

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, FEBRUARY 24, 2022
TELECONFERENCE**

MINUTES

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

ALSO PRESENT: Rent Stabilization Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio, Social Services Manager David Giugni and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of February 24, 2022. **Motion by Commissioner Maggio to approve the February 24, 2022 agenda, seconded by Commissioner Montemayor and approved.**

5. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of February 10, 2022. **Motion by Commissioner Kurpies, seconded by Vice Chair Copeland and approved.**

6. **PUBLIC COMMENT**

AARON CELIOUS spoke about the West Hollywood Social Services Needs Assessment and requested community members complete the survey to help address the needs of the community.

7. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look-ahead calendar and mentioned City Council passed the Rent Stabilization Ordinance amendments recommended by the Commission. He reported a slight increase in West Hollywood eviction cases and mentioned California COVID-19 Rent Relief Program applications continue to be accepted through housingiskey.com.

Commissioner Kurpies asked if information on the reasons for the recent eviction cases was available. Mr. Holub stated he would request that information from Bet Tzedek.

8. **COMMISSION COMMENTS:** Commissioner Maggio requested the meeting be adjourned in honor of the people of Ukraine.

9. **APPEAL**

- A. **D-4627 7548 Lexington Ave., Unit 9**

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

BARBARA JAGER, WEST HOLLYWOOD presented her oral argument.

The tenant did not attend the appeal.

Following Commission deliberation, **a motion was made by Commissioner Kurpies to remand the decision back to the Hearing Examiner to clarify the decision as to whether or not the air conditioning unit sufficiently cooled the living room and whether or not this was considered, order an inspection of the air conditioner, if it was not replaced, with windows closed for a minimum duration of thirty minutes, and determine a sufficient valuation if a rent reduction is warranted. The motion was amended to include that staff return with a resolution at the next meeting. The amended motion was seconded by Commissioner Montemayor and approved with a vote of 7-0.**

10. **NEW BUSINESS**

- A. **INPUT ON SOCIAL SERVICES PRIORITIES**

SUBJECT: The Rent Stabilization Commission will receive a presentation and provide input on Social Services priorities for the 2022-2025 funding cycle.

Social Services Manager David Giugni provided an overview of West Hollywood's social services programs and requested input from the Commission on the social services needs of its constituents.

The Commissioners asked clarification questions and provided feedback on social services matters including tenant harassment, housing security, legal assistance, safety, delivery of services and advertising available services.

ACTION: Designate Commissioner Eyres to attend the March 8th meeting of the Human Services Commission to provide input on Social Services priorities.

11. **ITEMS FROM STAFF:** Mr. Holub thanked Mr. Giugni for his presentation and mentioned staff would provide a presentation on the Rent Stabilization Regulation that provides an incentive to landlords for improvements which enhance building safety at the March 24th meeting. He also mentioned the

Commission would receive a presentation from the Code Compliance Division on April 14.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS: Commissioner Eyres thanked staff for providing a presentation on housing to the Senior Advisory Board.

Chair Martz thanked Mr. Giugni for his presentation and mentioned closing a deal to develop a senior affordable housing project in downtown Glendale.

14. ADJOURNMENT: The meeting was adjourned in honor of the people of Ukraine at 8:53 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on March 10, 2022 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 24th day of March 2022.

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:



459A3E185CA841A...

Kellan Martz, Chair



Roger Vinalon Jr., Commission Secretary

Certificate Of Completion

Envelope Id: 70AD2723EFFF4382B6A3A4A7A47F2A80	Status: Completed
Subject: Please DocuSign: 2/24/22 RSC minutes	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	RSH Administration
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	RSHAdministration@weho.org
	IP Address: 76.216.231.96

Record Tracking

Status: Original	Holder: RSH Administration	Location: DocuSign
3/24/2022 7:45:22 PM	RSHAdministration@weho.org	

Signer Events

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

Signature



Signature Adoption: Pre-selected Style
Using IP Address: 107.184.238.47
Signed using mobile

Timestamp

Sent: 3/24/2022 8:05:35 PM
Viewed: 3/24/2022 8:11:22 PM
Signed: 3/24/2022 8:11:39 PM

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	3/24/2022 8:05:35 PM
Certified Delivered	Security Checked	3/24/2022 8:11:22 PM
Signing Complete	Security Checked	3/24/2022 8:11:39 PM
Completed	Security Checked	3/24/2022 8:11:39 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		