

**Rent Stabilization Commission
City of West Hollywood
Thursday, September 26, 2013 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Henry called the meeting to order at 7.02 p.m

PLEDGE OF ALLEGIANCE: Chair Henry led the Pledge of Allegiance

ROLL CALL: Acting Commission Secretary Gloria Aviles took roll call.

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

ABSENT: None

STAFF PRESENT: Human Services and Rent Stabilization Director Elizabeth Savage, Acting Manager of Rent Stabilization and Housing Anwar Zraikat, Legal Counsel to the Commission Jonathan Holub, and Acting Commission Secretary Gloria Aviles

APPROVAL OF AGENDA:

A motion was made by Commissioner Gregoire and seconded by Commissioner Sanes to approve the September 26, 2013 meeting agenda Motion approved (5-0-0)

APPROVAL OF MINUTES:

A motion was made by Commissioner Topchian and seconded by Commissioner Gregoire to approve the minutes from the Sept 12, 2013 meeting. Motion approved (4-0-1) with Vice Chair Maggio abstaining

PUBLIC COMMENTS: None

DIRECTOR'S/MANAGER'S REPORT:

Director of Human Services and Rent Stabilization, Elizabeth Savage, reviewed the Director/Manager's Look Ahead Calendar Ms Savage announced that there would be no Rent Stabilization Commission meeting on October 10, 2013 and spoke regarding the October 14, 2013 Annual Congress. Ms Savage confirmed that speaker Shawn Kravich will be making a presentation to the Commission at the November 14, 2013 meeting The topic of the presentation will be the LA HIV Law and Policy Project. Ms Savage said that

the feedback she has received from the State of California Housing and Community Development official complimented the City's community outreach as having been very well done for the City's Housing Element Update process Ms Savage spoke of the upcoming West Hollywood Book Fair on September 29, 2013 Ms Savage also provided information regarding the October 12, 2013 Community Visioning Workshop for 1343 N Laurel Avenue. Ms. Savage introduced Emily Stadnicki from the City of West Hollywood Planning Department; Ms Stadnicki spoke to the Commission regarding a project that is going to the review, assess and consider rehabilitation incentives for the City's designated historic properties Ms. Stadnicki let the Commission know that this project includes the participation of the Planning Commission (2) and Historic Preservation Commission (2) and the Rent Stabilization Commission, for which Commissioner Gregoire has volunteered

COMMISSION COMMENTS: None

APPEALS:

A. D-3799

**9006 Phyllis Ave.
(MAR)**

Jonathan Holub, Legal Counsel to the Commission, provided a case summary and analysis of the appeal as provided in the staff report.

Representative for the landlord, Tomas Oster of Los Angeles, was in attendance and spoke to the Commission regarding the appeal

Tenant Janice Kavanagh was present and chose not to speak.

After a public discussion among the Commission regarding the appeal, a motion was made by Vice Chair Maggio to affirm the hearing examiner's decision. The motion was seconded by Commissioner Gregoire The motion passed (5-0-0)

UNFINISHED BUSINESS:

A. The Commission reviewed Resolution 13-432 for case D-3796 A motion was made by Commissioner Sanes to remand the hearing examiner's decision and to re-open the record to hear evidence on whether the tenant's off-street parking space has been eliminated or substantially reduced due to the falling figs from the nearby fig tree The motion was seconded by Commissioner Gregoire (4-0-1) with Vice Chair Maggio abstaining

B. The Commission received a report from staff about proposed modifications and updates to the Rent Stabilization Ordinance and received feedback from the Commission

NEW BUSINESS:

Commissioner Sanes and Commissioner Topchian provided the Commission with an update from the ad hoc committee regarding progress on the Valuation Guidelines and received feedback from the Commission

PUBLIC COMMENTS: None

COMMISSION COMMENTS: This being Chair Henry's final Commission meeting, he took the opportunity to thank Councilmember Jeffrey Prang for his appointment. He thanked his fellow commissioners and city staff Commissioners Topchian, Commissioner Sanes, Commissioner Gregoire, and Vice Chair Maggio expressed their gratitude for having served with Chair Henry

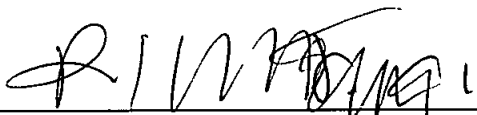
STAFF COMMENTS: Elizabeth Savage thanked Chair Henry for his service and expressed her appreciation for his contributions to the Commission

ADJOURNMENT:

There being no further business, Chair Henry adjourned the Rent Stabilization Commission meeting at 8:53 p m The next regular meeting of the Rent Stabilization Commission will be held on October 24, 2013 in the West Hollywood Park Public Meeting Room – Council Chambers

These minutes were taken by Acting Commission Secretary Gloria Aviles and submitted by Laura Schoonover, Commission Secretary Adopted this 24th day October, 2013.

ATTEST



Richard Maggio, Vice Chair



Secretary