

**RENT STABILIZATION COMMISSION  
CITY OF WEST HOLLYWOOD  
THURSDAY, FEBRUARY 13, 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 7:02 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 Garrett Charity, Vice Chair Agassi Topchian, Chair Robert Bergstein.

*Commissioner Kellan Martz arrived at 7:07 PM.*

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

**APPROVAL OF AGENDA:** A motion was made by Commissioner Maggio to approve the agenda for the February 13, 2020 meeting. The motion was seconded by Commissioner Charity. The motion was approved 6-0-0, with Commissioner Martz absent.

**APPROVAL OF THE MINUTES:** A motion was made by Commissioner Maggio to approve, with amendments, the minutes of the January 23, 2020 meeting. The motion was seconded by Commissioner Charity. The motion was approved 5-0-1, with Vice Chair Topchian abstaining and Commissioner Martz absent.

**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 February 27, 2020 has one appeal scheduled. The discussion regarding broken elevators is being moved to the February 27<sup>th</sup> meeting.

The meeting on March 12, 2020 has no appeals scheduled. There will be new business discussed regarding the Rent Stabilization Ordinance Deposit Interest Formula.

The Council Chambers are unavailable for meetings on March 26, 2020 and April 9th. Special meetings will be held on those dates in Fiesta Hall at Plummer Park.

Commissioner Maggio asked how many meetings there would be for the Climate Action and Adaptation Plan working group. Mr. Noonan stated he did not know but would see what he could find out.

**COMMISSION COMMENTS:** Chair Bergstein mentioned that a letter of Adjournment had been created in honor of Detective Amber Leist and asked the other Commissioners to sign the certificate.

**APPEAL:**

D-4477

384 San Vicente Blvd

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

Karen Burcombe Vogel, representative of Landlord Ronald Singer, spoke on the appeal.

Sharey Wang, Tenant, spoke on the appeal.

Following deliberation, a motion was made by Commissioner Maggio to adopt Resolution RSC 20-570 affirming the hearing examiner's decision. The motion was seconded by Commissioner Martz. The motion was approved by a vote of 6-1-0, noting the "no" vote of Vice-Chair Topchian.

**NEW BUSINESS:**

Mr. Noonan provided an overview of the Climate Action and Adaptation Plan working group (CAAP). Two Commissioners were designated to represent the Rent Stabilization Commission on the Climate Action Adaptation Plan working group. Commissioner O'Keefe was appointed to be the primary representative. Commissioner Kurpies was appointed to be the alternate representative.

Gloria Aviles presented a report on proposed language changes in the Rent Stabilization Ordinance related to relocation fees. Commission discussion followed with some commissioners supporting taking out the language stating a tenant forfeits the relocation fee if the tenant does not move out, while others felt the language should remain. The Commission asked staff to summarize and include the comments from commissioners in the City Council staff report.

Chair Bergstein inquired if the Commission would be receiving and filing a report in the Agenda packet about historical paint standards. Mr. Noonan explained that the Commission had previously discussed the item and it was included as an attachment to the report on relocation fees that had been presented to City Council. No further action was needed.

**PUBLIC COMMENTS:** David Brown, West Hollywood, commented on the increasing costs of moving within West Hollywood.

**COMMISSIONER COMMENTS:** Chair Bergstein commented that the staff report regarding the proposed smoke free housing ordinance is on the March 16<sup>th</sup> City Council agenda. He inquired whether the Rent Stabilization Commission would be able to review a draft of the ordinance before it goes to Council. Mr. Noonan stated that he would ask the authors if it would be possible.

Chair Bergstein touched upon scheduling a legislative update as a possible future agenda item. He asked if the update could be scheduled for Plummer Park or at an upcoming meeting.

Chair Bergstein asked Staff if City Council had a second reading on the one-year minimum lease item and if this had been finalized. Mr. Noonan remarked that this item had gone back to Council but has been indefinitely tabled.

Chair Bergstein inquired on the status of FEMA grants to assist property owners with retrofitting costs. Mr. Noonan informed the Commission that one grant had been oversubscribed and was not awarded to the City of West Hollywood, but the City is still in the running for a second grant.

Chair Bergstein asked Staff about the proposed retrofitting tax credit put forward by a legislative member. Commissioner Kurpies and Mr. Noonan believe that this item was proposed by Assembly Member Nazarian. Mr. Noonan stated that Chair Bergstein had the most current information regarding this item.

**STAFF COMMENTS:** Alison Regan spoke on the City Council's directive regarding a tenant right-to-counsel initiative. Ms. Regan stated that she anticipated bringing this item to the Commission at the February 27, 2020 Rent Stabilization Commission Meeting.

**ADJOURNMENT:** The meeting was adjourned at 8:33 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on February 27, 2020 in the West Hollywood Park Public Meeting Room – Council Chambers.

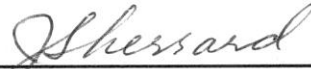
These minutes were submitted by Janene Sherrard, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 27<sup>rd</sup> day of February 2020.

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:**



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**Robert Bergstein, Chair**



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**Janene Sherrard, Commission Secretary**