

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

MINUTES

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

ABSENT: Chair Kellan Martz

ALSO PRESENT: Rent Stabilization and Housing Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio, Bet Tzedek attorneys Rachel Levy, Alla Chasnik and Hana Kommel, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of October 28, 2021. **Motion by Commissioner Kurpies to approve the October 28, 2021 agenda, seconded by Commissioner Eyres and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of October 14, 2021 as revised. **Motion by Commissioner Eyres, seconded by Commissioner Maggio and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Rent Stabilization and Housing Manager Jonathan Holub reviewed the look-ahead calendar and mentioned information on the California COVID- 19 Rent Relief Program can be found at housingiskey.com.

Bet Tzedek attorney Rachel Levy briefed the Commission on recent case activity under the City's Eviction Prevention and Defense Program.

8. **COMMISSION COMMENTS:** None.

9. APPEAL

A. D-4585 1226 Larrabee St., Unit 3

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

ALEX SAFARIAN, BURBANK presented his oral argument.

NANCY SWEENEY, WEST HOLLYWOOD presented her oral argument.

Following Commission deliberation, **a motion was made by Commissioner Maggio to adopt Resolution RSC 21-602 affirming-in-part and reversing-in-part the Hearing Examiner's decision. The motion was seconded by Commissioner Eyres and approved with a vote of 6-0.**

Chair Copeland recessed the meeting at 8:12 p.m. and reconvened at 8:16 p.m.

10. NEW BUSINESS

A. BET TZEDEK PRESENTATION ON THE EVICTION PROCESS

SUBJECT: The Rent Stabilization Commission will receive a presentation on the eviction process from Bet Tzedek.

Bet Tzedek staff attorneys Alla Chasnik, Rachel Levy, and Hana Kommel provided a presentation on the eviction process, state law protections, and county protections and answered clarification questions from the Commission.

11. ITEMS FROM STAFF: Mr. Holub stated staff would distribute the eviction process slides to the Commission and thanked Bet Tzedek staff for their presentation. He mentioned tenants locked out of their units by their landlord can contact the Rent Stabilization Division and Bet Tzedek for assistance.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS: Commissioner Kurpies thanked Bet Tzedek for their presentation and asked staff if a memo could be issued to the Los Angeles County Sherriff's Department as a reminder on lockout procedures. Mr. Holub stated staff would reach out to the Sherriff's Department.

Commissioner Topchian asked if a line item for handrails could be added to the Valuation Guidelines. Mr. Holub stated they would be included on the Regulations amendment.

Commissioner Eyres showed appreciation for Bet Tzedek's presentation and

mentioned Los Angeles County’s Eviction Mediation Assistance Helpline could be reached at (833) 972-0999.

- 14. ADJOURNMENT:** The meeting was adjourned at 9:10 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on December 9, 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 9th day of December 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

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Kellan Martz, Chair



Roger Vinalon Jr., Commission Secretary

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