

**RENT STABILIZATION COMMISSION  
CITY OF WEST HOLLYWOOD  
THURSDAY, JANUARY 28, 2021  
TELECONFERENCE**

**MINUTES**

1. **CALL TO ORDER:** Chair Topchian called the meeting to order at 7:02 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 Robert Bergstein, Commissioner Garrett Charity, Commissioner Kimberly Copeland, Commissioner Josh Kurpies, Commissioner Richard Maggio, Vice Chair Karen O'Keefe, Chair Agassi Topchian

ALSO PRESENT: Acting Rent Stabilization and Housing Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio, Councilmember John Erickson, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of January 28, 2021. **Motion by Commissioner Bergstein to approve the January 28, 2021 agenda, seconded by Commissioner Maggio and approved.**

5. **APPROVAL OF THE MINUTES**

**ACTION:** Approve the minutes of January 14, 2021. **Motion by Vice Chair O'Keefe, seconded by Commissioner Copeland and approved.**

6. **PUBLIC COMMENT:** Councilmember John Erickson expressed his appreciation to the Commission for its service to the community, particularly throughout the pandemic.

7. **MANAGER REPORT:** Acting Rent Stabilization and Housing Manager Jonathan Holub provided a brief update on the Eviction Moratorium and tenant assistance, reviewed the look-ahead calendar, and provided an overview of subletting under the Rent Stabilization Ordinance.

Commissioner Maggio asked if a tenant is required to report to the owner or manager that an additional individual will reside in the unit. Mr. Holub explained this depends on lease terms and advised tenants to refer to the lease, consult with the Rent Stabilization Division, and communicate with the landlord.

Commissioner Bergstein asked if Senate Bill 91 included compensation to landlords for 80 percent of unpaid rent. Mr. Holub confirmed that was correct. Commissioner Bergstein noted landlords may refuse assistance which could lead to their filing an eviction. Legal assistance will be available to the City's residents for such cases.

Vice Chair O'Keefe asked if the City's rental assistance remains available to residents. Mr. Holub confirmed the program remains in place and referred residents to the City's website for more information. Vice Chair asked for clarification on master tenant requirements. Mr. Holub clarified master tenants are not required to register subtenants as there would be no vacancy, and cannot charge subtenants a rent amount higher than the Maximum Allowable Rent for the unit. Mr. Holub added staff will review regulations on the maximum proportion of rent charged by master tenants.

8. **COMMISSION COMMENTS:** Commissioner Maggio mentioned he received his first COVID-19 vaccine and shared concerns regarding accessibility of the vaccine to seniors in the community.

Commissioner Kurpies cited a provision in Senate Bill 91 allowing a tenant to apply for rental arrears assistance, up to 25 percent of unpaid rent, to avoid eviction if the landlord refuses to participate in a rental assistance program.

Chair Topchian reminded the Commissioners to keep their video on during appeal proceedings.

9. **APPEAL**

**A. D-4552** 8558 Holloway Dr. #308B

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 Kurpies to adopt Resolution RSC 21-590, affirming-in-part and reversing-in-part the Hearing Examiner's decision. The motion was seconded by Commissioner Charity and approved with a vote of 7-0.

*Chair Topchian recessed the meeting at 7:50 p.m. and reconvened the meeting at 7:56 p.m.*

10. **UNFINISHED BUSINESS:**

**A. LETTER REGARDING BROKEN ELEVATORS**

*SUBJECT: Staff drafted a letter outlining the Commission's concerns regarding broken elevators for Commission to review and forward to either the Human Services Commission, Disability Advisory Board, or City Council.*

The Commission provided feedback on the drafted letter.

**ACTION: Staff will revise the letter to incorporate the Commission's suggestions and bring a final draft to a future meeting.**

**11. PUBLIC COMMENT:** None.

**12. COMMISSION COMMENTS:** None.

**13. STAFF COMMENTS:** None.

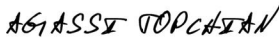
**14. ADJOURNMENT:** The meeting was adjourned at 8:23 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on February 11, 2021 via Zoom conference.

These minutes were submitted by Roger Vinalon, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 11<sup>th</sup> day of February 2021.

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:



  
Agassi Topchian, Chair



  
Roger Vinalon, Commission Secretary

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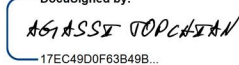
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/12/2021 1:43:17 PM
Certified Delivered	Security Checked	2/12/2021 3:50:19 PM
Signing Complete	Security Checked	2/12/2021 3:53:34 PM
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