

**Rent Stabilization Commission
City of West Hollywood
Thursday, October 11, 2012 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Gregoire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Gregoire led the Pledge.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT: Chair David Gregoire, Vice Chair Chuck Henry, Commissioner Richard Maggio, and Commissioner Agassi Topchian

ABSENT: Commissioner H. Gail Sanes

STAFF PRESENT: Rent Stabilization & Housing Manager Elizabeth Savage, Legal Counsel Jonathan Holub, acting Commission Secretary Eva Wieland, Commission Secretary Laura Schoonover

APPROVAL OF AGENDA:

Motion made by Commissioner Maggio and seconded by Commissioner Chuck Henry to approve the October 11, 2012 meeting agenda. Motion approved by consensus with Commissioner Sanes being absent.

APPROVAL OF MINUTES:

Motion made by Commissioner Henry and seconded by Commissioner Topchian to approve the August 23, 2012 meeting minutes. Motion approved by consensus with Commissioner Sanes being absent.

PUBLIC COMMENTS: None

DIRECTOR'S REPORT:

Rent Stabilization and Housing Manager Elizabeth Savage spoke regarding the 2012 Earthquake Preparedness Town Hall meeting which will be held in the West Hollywood Park Auditorium on October 18, 2012 from 6 pm to 7:30 pm. There will be speakers and Sheriff and fire personnel. To RSVP call 323-848-6414

Ms. Savage reviewed the current “Look Ahead” schedule with the Commission noting that there will be an appeal and a presentation from the West Hollywood Library staff at the November 8th meeting. Ms. Savage also noted that there will be no Rent Stabilization meeting on November 22 due to the holiday and that if the schedule remains unchanged, with no urgent appeals for the December 27th meeting, than that meeting will also be cancelled due to the holiday. Ms. Savage thanked Eva Wieland for her help over the last 5 months for her role as acting Commission Secretary.

COMMISSION COMMENTS: Commissioner Topchian commented on the Annual Congress. He stated that the event was a well-organized and informative event. Chair Gregoire commented on the required Ethics Training for all commissioners. He noted that City Attorney Mike Jenkins would be holding a training seminar on Saturday November 17th. He informed the Commission that there was also a convenient online training for obtaining the certification.

APPEALS:

**A. D-3688 1031 N. Harper Ave. #9
(MAR Determination)**

Jonathan Holub, Legal Counsel, provided a case summary and analysis of the appeal as provided in the staff report. Staff recommends that the Commission deny in part and affirm in part the hearing examiner’s decision. Staff recommends that the issue regarding storage be remanded for further hearing.

At the meeting, the Commission heard from the landlord representative, Shirl Kelemer on behalf of David Rendel, and from the tenant, Habibullah Enayatsoi. After hearing from each party, Chair Gregoire closed the oral argument portion of the hearing.

After a public discussion among the Commission regarding the appeal, a motion was made by Commissioner Topchian to adopt Resolution 12-412 to affirm in part and remand in part the hearing examiner’s decision in D-3688. Commissioner Maggio seconded the motion and a roll call vote was taken. The motion passed (4-0-0). Chair Gregoire encouraged the parties involved to seek an amicable resolution prior to attending another hearing.

UNFINISHED BUSINESS: None

NEW BUSINESS: Elizabeth Savage, Rent Stabilization and Housing Manager, provided the staff report on the draft curriculum that has been created in response to the Commission Priorities for 2012. The curriculum is made up of a series of workshops that would run from February to October. The workshops would be available to West Hollywood residents and landlords to attend. Workshop subjects include Rent Stabilization Ordinance Overview, Understanding the Rent Stabilization Hearing Process, Preparing for

Code Inspections, Emergency Preparedness in Multifamily Residential Homes, First Time Home Buyers Seminar, Property Maintenance, Tenants 101, Hearings 101, Calculating Rent Increases and Decreases, and an Evictions and Relocations Primer. Ms. Savage stated that the curriculum is open to new topics as needed.

Ms. Savage said that the department would use mailings, outreach through other Advisory Board meetings, internet, email, outreach through the Russian Festival, and other social service agency providers.

Regarding the Rent Stabilization Ordinance hearing process, Commissioner Henry suggested that the course cover tips on how to make the hearings and appeals process more helpful and fruitful for the parties involved. Ms. Savage stated that such tips could be included in the Hearings 101 brochure as well as a workshop. Commission Topchian commented on the Evictions and Relocation workshop and suggested that the presenter include information on unlawful detainers.

CHAIR'S REPORT: None

PUBLIC COMMENTS: None

COMMISSION COMMENTS: None

STAFF COMMENTS: None

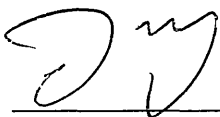
ADJOURNMENT:

There being no further business, Chair Gregoire adjourned the Rent Stabilization Commission meeting at 7:57 p.m. The next regular meeting of the Rent Stabilization Commission will be held on October 25, 2012 in the West Hollywood Park Public Meeting Room – Council Chambers.

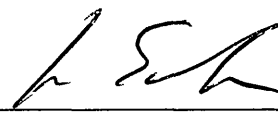
These minutes were taken and submitted by Laura Schoonover, Commission Secretary.

Adopted this 25th day of October 2012

ATTEST:



David Gregoire, Chair



Secretary