

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, OCTOBER 22, 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, Chair Robert Bergstein

ABSENT: Vice Chair Agassi Topchian

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 October 22, 2020. **Motion by Commissioner O’Keefe to approve the October 22, 2020 agenda, seconded by Commissioner Charity and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of September 24, 2020. **Motion by Commissioner Charity, 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.

Commissioner Kurpies inquired about the Rent Stabilization Ordinance deposit interest formula agenda item. Mr. Noonan confirmed the item will remain as scheduled.

8. **COMMISSION COMMENTS:** Commissioner O’Keefe requested an adjournment motion in memory of Commissioner Maggio’s brother Bert E.

Maggio, who passed away September 19, 2020. Chair Bergstein seconded the motion.

Chair Bergstein offered an adjournment motion in memory of former City Clerk, Tom West.

9. APPEAL:

D-4539

9004 Dicks Street

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 20-586(a), seconded by Commissioner Charity. The motion did not pass with a vote of 3-3, noting the “no” votes of Commissioner Kurpies, Commissioner Maggio, and Commissioner Martz. Commissioner Kurpies moved to adopt Resolution 20-586(b) to reverse the Hearing Examiner’s decision on the issue of the base rent only, seconded by Commissioner Martz and passed with a vote of 6-0.

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS

A. EVICTION MORATORIUM

SUBJECT: Legal Counsel presented an update on the eviction moratorium. Ms. Regan explained both West Hollywood’s policy and new State law requirements on deferred rent payments after the City’s eviction moratorium ended September 30, 2020.

Commissioner Kurpies requested clarification on the repayment period and what is considered deferred rent. Ms. Regan stated residents have through September 30, 2021 to pay rent deferred for the period March 1, 2020 through January 31, 2021.

Commissioner O’Keefe asked about the status of the City’s funding for rental assistance. Mr. Noonan stated assistance remains available through National Council of Jewish Women and Alliance for Housing and Healing.

Commission Kurpies asked for clarification on the requirement to pay 25 percent of rent. Ms. Regan stated 25 percent of October 2020 through January 2021 rent is due by January 31, 2021 to be protected from eviction.

Chair Bergstein asked if tenants are protected from eviction if they provide a declaration of hardship upon receipt of a 15-day notice to pay March

through September 2020 rent. Ms. Regan confirmed they would be protected under State law.

Chair Bergstein commented on the effect of unpaid rent on small landlords and the difficulty of collecting on small claims judgments.

ACTION: Receive and file.

12. PUBLIC COMMENT: None.

13. COMMISSION COMMENTS: Commissioner Martz mentioned LA Regional COVID Fund will accept assistance grant applications for businesses and nonprofits from October 26 through October 30, 2020 at lacovidfund.org.

Commissioner Kurpies mentioned Assemblymember Richard Bloom's upcoming State of the Hate panel discussion and motioned to set an agenda item to discuss the election of Chair at the following meeting, seconded by Commissioner O'Keefe. The motion passed with a vote of 6-0.

Commissioner O'Keefe mentioned she will do election monitoring for the democrats in Arizona and encouraged others to join to protect voting rights. Commissioner Martz will also be an election observer in Nevada.

14. STAFF COMMENTS: Mr. Noonan encouraged the public to vote and listed the available ballot drop boxes and voting places in the West Hollywood area. Ms. Regan added the resources on the Los Angeles County Registrar website. Commissioner Kurpies also encouraged the public to use the State's Where's My Ballot service to track the status of your ballot.

15. ADJOURNMENT: In memory of Bert E. Maggio and Tom West, the meeting was adjourned at 8:37 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on November 12, 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 12th day of November 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 Paul Bergstein

Robert Bergstein, Chair



Roger Vinalon, Commission Secretary

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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
Envelope Sent	Hashed/Encrypted	11/14/2020 4:33:11 PM
Certified Delivered	Security Checked	11/16/2020 5:52:39 PM
Signing Complete	Security Checked	11/17/2020 6:10:50 PM
Completed	Security Checked	11/17/2020 6:10:50 PM
Payment Events	Status	Timestamps
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