

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

July 26, 2023
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
Jackson Brissette, Board Member
Gary Duboff, Board Member
Carole Glodney, Board Member
Wyatt Gray, Board Member
Justin Lescoulie, Board Member
Elias Platte Bermeo, Board Member
Julieanna Thompson, Board Member

Absent: Judy Scott, Vice Chair
Kasey Esser, Board Member
Michael Matthias, Board Member
Demetria Richardson, Board Member

Staff: Mona Kennedy, Housing Programs Supervisor

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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 Special Meeting of June 13, 2023

Discussion ensued between staff and Board Members regarding training for new members, and clarification that a mock mediation can be conducted for training purposes as long as there is less than a quorum present.

THE LANDLORD TENANT MEDIATION BOARD APPROVED MINUTES FOR THE SPECIAL MEETING OF JUNE 13, 2023 AS WRITTEN (ABSENT VICE CHAIR SCOTT AND MEMBERS ESSER, MATTHAIS AND RICHARDSON).

Additional discussion ensued between staff and Board Members regarding attendance; the previous special meeting; and clarification on that no Members had missed more than one meeting within a cycle.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Administration of the Oath of Office to Newly Appointed or Reappointed Board Member(s) and Selection of the Chair and Vice Chair

Mona Kennedy, Housing Programs Supervisor, administered the Oath of Office to Gary Duboff.

Discussion ensued between staff and Board Members regarding duties of the Chair and Vice Chair; workload; and interest in serving.

THE LANDLORD TENANT MEDIATION BOARD APPOINTED GARY DUBOFF TO SERVE AS VICE CHAIR OF THE LANDLORD TENANT MEDIATION BOARD FOR FISCAL YEAR 2023-2024 (ABSENT MEMBERS ESSER, MATTHAIS, RICHARDSON, AND SCOTT).

THE LANDLORD TENANT MEDIATION BOARD APPOINTED BETH HYATT TO SERVE AS CHAIR OF THE LANDLORD TENANT MEDIATION BOARD FOR FISCAL YEAR 2023-2024 (ABSENT MEMBERS ESSER, MATTHAIS, RICHARDSON, AND SCOTT).

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Item A-2

Quarterly Report of Mediated Cases and Requests for Mediation During the Last Quarter (June 2023 Through July 2023) In Addition, Discuss All Mediation Requests During the Last Quarter

Discussion ensued between staff and Board Members regarding a tenant who requested mediation but then cancelled; feedback on the website; the decision tree; the Rent Control team; tenant protection staff; appreciation for assistance by the Housing Office; homelessness as a continuing challenge; the requested mediation; The Meadows; and information shared with tenants.

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Item A-3

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

Discussion ensued between staff and Board Members regarding the notice of mediation rights when a rental increase occurs; concern by the tenant who requested and then cancelled mediation with correspondence received; timing of information distribution; assistance from Tripepi Smith; the planned mass mailing in the City to provide information about requirements; notice about the Landlord Tenant Mediation Board (LTMB); voluntary mediation for rent controlled properties; outreach; distribution of information; cost of mailings; requirements to be included under rent control; adjustments as time goes on; the Rental Registry; online training; notifications; informing landlords and tenants about recent changes; staff agreement to provide information to new Members; and appreciation for the training provided.

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Item A-4

Formation of Subcommittee to Discuss the LTMB Expansion of Roles

Discussion ensued between staff and Committee Members regarding alerting the City Council to the opportunities to increase utilization of the LTMB; concern with indicating titles during mediation; perception of bias; neighbors in the community who could use mediation; selection of subcommittee members to make recommendations; time required to participate on the subcommittee; frequency of meetings; meeting time; agreed upon dates; number of people allowed to serve; subcommittee updates to the Board; and the inability to participate online.

THE LANDLORD TENANT MEDIATION BOARD PASSED A MOTION TO APPOINT MEMBERS BRISETTE, DUBOFF, GLODNEY, AND GRAY TO THE SUBCOMMITTEE TO DISCUSS THE LTMB EXPANSION OF ROLES (ABSENT MEMBERS ESSER, MATTHAIS, RICHARDSON, AND SCOTT).

Further discussion ensued between staff and Board Members regarding providing a support system for homeowners; serving as a City mediation board; and additional work to be done by staff in setting up a mock mediation for the subcommittee.

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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

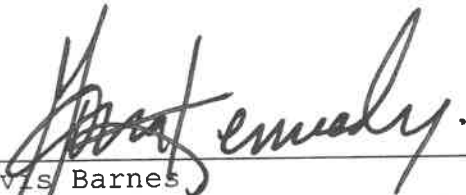
Discussion ensued between staff and Board Members regarding previous examples of successful mediation; reduced mediation requests with the implementation of Rent Control; offering breathing room or perqs to a tenant; laying the groundwork for what constitutes good faith; addressing issues to ameliorate the situation; improved communication and understanding; people who come in anxious and mistrustful, and leave feeling that their needs were addressed; bringing people together; addressing the "us vs. them" attitude; opening up the lines of communication; reducing animosity; the workplan for the next six months; brainstorming specific ideas for vetting by the City Attorney; voluntary mediation; the inability to mandate other jurisdictions; the insufficient number of outsourced mediations to warrant getting an outside mediator; and helping people on the Board who need a mediator.

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Adjournment

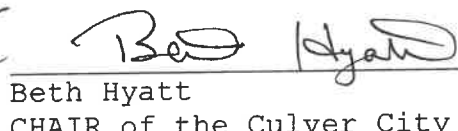
There being no further business, at 7:52 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, October 25, 2023 at 7:00 p.m.

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for 

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

APPROVED _____

X 

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