

CITY OF WEST HOLLYWOOD
Regular Rent Stabilization Commission Meeting

AGENDA

Thursday, April 26, 2018

West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard
West Hollywood, California 90069

6:30 PM – CLOSED SESSION: See attached Closed Session Agenda

7:00 PM – REGULAR MEETING

To comply with the Americans with Disabilities Act of 1990, Assistive Listening Devices (ALD) will be available for check out at the meeting. If you require special assistance to participate in this meeting (e.g., a signer for the hearing impaired), you must call or submit your request in writing to the Department of Human Services and Rent Stabilization at (323) 848-6450 at least 48 hours prior to the meeting. The City TDD line for the hearing impaired is (323) 848-6496.

Special meeting related accommodations (e.g. transportation) may be provided upon written request to the Department of Human Services and Rent Stabilization at (323) 848-6450 at least 48 hours in advance. For information on public transportation, call 323. GO. METRO (323) 466-3876) or go to www.metro.net.

Written materials distributed to the Rent Stabilization Commission within 72 hours of the Rent Stabilization Commission meeting are available for public inspection immediately upon distribution at the West Hollywood Department of Human Services and Rent Stabilization at 8300 Santa Monica Boulevard, West Hollywood, California, during normal business hours. They will also be available for inspection during the Rent Stabilization Commission meeting at the staff liaison table.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. REPORT OF CLOSED SESSION AGENDA

V. APPROVAL OF AGENDA: The Commission will approve the agenda for the April 26, 2018 Rent Stabilization Commission meeting.

VI. APPROVAL OF MINUTES: The Commission will approve the minutes of the April 12, 2018 Rent Stabilization Commission meeting.

VII. PUBLIC COMMENTS: The Rent Stabilization Commission values your comments; however, pursuant to the Brown Act, the Rent Stabilization Commission cannot take action on items not listed on the posted agenda. Members of the public have three minutes to speak. This public comment period is to address the Rent Stabilization Commission on agenda items or items of general interest within the jurisdiction of the Rent Stabilization Commission. An additional public comment period is offered at the end of the meeting.

VIII. DIRECTOR/MANAGER REPORT: Rent Stabilization and Housing Manager Peter Noonan will review the Look Ahead Calendar.

IX. COMMISSION COMMENTS

- X. PUBLIC HEARING:** The Commission will hold a public hearing and adopt a resolution consistent with the judgment and ruling of the Court in *1991 Investment Co. LLC v. City of West Hollywood (Barkley)*, L.A.S.C. Case No. SC126375, vacating in part the Commission’s May 12, 2016 action to affirm the Hearing Examiner’s decision on Application D-4078.

Recommendation: Adopt “A RESOLUTION OF THE RENT STABILIZATION COMMISSION OF THE CITY OF WEST HOLLYWOOD VACATING IN PART THE MAY 12, 2016 ACTION (RESOLUTION RSC 16-485) TO AFFIRM THE HEARING EXAMINER’S DECISION CONSISTENT WITH THE PEREMPTORY WRIT OF MANDATE ISSUED BY THE LOS ANGELES SUPERIOR COURT ON MARCH 22, 2018 IN THE CASE TITLED 1991 INVESTMENT CO. LLC V. CITY OF WEST HOLLYWOOD (CASE NO. SC126375).”

XI. APPEAL:

D-4268

8231 Fountain Avenue
(Rent Reduction)

D-4296

836 N. Westbourne Drive, #102
(Rent Reduction)

XII. UNFINISHED BUSINESS:

- a. COST SHARING FOR MANDATORY SEISMIC RETROFITTING: The Rent Stabilization Commission will review the updated calendar of events and community involvement opportunities related to further analysis of the upward rent adjustment application and exploration of an alternative direct cost pass-through for the mandatory seismic retrofitting project, and consider establishing an ad hoc subcommittee.

Recommendation 1: Receive the updated calendar, confirm availability for upcoming Rent Stabilization Commission meetings and community meetings, and provide any comments

Recommendation 2: Form an ad hoc subcommittee to further analyze rent adjustments using net operating income, explore a possible direct cost pass-through alternative, and be involved in community engagement events and activities.

- b. PROACTIVE CODE ENFORCEMENT: The Rent Stabilization Commission will receive a final report from the ad hoc subcommittee studying proactive code enforcement and consider a recommendation for the City Council.

Recommendation: Receive the ad hoc committee report and consider a recommendation to the City Council.

XIII. PUBLIC COMMENTS: The Rent Stabilization Commission values your comments; however, pursuant to the Brown Act, the Rent Stabilization Commission cannot take action on items not listed on the posted agenda. Members of the public have three minutes to speak. This public comment period is to address the Rent Stabilization Commission on agenda items or items of general interest within the jurisdiction of the Rent Stabilization Commission.

XIV. COMMISSION COMMENTS

XV. STAFF COMMENTS

XVI. ADJOURNMENT: The next regular meeting of the Rent Stabilization Commission will be held on May 10, 2018 in the West Hollywood Park Public Meeting Room – Council Chamber.

**RENT STABILIZATION COMMISSON
CITY OF WEST HOLLYWOOD
CLOSED SESSION AGENDA
THURSDAY, APRIL 26, 2018
6:30 PM**

**COUNCIL CHAMBERS, CLOSED SESSION ROOM
625 North San Vicente Boulevard
West Hollywood, California 90069**

1. PUBLIC COMMENT ON THE CLOSED SESSION AGENDA

2. LITIGATION

The City Council finds, based on advice from the City Attorney, that discussion in open session of the following described matters will prejudice the position of the City in existing and anticipated litigation:

a. PENDING LITIGATION: Gov't Code section 54956.9(d)(1)

**1991 Investment Co. LLC v. City of West Hollywood
Los Angeles Superior Court
Case No. SC126375**

AFFIDAVIT OF POSTING

State of California)
County of Los Angeles)
City of West Hollywood)

I declare under penalty of perjury that I am employed by the City of West Hollywood in the Office of the City Clerk and that I have posted this agenda on:

Date: APRIL 23, 2018
Signature: Stephanie Powell