

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, JANUARY 9, 2020
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM- COUNCIL CHAMBERS
625 NORTH SAN VICENTE BOULEVARD**

MINUTES

CALL TO ORDER: Chair Bergstein called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: The Commission said the Pledge of Allegiance.

ROLL CALL: Rent Stabilization and Commission Secretary Janene Sherrard took roll call.

PRESENT: Commissioner Karen O'Keefe, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Garrett Charity, Vice Chair Agassi Topchian, Chair Robert Bergstein.

STAFF PRESENT: Rent Stabilization and Housing Manager Pete Noonan, Legal Counsel to the Commission Alison Regan and Commission Secretary Janene Sherrard.

APPROVAL OF AGENDA: A motion was made by Commissioner Martz to approve the agenda for the January 9, 2020 meeting. The motion was seconded by Commissioner Charity. The motion was approved.

APPROVAL OF THE MINUTES: A motion was made by Commissioner Charity to approve the minutes of the December 12, 2019 meeting. The motion was seconded by Commissioner Martz. The motion was approved 5-0-2, with Commissioner O'Keefe and Commissioner Topchian abstaining

PUBLIC COMMENTS: There were no public comments.

MANAGER REPORT: Rent Stabilization and Housing Manager Pete Noonan reviewed the Look Ahead Calendar. The next meeting on January 23rd has two appeals scheduled. The Council Chambers are unavailable for the meeting of March 26, 2020.

A chart is being created to explain the anti-rent gouging law AB-1482.

On January 21, 2020, City Council will consider one-year lease terms, paint standards for historic properties, and calculating relocation fees for no-fault evictions.

Commissioner Kurpies asked about the relocation fee amendments. Mr. Noonan explained this is a clarification of how relocation fees are calculated.

Commissioner Martz asked about the information on AB-1482 being created for residents and requested a copy of the chart when ready. Mr. Noonan stated that a newsletter and postcard would be mailed out and the information will also be available online. Mr. Noonan stated that he would send the Commissioners a copy of the newsletter, the chart, the postcard, and a link to the online information.

Commissioner O’Keefe asked about the postcards being sent out to all landlords of properties covered by the anti-rent gouging law and asked if postcards would also be mailed out to the tenants in these properties. Mr. Noonan stated he would look into it and that staff was still working on a further communication strategy.

COMMISSION COMMENTS: Commissioner Charity welcomed Commission Secretary Janene Sherrard to her first Commission meeting.

Commissioner Charity offered congratulations to Commissioner Maggio for his 30 years of service as a Commissioner for the City of West Hollywood. Chair Bergstein asked Commissioner Maggio if he had any comments. Commissioner Maggio remarked on the change in number of Rent Stabilization Commissioners over the years and how he believes that the Rent Stabilization Commission does remarkable work. Commissioner Maggio also stated he was proud the City of West Hollywood cares about affordable housing. Commissioner Maggio stated he hoped to work toward achieving additional affordable units. Commissioner Maggio stated it was an honor to be there and to serve with the other commissioners.

Commissioner O’Keefe welcomed the new Commission Secretary, commended Commissioner Maggio for his 30 years, and thanked the former Commission Secretary for her past work.

Commissioner Martz congratulated Commissioner Maggio on his 30 years of service, welcomed the new Commission Secretary, and offered his thanks to the previous Commission Secretary. Commissioner Martz reported that the City Council suggested a training or city fair be held with the other commissions to get City of West Hollywood residents more involved with rent stabilization.

Commissioner Martz stated that City Council also suggested that the Rent Stabilization Commission do a walk-and-talk to introduce themselves and hand out pamphlets. Commissioner Martz commented that the anti-gouging law AB-1482 works and shared a personal anecdote illustrating how the law is effective.

Chair Bergstein asked for clarification regarding Commissioner Martz speaking with City Council regarding an educational event. Commissioner Martz replied that City Council suggested a city fair that could be held in a park on a Saturday

where the community could be invited to meet with Commissioners, other commissions, and City of West Hollywood staff to learn more about what their roles are and how they help the landlords and tenants in the city. City Council would budget towards necessities in providing education to the city. Chair Bergstein suggested this be added to a future agenda.

APPEAL:

D-4187CD2/D-4394R 1201 Crescent Heights Blvd

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

Benjamin Keywanfar, Landlord, spoke on the appeal.

Carey Sudler, Tenant, spoke on the appeal.

Following deliberation, a motion was made by Commissioner Maggio to adopt Resolution RSC 20-567 affirming the hearing examiner's decision. The motion was seconded by Commissioner Martz. The motion was approved by a vote of 7-0-0.

D-4475 950 Larrabee Street #210

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

Marc Cohen Esq, attorney for property manager, spoke on the appeal

Kristopher Maslardziewski, Tenant, spoke on appeal

Nathan Orman, Tenant, spoke on appeal

Following deliberation, a motion was made by Commissioner Maggio to adopt Resolution RSC 20-566 reversing the hearing examiner's decision. The motion was seconded by Commissioner Martz. The motion was approved by a vote of 7-0-0.

PUBLIC COMMENTS: There were no public comments.

COMMISSIONER COMMENTS: Commissioner Maggio inquired if the March 26, 2020 meeting should be cancelled because Council Chambers will not be

available. After discussion, Chair Bergstein asked Mr. Noonan to look into whether the meeting may be held in a different location and asked that a vote on this item be held at the next Rent Stabilization Commission meeting.

Commission Kurpies stated that the Annual Greater Los Angeles Homeless count will be taking place in West Hollywood on January 22- 23, 2020. Information can be found at theycountwillyou.org.

Commissioner Martz stated that funding to help the homeless is tied to an accurate homeless count.

Commissioner Martz put forward a motion to add an item to an upcoming agenda, on a date to be determined by staff, to discuss hosting a city fair on topics related to rent stabilization. The motion was seconded by Commissioner Kurpies. The motion was approved by a vote of 7-0-0.

Commissioner Martz put forward a motion to add an item to an upcoming agenda, at the discretion of staff, to discuss a rent stabilization walk-and-talk. The motion was seconded by Chair Bergstein. The motion was approved by a vote of 7-0-0.

STAFF COMMENTS: There were no staff comments.

ADJOURNMENT: The meeting was adjourned at 8:09 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on January 23, 2020 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Janene Sherrard, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 23rd day of January 2020.

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>

ATTEST:



Robert Bergstein, Chair



Janene Sherrard, Commission Secretary