

**Rent Stabilization Commission
City of West Hollywood
Thursday, June 13, 2013 @ 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 7:02 p.m.

PLEDGE OF ALLEGIANCE: Chair Gregoire led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT: Chair David Gregoire, Vice Chair Charles Henry, Commissioner Richard Maggio, Commissioner Gail Sanes, and Commissioner Agassi Topchian,

ABSENT: None

STAFF PRESENT: Director Elizabeth Savage, Acting Manager of Rent Stabilization and Housing Anwar Zraikat, Legal Counsel Alison Regan and Commission Secretary Laura Schoonover.

APPROVAL OF AGENDA:

Motion was made by Vice Chair Henry and seconded by Commissioner Sanes to approve the June 13, 2013 meeting agenda. Motion approved (5-0-0).

APPROVAL OF MINUTES:

A motion was made by Commissioner Maggio and seconded by Commissioner Sanes to approve the minutes from the May 9, 2013 meeting. Motion approved (3-0-0) with Commissioner Topchian and Vice Chair Henry abstaining. A motion was made by Vice Chair Henry and seconded by Commissioner Topchian to approve the minutes of the May 23, 2013 meeting. Motion approved (3-0-0) with Commission Maggio and Commissioner Sanes abstaining.

PUBLIC COMMENTS: None

DIRECTOR'S REPORT:

Director Elizabeth Savage spoke regarding the June 20th Planning Commission review of housing programs and an update on progress made since the Housing Element Update that occurred 18 months ago. She encouraged the public to attend or watch on WeHo TV. Ms. Savage also spoke regarding the June 24th Joint Study Session of the City Council

and Planning Commission to review the recent Housing Element Update and a review of input that has been received from the community via focus groups, community meeting and various communications received by the department. Ms. Savage also spoke regarding the upcoming reports to the Commission regarding the Annual General Adjustment and Legislative updates.

Acting Manager Anwar Zraikat spoke regarding the updated Hearings and Remedies brochure that is now available to the public.

COMMISSION COMMENTS:

Commissioner Topchian asked for clarification on when a discussion of the Valuations Guidelines may take place. Ms. Savage responded by explaining the in depth nature of the subject and stated that staff is still reviewing the different possible ways in which to move forward on this issue, that it has complexity and staff wants to watch that, if changes are made, those would not cause unintended consequences.

APPEALS:

A. D-3769

**935 ½ Fairfax Ave., #2
(Rent Decrease)**

Alison Regan, Legal Counsel, provided a case summary and analysis of the appeal as provided in the staff report.

No representative for the tenant was in attendance.

A representative for the landlord was in attendance but did not address the Commission.

After a public discussion among the Commission regarding the appeal, a motion was made by Commissioner Sanes to adopt Resolution 13-426, affirming the Hearing Examiner's decision. Chair Gregoire seconded the motion and a roll call vote was taken. The motion failed (2-3-0).

A motion was made by Vice Chair Henry to affirm in part and modify in part the Hearing Examiners Decision. Commissioner Topchian seconded the motion and a roll call vote was taken. The motion passed (3-2-0).

B. D-3771

**835 Westmount Dr.
(Rent Decrease)**

Alison Regan, Legal Counsel, provided a case summary and analysis of the appeal as provided in the staff report.

Tenant Daniel Harris was in attendance.

Landlord Lorna Berle was in attendance.

After a public discussion among the Commission regarding the appeal, a motion was made by Commissioner Topchian to adopt Resolution 13-425, affirming the Hearing Examiner's decision. Commissioner Sanes seconded the motion and a roll call vote was taken. The motion passed (5-0-0).

UNFINISHED BUSINESS: None

NEW BUSINESS: None

CHAIR'S REPORT: None

PUBLIC COMMENTS: None

COMMISSION COMMENTS:

Commissioner Maggio offered congratulations to fellow Commissioners on being reappointed to a new term.

Commissioner Topchian commented on the need for a review of the Valuation Guidelines and Rent Stabilization regulations.

Vice Chair Henry suggested that the Valuation Guidelines be made available to the public upon filing for a hearing and become part of the record. He also commented on the need to have the the Valuation guidelines updated.

Commissioner Maggio and Vice Chair Henry made the suggestion that the subject of Valuation Guidelines be agendized for discussion.

STAFF COMMENTS: None

ADJOURNMENT:

There being no further business, Chair Gregoire adjourned the Rent Stabilization Commission meeting at 8:29 p.m. The next regular meeting of the Rent Stabilization Commission will be held on June 27, 2013 in the West Hollywood Park Public Meeting Room – Council Chambers.

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

Adopted this 27th day June, 2013

ATTEST:



David Gregoire, Chair



Secretary