term rentals; a website that caters to short-term rentals in Culver City; examples of Culver City listings on different websites; procedures for short-term rentals; she indicated that she had rented out her spare room for short periods of time in the past; discussed actual numbers of short-term rentals in the City; determining how critical the problem is; enforcement; actions of the City of Los Angeles; limitations on the number of nights allowable to rent; whether the owner lives in the unit being rented; and requirements in other cities that short-term rentals be registered.

Additional discussion ensued between staff and Board Members regarding different ways to measure the actual number of short-term rentals in Culver City, and volunteers to serve on the Task Force.

THE LANDLORD TENANT MEDIATION BOARD APPOINTED JUDY SCOTT TO SERVE AS LTMB REPRESENTATIVE ON THE SHORT-TERM RENTALS TASK FORCE.

Discussion ensued between staff and Board Members regarding individual research on the short-term rental issue; concern with those that use rental units for Airbnbs without permission from the landlord; use of facilities and amenities; holding the tenant responsible for the person subletting; whether subletting is a violation of a lease; subletting for filming; whether the City can allow tenants' rights that go beyond a lease; tenant screening; allowing random, unauthorized people into the unit; vetting through Airbnb; establishing the task force to create restrictions as there is currently nothing in place; hazards associated with posting properties for short-term rental online; the

prohibition of commercial activities in residential areas; enforcement; garage sales; permitting; citations; and Board Members interested in serving as alternate representative.

THE LANDLORD TENANT MEDIATION BOARD APPOINTED TARIA LEWIS TO SERVE AS ALTERNATE REPRESENTATIVE ON THE SHORT-TERM RENTALS TASK FORCE.

Discussion ensued between staff and Board Members regarding whether the task force meetings would be open to the public; looking at the actions of other cities; and the inclusion of Code Enforcement in the process.

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Public Comment for Items NOT on the Agenda

None.

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Items from Landlord Tenant Mediation Board Members

None.

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Items from Staff

None.

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Adjournment

There being no further business, at 3:08 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, May 31, 2017, at 7:00 p.m.

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

APPROVED _____

Mike Berlin
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

Date