

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, JANUARY 11, 2024 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Chair Zekiah Wright 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 Diane Garcia took roll call.

PRESENT: Commissioner Adam G. Bass, Commissioner Josh Kurpies, Commissioner Kellan Martz, Commissioner Frank D. Rorie Jr., Commissioner Agassi Topchian, Vice Chair Tina Moore and Chair Zekiah Wright

ALSO PRESENT: Acting Rent Stabilization Manager Gloria Aviles, Legal Counsel John Natalizio, and Rent Stabilization Commission Secretary Diane Garcia

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of January 11, 2024. Motion by Commissioner Martz to approve the January 11, 2024 agenda, seconded by Commissioner Topchian and approved.

5. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of December 14, 2023. Motion by Commissioner Bass, seconded by Vice Chair Moore and approved, noting the absentation of Chair Wright.

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization Manager Gloria Aviles reviewed the look-ahead calendar and notified the Commission the January 25, 2024, meeting will be a study session.

8. **APPEAL:**

A. D-4705/D-4729 CD1 929 Genesee Ave #9 / 935 Genesee Ave #7

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

DONNA KIEM, WEST HOLLYWOOD, provided testimony regarding the resident manager housing service and the cleanliness of the building.

CHRISTINE FRENZER, WEST HOLLYWOOD, provided testimony regarding the resident manager posting notice and housing service and the cleanliness of the building.

*Rent Stabilization Commission
Meeting Minutes – January 11, 2024*

SAM BORNSTEIN, LOS ANGELES, presented his oral argument.

WENDY TUCKER, WEST HOLLYWOOD, presented her oral argument.

PAUL PAGUYO, WEST HOLLYWOOD, presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Martz to adopt RSC Resolution 24-640 affirming-in-part and remanding-in-part the Hearing Examiner’s Compliance Determination as to application No. D-4705/4729CD1. The motion was seconded by Commissioner Rorie.**

Commissioner Kurpies made a substitute motion to remand the Hearing Examiner’s Compliance Determination as to application No. D-4705/4729CD1. There was no second; the motion failed.

Chair Wright made a friendly amendment to the original motion to add section 4.A.5 (2), ordering the Hearing Examiner to review all previous testimony and evidence submitted by the parties during the original hearing and prior appeal hearing regarding the duties of the on-site resident manager. The friendly amendment was accepted by Commissioners Martz and Rorie, and approved with a vote of 6-1, noting the “no” vote of Commissioner Kurpies.

***Chair Wright recessed the meeting at 8:34 p.m.*

***Chair Wright reconvened the meeting at 8:40 p.m.*

B. D-4809 1128 Larrabee Street #5

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

ADAM ROSENKRANZ, MARINA DEL REY, presented his oral argument.

MISTY ODELL, WEST HOLLYWOOD, presented her oral argument.

After Commission deliberation, **a motion was made by Commissioner Topchian to adopt RSC Resolution 24-641, affirming the Hearing Examiner’s Decision as to application No. D-4809. The motion was seconded by Vice Chair Moore and approved with a vote of 6-0,** noting the absentation of Commissioner Bass.

9. UNFINISHED BUSINESS:

A. RESOLUTION RSC NO. 23-638

SUBJECT: The Rent Stabilization Commission ordered staff to return with an updated Resolution RSC 23-639 to affirm the Hearing Examiner’s Decision regarding application No. D-4785.

Mr. Natalizio provided an update on the changes made to Resolution RSC 23-639.

ACTION: A motion was made by Commissioner Bass to adopt Resolution RSC 23-639, affirming the Hearing Examiner’s Decision regarding application

*Rent Stabilization Commission
Meeting Minutes – January 11, 2024*

No. D-4785. The motion was seconded by Vice Chair Moore, and approved with a vote of 4-2, noting the “no” votes of Commissioners Martz and Topchian and the absention of Chair Wright.

- 10. ITEMS FROM STAFF:** Ms. Aviles highlighted the Los Angeles County Rent Relief program for landlords, which provides financial assistance to qualified landlords.
- 11. PUBLIC COMMENT:** None.
- 12. ITEMS FROM COMMISSIONERS:** Commissioner Kurpies noted he will be absent from the February 8, 2024 meeting.

Commissioner Bass noted he will be absent from the January 25, 2024, meeting. Additionally, he requested printed agenda packets be made available earlier and for the proposed resolutions to be included in the agenda packets.

- 13. ADJOURNMENT:** The meeting was adjourned at 9:35 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, January, 25, 2024 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 22nd day of February 2024.

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:


Zekiah Wright, Chair



Diane Garcia, Commission Secretary

Certificate Of Completion

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Subject: Complete with DocuSign: 2/22/24 RSC meeting docs	
Source Envelope:	
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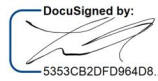
Record Tracking

Status: Original	Holder: RSD Administration	Location: DocuSign
2/26/2024 1:09:26 PM	RSDAdministration@weho.org	

Signer Events

zekiah wright
 zekiahweho@gmail.com
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 76.216.229.110
 Signed using mobile

Timestamp

Sent: 2/26/2024 1:29:57 PM
 Viewed: 2/26/2024 2:48:23 PM
 Signed: 2/26/2024 2:48:49 PM

Electronic Record and Signature Disclosure:
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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
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Payment Events	Status	Timestamps

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