

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

June 13, 2023
7:00 p.m.

Call to Order & Roll Call

Vice Chair Scott called the special 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: Judy Scott, Vice Chair
Gary Duboff, Board Member
Carole Glodney, Board Member
Justin Lescoulie, Board Member
Michael Matthias, Board Membe
Demetria Richardson, Board Member

Absent: Beth Hyatt, Chair
Kasey Esser, Board Member
Janice Ginther, Board Member
Elias Platte Bermeo, Board Member
Julieanna Thompson, Board Member

Staff: Tevis Barnes, Housing and Human Services Director
Christina Burrows, Assistant City Attorney
Mona Kennedy, Housing Programs Supervisor
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

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

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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 26, 2023
(July 2022 Minutes Pending)**

THE LANDLORD TENANT MEDIATION BOARD APPROVED MINUTES FOR THE REGULAR MEETING OF JANUARY 26, 2023 AS WRITTEN (ABSENT CHAIR HYATT AND MEMBERS ESSER, GINTHER, PLATTE BERMEO, AND 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 (January 2023 Through June 2023) In Addition, Discuss All Mediation Requests During the Last Quarter

Mona Kennedy, Housing Programs Supervisor, reported that two requests for mediation had been received, but none were conducted; one was for a condo which allows for voluntary participation which the owner declined and the tenant was

referred to the Rent Stabilization Team and Bet Tzedek; and the second request was a termination of tenancy that was also referred to Bet Tzedek.

Discussion ensued between staff and Board Members regarding clarification that the City considers rent increases, not terminations.

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Item A-2

A Discussion of Re-Evaluating the Scope of the Board

Tevis Barnes, Housing and Human Services Director, indicated that the Board had brought up expansion of scope on several occasions; discussed potential revision of bylaws; previous consideration of the matter and revision of the bylaws; successful work done by a previous subcommittee working with staff and legal counsel; the process; and the need to agendaize forming a subcommittee if that is the agreed upon method for addressing the issue.

Christina Burrows, Assistant City Attorney, indicated that public notice would need to be provided regarding creation of a subcommittee by agendaizing an item for the next meeting with assignment of Members at that time.

THE LANDLORD TENANT MEDIATION BOARD PASSED A MOTION TO AGENDIZE CREATION OF A SUBCOMMITTEE TO EXPLORE EXPANDING THE RESPONSIBILITIES OF THE LANDLORD TENANT MEDIATION BOARD (ABSENT CHAIR HYATT AND MEMBERS ESSER, GINTHER, PLATTE BERMEO, AND THOMPSON).

Discussion ensued between staff and Board Members regarding City Council discussion of the issue at the previous City Council meeting; the work plan review with the City Council; discussion of expansion of the LTMB as part of the work plan; compulsory mechanisms requiring landlords to attend mediation; consequences to refusing; Code Enforcement; the feeling that sometimes mediation is easier than trying to resolve the issue themselves; the opportunity for success with making the process voluntary; tenants who do not approach the property owner before filing a complaint; involving landlords in neighbor to neighbor issues; lease agreements with regard to behavior and house rules; persistent problems that have not been addressed; ground rules for what constitutes a legitimate problem; flexibility

offered by the subcommittee format; broad topics to brainstorm the purpose of the LTMB followed by criteria for each topic; allowing people to mediate; neighbor to neighbor mediations for single-family and multi-family; exclusion of condos and mobile home parks; loud video game playing late at night; increased issues with people working from home; noise complaints; and the ability for people to complain about anything.

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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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Items from Landlord Tenant Mediation Board Members/Staff

Discussion ensued between staff and Board Members regarding holding a mock mediation; public outreach; agendaing the item; allowing those who have not previously participated in mediation the opportunity to engage; concern with public participation; a suggestion to have an internal refresher course at the next meeting with training before having the mock mediation with public attendance; public perception; educating the public on what mediation is; what has worked in the past; the requirement to have less than a quorum for a private training; and use of a real life situation for the mock training.

Tevis Barnes, Housing and Human Services Director, reported that the City Council would be renewing the contract for Rent Control and Tenant Protections at their next meeting; she discussed contracts with vendors; renewal of the contract with Saint Joseph Center for homeless outreach to connect people with services and housing; progress on Project Homekey and Safe Sleep; bringing many programs on simultaneously with large numbers of staff hired for the Mobile Crisis Team; call dispatch; and creation of the Human Services and Crisis Intervention Division lead by Dr. Daniel Richardson.

Vice Chair Scott congratulated Tevis Barnes on all the changes taking place.

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Adjournment

There being no further business, at 7:35 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, July 26, 2023 at 7:00 p.m.

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For

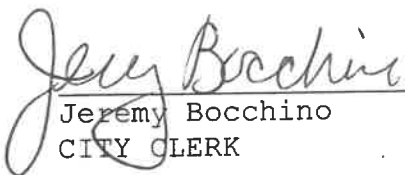
Tevis Barnes
SECRETARY of the Culver City Landlord Tenant Mediation Board
Culver City, California

APPROVED July 26, 2023



Beth Hyatt
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

2 NOV 2023
Date