

**RENT STABILIZATION COMMISSION  
CITY OF WEST HOLLYWOOD  
THURSDAY, SEPTEMBER 10, 2020  
TELECONFERENCE**

**MINUTES**

1. **CALL TO ORDER:** Chair Bergstein called the meeting to order at 7:00 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 Garrett Charity, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Karen O'Keefe, Vice Chair Agassi Topchian, Chair Robert Bergstein.

**STAFF PRESENT:** Acting Rent Stabilization and Housing Manager Alicen Bartle, Legal Counsel to the Commission Alison Regan, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of September 10, 2020. **Motion by Commissioner Martz to approve the September 10, 2020 agenda, seconded by Commissioner Charity and approved.**

5. **APPROVAL OF THE MINUTES**

**ACTION:** Approve the minutes of August 27, 2020. **Motion by Commissioner Maggio, seconded by Commissioner O'Keefe, and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization and Housing Manager Alicen Bartle reviewed the look-ahead calendar and reported 941 rental assistance requests have been approved for a total of \$907,396.80 in assistance since March 16, 2020. Vice Chair Topchian asked if a maximum number of applications can be approved. Staff will provide this information to the Commission.

8. **COMMISSION COMMENTS:** Commissioner Martz urged the public to complete the 2020 census.

9. **APPEAL:**

D-4460CD    1224 N. La Cienega Blvd.

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 O’Keefe to adopt Resolution RSC 20-581, affirming the Hearing Examiner’s decision. The motion was seconded by Commissioner Charity and approved by a vote of 4-3, noting the “no” votes by Commissioner Kurpies, Commissioner Maggio, and Vice Chair Topchian.

D-4511    990 Palm Avenue, Unit 19

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 Chair Bergstein regarding Resolution RSC 20-580 to reverse the Hearing Examiner’s decision as to the rent reduction for the windows and heater, and waive the six-month waiting period to file an application regarding the heater. The motion was seconded by Commissioner Martz and approved by a vote of 7-0.

**10. NEW BUSINESS:** None.

**11. PUBLIC COMMENT:** None.

**12. COMMISSION COMMENTS:** Commissioner O’Keefe proposed a discussion on amending regulations to allow the Hearing Examiner to suspend a rent reduction when a tenant is uncomfortable with repair work being done due to COVID-19, only in cases where the rent would otherwise be permanently restored. Legal Counsel mentioned landlords are required to follow maintenance standards and that current policy allows the Hearing Examiner to weigh evidence in cases where tenants and landlords disagree on the scheduling of repair work. Legal Counsel and Chair Bergstein supported maintaining the current regulations.

Commissioner Maggio inquired if rental agreements should require tenants to clean certain appliances due to safety issues. Chair Bergstein mentioned the regulatory agency standards on maintenance and did not recommend requiring tenants to clean specific appliances in lease agreements.

Commissioner Kurpies informed West Hollywood’s census response rate of 62.6% is low relative to the state and cities similar in size, and urged the public to complete the census.

Chair Bergstein attended a virtual meeting with the City's board and commission chairs and vice chairs and showed appreciation for the City Clerk, City Manager, and City staff. He also stated Mayor Horvath supported having the resident survey regarding the City's smoking ordinance come before the Rent Stabilization Commission and asked to place it as an agenda item to review and file.

Commissioner Martz commended staff serving the Rent Stabilization Commission for adapting and addressing issues during the pandemic.

**13. STAFF COMMENTS:** None.

**14. ADJOURNMENT:** The meeting was adjourned at 8:19 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on September 24, 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 24th day of September 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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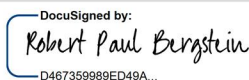
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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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