

**Rent Stabilization Commission
City of West Hollywood
Thursday, June 25, 2015 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Topchian called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE: Chair Agassi Topchian led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT:

Chair Agassi Topchian, Vice Chair Gail Sanes, Commissioner Josh Kurpies, Commissioner Richard Maggio and Commissioner Stephanie Harker.

ABSENT: None

STAFF PRESENT:

Rent Stabilization and Housing Manager Peter Noonan, Rent Stabilization Information Coordinator Chris Uszler, Staff Attorney Jonathan Holub, and Commission Secretary Laura Schoonover.

APPROVAL OF AGENDA:

A motion was made by Vice Chair Sanes and seconded by Commissioner Maggio to approve the agenda for the June 25, 2015 meeting. The motion was approved (5-0-0).

APPROVAL OF MINUTES:

A motion was made by Commissioner Maggio and seconded by Vice Chair Sanes to approve the minutes of the June 11, 2015 meeting. The motion was approved (5-0-0).

PUBLIC COMMENT:

Dan Morin of West Hollywood spoke regarding item 9c, Relocation Fees.

Michael Wojtkielewicz of West Hollywood spoke regarding non-compliance of the Americans with Disabilities Act in his residence at Sierra Bonita Apartments.

DIRECTOR'S/MANAGER'S REPORT:

Rent Stabilization and Housing Manager Peter Noonan reviewed the Manager's Look Ahead calendar.

NEW BUSINESS:

- a. **Announcement of the Annual General Adjustment:** Commissioner Maggio made a motion which was seconded by Vice Chair Sanes to adopt resolution 15-469 announcing the 2015-2016 Annual General Adjustment of .75%. The resolution was passed in a vote of 5-0-0.
- b. **Roommates and Sub-Tenants:** Rent Stabilization Information Coordinator Chris Uszler made a presentation which provided an overview of the Rent Stabilization Ordinance as it pertains to roommates and sub-tenants.
- c. **Relocation Fees:** Rent Stabilization Information Coordinator Chris Uszler presented a staff report to the Commission which detailed proposed changes to relocation benefits that will be presented to the City Council on August 3, 2015. The Commission was then invited to ask questions and provide comments. The Commission's comments on temporary relocation benefits were to consider including provisions for moving and storing large possessions, such as a piano and accommodating a tenant who needs personal items to remain with them such as computers and workout equipment. The Commission's comments on the permanent relocation fees were to consider reducing the review period from five years to three years, and seeking out creative ways to raise the fee amounts. Additionally, Commissioner Kurpies made a motion to eliminate a portion of 17.52.020 section b so that the section would state only that a tenant could not waive his/her right to receive a relocation benefit. The motion was seconded by Commissioner Maggio. This item was provided to the Commission as information and no action is taken. The Commission took no action on the motion. In the future, if amendments were to be proposed to this section the Commission suggested that only a clause stating "through no fault of their own" possibly be added to the current language.

PUBLIC COMMENT:

Dan Morin of West Hollywood was invited back to the podium by the Commission to clarify his previous comments on item 9c, Relocation Fees.

COMMISSIONER COMMENTS:

After Public Comment the Commission continued its discussion on item 9c. Several recommendations were put forth to staff.

Commissioner Harker spoke about her attendance at the West Hollywood Community Housing Corporation open house event. She also announced that the annual Historic Preservation Commission event will be held on July 22, 2015 at Plummer Park.

Commissioner Kurpies announced that there will be a Decision Day Rally at West Hollywood Park and it will be held on whatever day the Supreme Court hands down their decision regarding marriage equality. He also spoke about his attendance at the West Hollywood Community Housing Corporation open house event.

Vice Chair Sanes thanked staff for their work on the Relocation Fees staff report.

Chair Topchian discussed his past personal experience with the Ellis Act.

STAFF COMMENTS:

Rent Stabilization and Housing Manager Peter Noonan thanked Chris Uszler for his work on the Relocation Fees staff report.

Mr. Noonan clarified the rules regarding Commissioners attending hearings and advised them that they can also request audio tapes of the hearings.

Mr. Noonan spoke about the recent Supreme Court Decision regarding affordable housing.

ADJOURNMENT:

The meeting was adjourned at 9.38 p.m. The next regular meeting of the Rent Stabilization Commission will be held on July 9, 2015 in the West Hollywood Park Public Meeting Room – Council Chambers.


These minutes were taken and submitted by Laura Schoonover, Commission Secretary.
Adopted this 9th day of July, 2015.

A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request.
(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the recordings are not of commercial quality.)

ATTEST:



Agassi Topchian, Chair



Laura Schoonover, Secretary