

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, JUNE 24, 2021
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Chair Topchian 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 Kimberly Copeland, Commissioner Karen Eyres, Commissioner Richard Maggio, Commissioner Estevan Montemayor, Vice Chair Josh Kurpies, and Chair Agassi Topchian

ABSENT: Commissioner Kellan Martz

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

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of June 24, 2021. **Motion by Commissioner Maggio to approve the June 24, 2021 agenda, seconded by Commissioner Eyres and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of June 10, 2021 as revised. **Motion by Commissioner Eyres, seconded by Commissioner Copeland and approved.**

6. **PUBLIC COMMENT:**

GILLIAN MARCUS, WEST HOLLYWOOD, spoke on her landlord charging her for repairs subsequent to her notifications to both prior and current landlords regarding mold adjacent to a leaking pipe. The damage was repaired following requests from the Los Angeles County Department of Public Health.

AILEEN ARGENTINI, WEST HOLLYWOOD, proposed factors to consider regarding changes to relocation fee rates and tenancy in common restrictions to help prevent tenant displacement.

7. **MANAGER REPORT:** Acting Rent Stabilization and Housing Manager Jonathan Holub reviewed the look-ahead calendar and provided an update on

eviction moratorium protections. He mentioned funding remains available for the California COVID-19 Rent Relief Program and to visit housingiskey.com for more information.

- 8. COMMISSION COMMENTS:** Commissioner Maggio proposed directing public speakers to the appropriate staff to address their concerns regarding non-agenda items.

Commissioners Eyres and Copeland supported referring public speakers to the appropriate staff for assistance with their concerns.

Vice Chair Kurpies thanked the public speakers for their participation and recommended following Assembly Bill number 832 for updates regarding the eviction moratorium extension.

Chair Topchian agreed on directing public speakers to staff for assistance and encouraged the public to continue sharing their concerns with the Commission.

9. APPEAL

A. D-4567 1216 N. Crescent Heights #16

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

STEVE SHORT, LOS ANGELES, presented his oral argument.

WILLIAM HORN, WEST HOLLYWOOD, presented his oral argument.

During deliberation, Chair Topchian recessed the meeting at 9:33 p.m. and reconvened at 9:39 p.m.

Following deliberation, a motion was made by Chair Topchian to continue the item to the following meeting, seconded by Commissioner Eyres and approved. Legal Counsel will return with a revised proposed resolution based on the Commission's recommendations.

10. NEW BUSINESS:

A. 2021-22 ANNUAL GENERAL ADJUSTMENT AND RELOCATION FEES

Mr. Holub provided a presentation announcing the Annual General Adjustment amount of three percent effective September 1, 2021 and the new relocation fee amounts effective July 1, 2021.

ACTION: Receive and file.

11. PUBLIC COMMENT:

AARON CASSOU, WEST HOLLYWOOD, spoke on increasing the 120-day no-fault eviction notice period under the Ellis Act to one year and proposed

reconsidering relocation fee amounts that would allow for relocation within West Hollywood while considering the impacts of the pandemic.

- 12. COMMISSION COMMENTS:** Commissioner Maggio mentioned that seniors can request an extension of the 120-day notice period to one year and supported applying the provision to all tenants impacted under the Ellis Act. He also suggested a moratorium on development to protect tenants from having to relocate during this time.

Commissioner Eyres proposed recommending the one-year notice extension for all tenants to City Council.

Commissioner Copeland supported extending the 120-day notice period to 12 months.

Vice Chair Kurpies commended staff on the organization of the staff report.

Chair Topchian thanked staff for the staff report and encouraged attending the virtual Housing Element workshop. He also encouraged the Commissioners to review the updated Rent Stabilization Commission by-laws.

Commissioner Maggio requested the meeting be adjourned in honor of Bernice Levin.

- 13. STAFF COMMENTS:** Mr. Natalizio thanked the Chair and Vice Chair for their comments on the staff report and thanked the Commission for their thorough deliberation.

- 14. ADJOURNMENT:** In honor of Bernice Levin, the meeting was adjourned at 10:17 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on July 8, 2021 via Zoom conference.

These minutes were submitted by Roger Vinalon Jr., Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 8th day of July 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:




Kellan Martz, Chair



Roger Vinalon Jr., Commission Secretary

Certificate Of Completion

Envelope Id: 013F04A9B8384B8096854E0DE6BEA7E8	Status: Completed
Subject: Please DocuSign: 6/24/21 RSC minutes; Resolution 21-594 (D-4567); Resolution 21-595 (D-4577)	
Source Envelope:	
Document Pages: 15	Signatures: 3
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator: RSH Administration RSHAdministration@weho.org
Envelope Stamping: Enabled	IP Address: 76.216.231.96
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	

Record Tracking

Status: Original 7/9/2021 9:17:04 AM	Holder: RSH Administration RSHAdministration@weho.org	Location: DocuSign
---	--	--------------------

Signer Events

Kellan Martz
kellanmartz@gmail.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

459A3E165CA841A...

Signature Adoption: Pre-selected Style
Using IP Address: 172.91.165.148

Timestamp

Sent: 7/9/2021 9:47:10 AM
Viewed: 7/9/2021 9:48:39 AM
Signed: 7/9/2021 9:49:07 AM

Electronic Record and Signature Disclosure:
Accepted: 4/22/2021 9:47:10 PM
ID: cbc7d9c0-f1aa-4a16-b5dc-031345641356

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
Envelope Sent	Hashed/Encrypted	7/9/2021 9:47:10 AM
Certified Delivered	Security Checked	7/9/2021 9:48:39 AM
Signing Complete	Security Checked	7/9/2021 9:49:07 AM
Completed	Security Checked	7/9/2021 9:49:07 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		