

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, July 28, 2016 @ 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 6:59 p.m.

**PLEDGE OF ALLEGIANCE:** Chair Sanes led the Pledge of Allegiance.

**ROLL CALL:** Commission Secretary Laura Schoonover took roll call.

**PRESENT:**

Chair Gail Sanes, Vice Chair Richard Maggio, Commissioner Rob Bergstein, and Commissioner David Gregoire

**ABSENT:** Commissioner Alexander Gurfinkel and Commissioner Josh Kurpies

**STAFF PRESENT:**

Rent Stabilization and Housing Manager Peter Noonan, Legal Counsel to the Commission Alison Regan, Rent Stabilization Information Coordinator Chris Uszler, and Commission Secretary Laura Schoonover

**APPROVAL OF AGENDA:**

A motion was made by Commissioner Gregoire to approve the agenda for the July 28, 2016 meeting. The motion was seconded by Commissioner Harker. The motion was approved (5-0-0).

**APPROVAL OF MINUTES:**

Vice Chair Maggio made a motion to approve the minutes of the June 23, 2016 meeting. The motion was seconded by Commissioner Bergstein. The motion was approved (5-0-0).

At this time Commissioner Gurfinkel arrived to the meeting.

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

Rent Stabilization and Housing Manager Peter Noonan reviewed the items on the Look Ahead calendar.

**APPEALS:**

A. D-4102

949 Larrabee St.  
(Rent Reduction)

There were two appeals in this case, one was submitted by the landlord and one was submitted by a tenant.

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

Landlord representative Carl Lisberger was in attendance and spoke to the Commission regarding both appeals.

Tenant Marc Luxenberg was in attendance and spoke to the Commission regarding both appeals.

After the Commission deliberated, a motion was made by Commissioner Gregoire to affirm the hearing examiner's decision. The motion was seconded by Commissioner Bergstein. The motion passed (6-0-0).

The Commission took a brief recess. At this time Commissioner Kurpies arrived.

## **NEW BUSINESS:**

1. **Announcement of the Security Deposit Interest Rate:** Rent Stabilization Information Coordinator Chris Uszler explained the process of determining the interest rate to be paid on security deposits. The Commission announced the interest rate for 2016 will be zero percent (0%).

2. **Reorganization of the Chair and Vice Chair:**

- a. **Election of Chair**

Chair Sanes asked for nominations for the position of Chair.

The following nominations were submitted and a roll call vote was taken:

Commissioner Kurpies - 3

Vice Chair Maggio - 4

Vice Chair Maggio was elected Chair.

- b. **Election of Vice Chair**

Chair Maggio asked for nominations for the position of Vice Chair. The following nominations were submitted and a roll call vote was taken:

Commissioner Kurpies - 1

Commissioner Bergstein - 0

Commissioner Gregoire - 6

Commissioner Gregoire was elected Vice Chair

## **COMMISSIONER COMMENTS:**

Chair Maggio thanked Commissioner Sanes for her service as Chair. He also congratulated Commissioner Gregoire on his election to the seat of Vice Chair.

Vice Chair Gregoire thanked Commissioner Sanes for her service. He also congratulated Chair Maggio on his election to the seat of Chair. He commented that he was supportive of the rotation style of nomination.

Commissioner Harker thanked Commissioner Sanes for her service as Chair. She also congratulated Chair Maggio and Vice Chair Gregoire.

Commissioner Sanes commented on the nomination procedure and she spoke about the experience of serving as Chair.

Commissioner Bergstein complimented Commissioner Sanes on her performance as Chair.

Commissioner Kurpies also complimented Commissioner Sanes and thanked her for her service as Chair. He also congratulated Chair Maggio and Vice Chair Gregoire on their elections.

Commissioner Gurfinkel congratulated Chair Maggio and Vice Chair Gregoire on their elections. He also thanked Commissioner Sanes for her service and leadership.

Chair Maggio expressed his gratitude to staff for their work on the Commission.

## **PUBLIC COMMENT:**

Marc Luxenberg of West Hollywood spoke to the Commission regarding the appeal that was heard earlier in the meeting.

## **STAFF COMMENTS:**

Rent Stabilization and Housing Manager Peter Noonan thanked outgoing Chair Sanes for her service and Congratulated Chair Maggio and Vice Chair Gregoire on their elections.

He announced copies of the Aging in Place/Aging in Community strategic plan and the bi-annual Rent Stabilization newsletters were included in the Commissioner's mail folders.

## **COMMISSIONER COMMENTS:**

Commissioner Gurfinkel asked about the availability of the tenant and landlord newsletters in other languages.

Commissioner Harker commented on the sidebar of the newsletter informing people in Russian and Spanish to contact City Hall if they would like more information.

Commissioner Kurpies clarified comments made earlier regarding the term "rotation" in regards to the election of the Chair and Vice Chair. Commissioner Kurpies then raised

questions regarding the nights appeal including how technology based housing services can be affected by advancements.

Commissioner Gurfinkel commented about the Russian and Spanish text on the side of the newsletter, that the text was unhelpful to readers. It did not sufficiently describe the content of the newsletter.

Commissioner Bergstein spoke regarding his recent attendance at the Planning Commission meeting. He also spoke about a follow up meeting he had with City Staff on a non-smoking ordinance. He spoke about his recent attendance at the AGLA (Apartment Owners of Greater Los Angeles) meeting.

Commissioner Harker reminded the public that the RSO Building Blocks seminar on Reasonable Accommodations for Disabled Tenants will be held on September 20<sup>th</sup> at Plummer Park. She also announced that Assemblymember Richard Bloom's office is collecting donations of school supplies that will be distributed at the 2nd Annual Family Resource Fair on August 8 at the Hollywood Recreation Area and Park.

**ADJOURNMENT:**

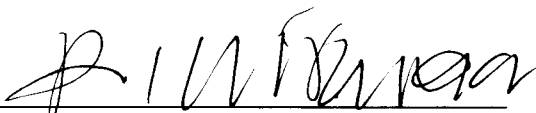
The meeting was adjourned at 8:37 p.m. The next regular meeting of the Rent Stabilization Commission will be held on August 11, 2016 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Laura Schoonover, Commission Secretary and approved by a motion of the Rent Stabilization Commission on this 11th day of August, 2016.

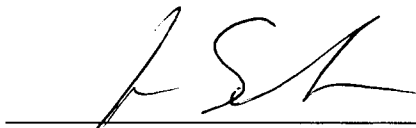
A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. You may also view a video of this meeting at <http://www.weho.org/weho-tv/other-city-meetings>

*(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the audio recordings are not of commercial quality.)*

ATTEST:



Richard Maggio, Chair



Commission Secretary