

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, AUGUST 13, 2020
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Chair Bergstein called the meeting to order at 7:01 p.m.
2. **PLEDGE OF ALLEGIANCE:** The Commission said the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Roger Vinalon Jr. took roll call.

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

ABSENT: Commissioner Garrett Charity

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

4. **APPROVAL OF AGENDA**

ACTION: Approve the Agenda of August 13, 2020. **Motion by Commissioner Maggio to approve the August 13, 2020 agenda, seconded by Commissioner Martz and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of July 23, 2020 as amended. **Motion by Vice Chair Topchian, seconded by Commissioner O’Keefe, and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Rent Stabilization and Housing Manager Pete Noonan reviewed the Look Ahead Calendar and provided an overview on the City website’s resources on the eviction moratorium and rent increase prohibition.

Chair Bergstein inquired about the potential impact if tenants fail to provide the documentation required by the eviction moratorium ordinance. Mr. Noonan stated tenants would risk legal action by their landlords, but encouraged communication between tenants and landlords. He also advised contacting Rent Stabilization and Housing staff for clarification on the requirements.

Commissioner Martz thanked staff for placing the tenant and landlord resources online and available to community members.

Mr. Noonan reminded community members of the available rental assistance programs for those experiencing financial impacts from COVID-19, citing over 800 applications have been approved to date for over \$700,000 in assistance.

Commissioner Kurpies inquired how state and federal eviction moratoriums will affect City residents. Legal Counsel advised West Hollywood's eviction moratorium will continue, but the Judicial Council order only prohibits landlords from issuing summonses, not from filing unlawful detainer complaints. Tenants can contact Bet Tzedek for legal services if a three-day eviction or unlawful detainer notice is received after the eviction moratorium is lifted.

8. COMMISSION COMMENTS: None.

9. APPEAL:

D-4501

1308 Havenhurst Drive, Unit 27

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

Following deliberation, a motion was made by Vice Chair Topchian to adopt Resolution RSC 20-573, affirming-in-part the Hearing Examiner's decision. The motion was seconded by Commissioner O'Keefe. The motion was approved by a vote of 6-0.

Chair Bergstein recessed the meeting at 8:05 p.m. and reconvened the meeting at 8:08 p.m.

D-4155CD4 / D-4428CD2

969 N. Larrabee Street, Unit 13

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

Following deliberation, a motion was made by Commissioner Martz to adopt Resolution RSC 20-577 as amended, affirming the Hearing Examiner's decision. The motion was seconded by Commissioner Maggio. The motion was approved by a vote of 4-2, noting the "no" votes of Commissioner Kurpies and Commissioner O'Keefe.

Chair Bergstein recessed the meeting at 8:53 p.m. and reconvened the meeting at 8:58 p.m.

D-4287CD3

969 N. Larrabee Street, Unit 1

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

Following deliberation, a motion was made by Commissioner Martz to adopt Resolution RSC 20-576, affirming the Hearing Examiner's decision. The motion was seconded by Chair Bergstein. The Hearing Examiner's decision stands with a vote of 3-3, noting the "no" votes of Commissioner Kurpies, Commissioner O'Keefe, and Vice Chair Topchian.

10. NEW BUSINESS: None.

11. PUBLIC COMMENT: None.

12. COMMISSION COMMENTS: Commissioner Martz requested a table of contents for agenda packets going forward and mentioned Commissioner Charity's absence was due to a car collision, noting he was in good health.

Commissioner O'Keefe attended the Public Safety Commission meeting to provide an update on the City's efforts to provide housing during the pandemic. She also asked if appeal notices can be emailed to the parties involved in addition to traditional postal mail.

Commissioner Kurpies thanked both the tenant and landlord in cases D-4155CD4/D-4428CD2 and D-4287CD3 for their cordial behavior during the appeals, and urged the public to complete the census.


13. STAFF COMMENTS: None.

14. ADJOURNMENT: The meeting was adjourned at 9:28 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on August 27, 2020 via Zoom conference.

These minutes were submitted by Roger Vinalon, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 27th day of August 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:

DocuSigned by:


Robert Bergstein, Chair



Roger Vinalon, Commission Secretary

Certificate Of Completion

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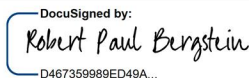
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	8/28/2020 10:56:36 PM
Signing Complete	Security Checked	8/28/2020 10:57:48 PM
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Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		