

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, November 12, 2015 @ 7:00 PM  
West Hollywood Park Public Meeting Room – Council Chambers  
625 North San Vicente Boulevard**

**Minutes**

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

**PLEDGE OF ALLEGIANCE:** Stephanie Harker led the Pledge of Allegiance.

**ROLL CALL:** Acting Commission Secretary Tom Trevor took roll call.

**PRESENT:**

Chair Gail Sanes, Vice Chair Richard Maggio, Commissioner Stephanie Harker, and Commissioner David Gregoire.

**ABSENT:** Commissioner Alexander Gurfinkel

**STAFF PRESENT:**

Director of Human Services and Rent Stabilization Elizabeth Savage, Rent Stabilization and Housing Manager Peter Noonan, Legal Counsel to the Commission Alison Regan, and Acting Commission Secretary Tom Trevor.

**APPROVAL OF AGENDA:**

A motion was made by Commissioner Gregoire to approve the agenda for the November 12, 2015 meeting. The motion was seconded by Vice Chair Maggio. The motion was approved (4-0-0).

**APPROVAL OF MINUTES:**

Commissioner Harker requested that a typographical error be corrected. A motion was made by Vice Chair Maggio to approve the minutes of the October 22, 2015 meeting as amended. The motion was seconded by Commissioner Gregoire. The motion was approved (3-0-1) with Chair Sanes abstaining.

**OATH OF OFFICE:**

Josh Kurpies and Rob Bergstein were sworn in by Mayor Horvath.

Commissioner Kurpies expressed his pleasure in returning to the Commission.

Commissioner Bergstein thanked Mayor Horvath, Council Member D'Amico, various staff and former staff members and spoke about his goals in serving on the Commission.

**PUBLIC COMMENT:**

Michael Wojtkielewicz of West Hollywood spoke regarding housing issues, in particular housing for veterans.

Victor Omelczenko of West Hollywood spoke regarding the Aging in Place/ Aging in Community Strategic Plan. He also spoke about the City of Los Angeles Systematic Code Enforcement Program (SCEP).

**DIRECTOR'S/MANAGER'S REPORT:**

Rent Stabilization and Housing Manager Peter Noonan reviewed the Director's/ Manager's Look Ahead Calendar. Mr. Noonan announced that the November 26, 2015 Rent Stabilization Commission meeting would be cancelled.

**COMMISSIONER COMMENTS:**

Commissioner Gregoire, Commissioner Harker, Vice Chair Maggio and Chair Sanes all welcomed Commissioner Kurpies and Commissioner Bergstein back to the Commission.

Commissioner Kurpies thanked the City Council for his appointment.

**APPEALS:**

- A.** D-4044 8218 ½ Norton Ave.  
(Rent Reduction)

Alison Regan, Legal Counsel to the Commission, provided a case summary and analysis of the appeal from the staff report.

No representative for the landlord was in attendance.

Tenant Kimberly Copeland was in attendance and spoke to the Commission regarding the appeal.

After the Commission deliberated, a motion was made by Vice Chair Maggio to adopt Resolution 15-480 affirming the hearing examiner's decision. The motion was seconded by Commissioner Harker. The motion passed (7-0-0).

- B.** D-4037 8255 Norton Ave. #2  
(MAR)

Alison Regan, Legal Counsel to the Commission, provided a case summary and analysis of the appeal from the staff report.

Landlord representative Carolyn David was in attendance and spoke to the Commission regarding the appeal.

Tenant Allan Pfeifer was in attendance and spoke to the Commission regarding the appeal.

After the Commission deliberated, a motion was made by Commissioner Kurpies to adopt Resolution 15-481 affirming the hearing examiner's decision. The motion was seconded by Commissioner Gregoire. The motion passed (6-1-0) with Vice Chair Maggio voting nay.

#### **UNFINISHED BUSINESS:**

Human Services and Rent Stabilization Director Elizabeth Savage provided an overview of the draft Aging in Place/ Aging in Community Strategic Plan (Item XI.) and requested comments and suggestions from the Commission.

Vice Chair Maggio requested additional information about the residents profiled in the draft Plan.

Commissioner Gregoire asked for additional information about the statistics regarding seniors in the community and how they are impacted by the availability of rent stabilized units and affordable units.

Commissioner Harker suggested that the final Strategic Plan include more stories from seniors in the community that are low income. Commissioner Harker requested clarification on the percentage of low income West Hollywood residents.

Commissioner Kurpies praised the efforts of staff in addressing the issues associated with aging in place. He encouraged staff to fully utilize the resources available through Los Angeles County and other agencies.

Commissioner Bergstein commented on the high level of support the City offers to residents through social service programs and stated his appreciation for the City's focus on aging in place.

Chair Sanes praised the scope of the strategic plan and expressed her appreciation for the envisioned services and programs.

Vice Chair Maggio spoke of his family's personal experience with aging and was appreciative of the work staff is doing to ensure that residents have the ability to age in place.

#### **PUBLIC COMMENTS:**

Juan Chavez of South Lake Tahoe spoke regarding LGBT seniors and the services that could be offered to them through the Aging in Place/ Aging in Community Strategic Plan.

Michael Wojtkielewicz spoke regarding Item XI. (Aging in Place/ Aging in Community Strategic Plan) and seniors being displaced.

Former Commissioner Agassi Topchian of West Hollywood spoke regarding his time served on the Rent Stabilization Commission and welcomed the new Commissioners. Former

Commissioner Topchian thanked former Council Member Abbe Land for appointing him to the Commission 12 years ago and he spoke about his intention to remain an activist for rent stabilization issues.

**COMMISSIONER COMMENTS:**

Vice Chair Maggio, Chair Sanes, Commissioner Gregoire, Commissioner Kurpies, Commissioner Bergstein and Commissioner Harker thanked former Commissioner Topchian for his 12 years of service on the Rent Stabilization Commission.

Commissioner Harker also thanked the public speakers for their participation.

Commissioner Bergstein requested that three topics be agendaized for discussion by the Commission: 1) An education campaign directed to property owners and tenants to explain the City's ban on short term rentals; 2) To consider an ordinance to make all residential rental units in the City non-smoking, to begin with a presentation from UCLA's program that assists landlords in making their units smoke free; and 3) To consider an ordinance to inspect all rental units, similar to the City of Los Angeles Systematic Code Enforcement Program.

**STAFF COMMENTS:**

Rent Stabilization and Housing Manager Peter Noonan thanked former Commissioner Topchian for his service. He also responded to Commissioner Bergstein's suggestion regarding the short term housing rental ban.

Director of Human Services and Rent Stabilization Elizabeth Savage welcomed the new Commissioners. Ms. Savage announced that a follow up study session would be held in January to review the Rent Stabilization Commission's priorities set at the August 2015 study session. She thanked former Commissioner Topchian for his service.

**ADJOURNMENT:**

The meeting was adjourned at 9:24 p.m. The next regular meeting of the Rent Stabilization Commission will be held on December 10, 2015 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Laura Schoonover, Commission Secretary and approved by a motion of the Rent Stabilization Commission on this 10th day of December, 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:

  
Gail Sanes, Chair

  
Commission Secretary