

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, FEBRUARY 9, 2023 - 7:00 PM
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Chair Topchian 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 Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Zekiah Wright, Vice Chair Karen Eyres and Chair Agassi Topchian

ALSO PRESENT: Rent Stabilization 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 February 9, 2023. Motion by **Commissioner Martz to approve the February 9, 2023 agenda, seconded by Vice Chair Eyres and approved.**

5. APPROVAL OF MINUTES

ACTION: Approve the minutes of January 26, 2023. Motion by **Commissioner Maggio, seconded by Commissioner Kurpies and approved,** noting the abstention of Vice Chair Eyres.

6. PUBLIC COMMENT: None.

7. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look ahead calendar and mentioned the Los Angeles County Board of Supervisors extended the COVID-19 Tenant Protections Resolution through March 31, 2023. He pointed to the City's website and www.stayhousedla.org for more information.

Commissioner Kurpies inquired about recent evictions. Mr. Holub indicated he would provide an update at the following meeting.

Chair Topchian inquired about the unit swap item from the prior City Council agenda. Mr. Holub stated the direction was for staff to explore incentive programs to encourage landlords to allow existing tenants with limited mobility on upper floors to move to a lower floor unit and maintain their rent. Chair Topchian requested an item be placed on a future agenda for the Commission to discuss the issue and provide their input.

8. **COMMISSION COMMENTS:** None.

9. APPEAL

A. D-4697 8242 ½ Santa Monica Blvd.

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

MARC COHEN, LOS ANGELES presented his oral argument.

DEREK FERGUSON, WEST HOLLYWOOD presented his oral argument.

After Commission deliberation, a motion was made by Commissioner Maggio to affirm-in-part and remand-in-part the hearing examiner's decision as to application No. D-4697. The motion was seconded by Commissioner Martz and passed with a 6-0 vote.

Chair Topchian recessed the meeting at 7:55 p.m. and reconvened at 8:00 p.m.

10. NEW BUSINESS

A. COALITION FOR ECONOMIC SURVIVAL PRESENTATION ON TENANT ASSISTANCE SERVICES

SUBJECT: The Rent Stabilization Commission will hear a presentation from Coalition for Economic Survival on their tenant assistance services.

Tenant Outreach Organizer Eugene Maysky outlined the tenant assistance services offered by Coalition for Economic Survival (CES), including weekly educational Zoom clinics and monthly tenant rights forums. Mr. Maysky also highlighted recent trends including price gouging, short-term apartment stays, parking side agreements, and tenant harassment.

Commissioner Maggio asked if CES assisted a certain tenant experiencing tenant harassment in finding legal assistance. Mr. Maysky stated Bet Tzedek and Latham & Watkins assisted with the case.

Commissioner Kurpies asked if CES was seeking more involvement from the City in the education and enforcement of the California Tenant Protection Act, Assembly Bill 1482. Mr. Maysky stated it would be beneficial to explore how enforcement could be improved.

Chair Topchian asked if the price gouging case mentioned involved a rent stabilized unit. Mr. Maysky said it did not.

ACTION: Receive and file.

11. ITEMS FROM STAFF: None.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS: Commissioner Kurpies requested a presentation on housing issues not covered under the Rent Stabilization Ordinance and how they are

*Rent Stabilization Commission
Meeting Minutes – February 9, 2023*

handled by the City. Mr. Holub stated staff would provide a presentation on the City's approach to these issues and AB 1482 at a future meeting.

Commissioner Maggio inquired about potential dates for a study session. Mr. Holub stated staff would look to schedule one after the Commission has all seven members in place.

14. ADJOURNMENT: The meeting was adjourned at 8:26 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, March 9, 2023, at 7:00 p.m. in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Diane Garcia, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 9th day of March 2023.

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:

17EC49D0E63B49B

Agassi Topchian, Chair



Diane Garcia, Commission Secretary

Certificate Of Completion

Envelope Id: BBD68C96EA2A4EBE8CD5B0889A955284	Status: Completed
Subject: Complete with DocuSign: 2.9.23 RSC minutes and Resolution RSC 23-623 (D-4711)	
Source Envelope:	
Document Pages: 9	Signatures: 2
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	RSD Administration
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	RSDAdministration@weho.org
	IP Address: 155.190.3.8

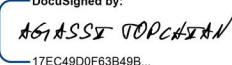
Record Tracking

Status: Original	Holder: RSD Administration	Location: DocuSign
3/9/2023 8:21:18 PM	RSDAdministration@weho.org	

Signer Events

AGASSI TOPCHIAN
 usagassi@yahoo.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 17EC49D0F63B49B...
 Signature Adoption: Pre-selected Style
 Using IP Address: 172.91.180.183

Timestamp

Sent: 3/9/2023 8:25:36 PM
 Viewed: 3/10/2023 8:28:47 AM
 Signed: 3/10/2023 8:28:56 AM

Electronic Record and Signature Disclosure:

Accepted: 7/13/2020 8:08:51 AM
 ID: d63c3a85-31e9-47f7-9336-52f1b10fffd8

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	3/9/2023 8:25:36 PM
Certified Delivered	Security Checked	3/10/2023 8:28:47 AM
Signing Complete	Security Checked	3/10/2023 8:28:56 AM
Completed	Security Checked	3/10/2023 8:28:56 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		