

**CITY OF WEST HOLLYWOOD  
RENT STABILIZATION COMMISSION  
THURSDAY, FEBRUARY 22, 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, Rent Stabilization Intern Josephine Dine, and Rent Stabilization Commission Secretary Diane Garcia

4. **APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of February 22, 2024. **Motion by Commissioner Martz to approve the February 22, 2024 agenda, seconded by Vice Chair Moore and approved.**

5. **APPROVAL OF MINUTES**

A. **ACTION:** Approve the minutes of January 11 and 25, 2024. **Motion by Commissioner Bass, seconded by Vice Chair Moore and approved,** noting the abstentions of Commissioners Bass and Martz regarding the January 25 minutes.

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization Manager Gloria Aviles reviewed the look-ahead calendar.

Commissioner Kurpies requested clarifications regarding the Security Deposit Interest Rate form and requested it be made available in the City Hall lobby. Ms. Aviles confirmed the form would be made available.

8. **APPEAL:**

**A. D-4794**

**8359 Rosewood Ave #5**

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

CHRISTINE PREJEAN, WEST HOLLYWOOD, presented her oral argument.

NICHOLAS HALARIS, WEST HOLLYWOOD, presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Martz to adopt RSC Resolution 24-644 affirming the Hearing Examiner’s Decision as to application No. D-4794. The motion was seconded by Commissioner Kurpies and passed with a vote of 7-0.**

**9. NEW BUSINESS:** None.

**10. ITEMS FROM STAFF:** Ms. Aviles mentioned training for appointed officials would be held on February 29, 2024 in Council Chambers. She also announced an open house regarding the West Hollywood Strategic Plan scheduled for March 2, 2024 and to visit [engage.weho.org/wehostrategicplan](https://engage.weho.org/wehostrategicplan) for more information.

**11. PUBLIC COMMENT:** None.

**12. ITEMS FROM COMMISSIONERS:** Commissioner Topchian requested a discussion item regarding housing services in violation of code at a future meeting. Chair Wright suggested a review of Los Angeles’ and Santa Monica’s policy as part of the discussion. Commissioner Bass recommended the discussion focus on other city policies and staff’s position on the topic.

Commissioner Bass inquired about the delivery timing of the Rent Stabilization Newsletter and Security Deposit Interest Rate form. Ms. Aviles explained the completion of the newsletter was delayed due to staffing changes.

Commissioner Kurpies requested the discussion regarding housing services and code violations include the non-punitive nature of rent reductions and the tenant perspective on housing services when they agree to sign a lease.

Chair Wright mentioned the West Hollywood Lesbian Speaker Series event to be held on February 24, 2024 and the Know Your Rights Forum hosted by the Coalition for Economic Survival scheduled for February 26, 2024.

Commissioner Rorie thanked the appeal parties for their cordiality and looked forward to the discussion regarding housing services.

Commissioner Martz announced the following meeting would be his final meeting on the Commission due to joining a law firm contracted by the City.


**13. ADJOURNMENT:** The meeting was adjourned at 8:22 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, March 14, 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 14<sup>th</sup> day of March 2024.

*Rent Stabilization Commission  
Meeting Minutes – February 22, 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:  
  
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**Zekiah Wright, Chair**



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**Diane Garcia, Commission Secretary**

**Certificate Of Completion**

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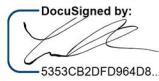
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zekiah n. wright  
 zekiahweho@gmail.com  
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Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	3/18/2024 10:16:29 AM
Signing Complete	Security Checked	3/18/2024 10:17:05 AM
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