

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, JUNE 13, 2024 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Vice Chair Tina Moore called the meeting to order at 7:02 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Bass led the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Roger Vinalon Jr. took roll call.

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

ALSO PRESENT: Rent Stabilization Manager Cameron Kesinger, Rent Stabilization Supervisor Gloria Aviles, Legal Counsel John Natalizio, Governmental Affairs Liaison Hernan Molina, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

ABSENT: Chair Zekiah Wright

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of June 13, 2024 as amended. **Motion by Commissioner Rorie to approve the June 13, 2024 agenda, seconded by Commissioner Bass and approved.**

5. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of May 23, 2024. **Motion by Commissioner Topchian, seconded by Commissioner Rorie and approved, noting the abstentions by Commissioner Kurpies and Vice Chair Moore.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** New Rent Stabilization Manager Cameron Kesinger thanked Rent Stabilization Supervisor Gloria Aviles for her service as Acting Manager over the prior six months, introduced himself, and reviewed the look-ahead calendar.

8. **NEW BUSINESS**

- A. Presentation on the Justice for Renters Act**

SUBJECT: The Rent Stabilization Commission will receive a presentation on the Justice for Renters Act outlining the City's legislative work and advocacy efforts.

Governmental Affairs Liaison Hernan Molina spoke on the Justice for Renters Act and its potential impacts on the Costa-Hawkins Act and rental market.

Commissioner Topchian inquired about the Act's impact on Assembly Bill 1482. Mr. Molina indicated that it would provide local jurisdictions with increased control of their rental rates.

Commissioner Bass inquired about Assembly Bill 2216. Mr. Molina explained that the bill would limit landlords from prohibiting common household pets in residential tenancies and mentioned that West Hollywood would support the bill.

Vice Chair Moore inquired about Assembly Bill 2584. Mr. Molina explained that it would limit companies to owning no more than 1,000 single-family homes.

ACTION: Receive and file.

VICTOR OMELCZENKO, WEST HOLLYWOOD spoke on the Los Angeles LGBTQ Center housing lottery for senior affordable units and proposed the City's inclusionary housing waitlist be reopened.

Chair Zekiah Wright joined the meeting at 7:33 p.m.

9. APPEAL:

A. D-4527CD3 1279 N. Harper Avenue #3

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

LYNN LEMAY, WEST HOLLYWOOD presented her oral argument.

DANIEL MONGE presented his oral argument.

After Commission deliberation, **a motion was made by Vice Chair Moore to adopt RSC Resolution 24-650 affirming the Hearing Examiner's Decision as to application No. D-4527CD3. The motion was seconded by Commissioner Topchian and passed with a vote of 6-0.**

10. UNFINISHED BUSINESS

A. Resolution RSC 24-649 (D-4864)

SUBJECT: The Rent Stabilization Commission ordered staff to return with an updated Resolution RSC 24-649 to reverse-in-part and remand-in-part the Hearing Examiner's Decision regarding application No. D-4864.

ACTION: Motion by Commissioner Bass to approve Resolution RSC 24-649, seconded by Chair Wright and approved with a vote of 3-1, noting the abstentions by Commissioner Kurpies and Vice Chair Moore.

11. ITEMS FROM STAFF: Ms. Aviles expressed her appreciation for the Commission and the opportunity to serve as Acting Manager over the prior six months.

12. PUBLIC COMMENT

LYNN LEMAY, WEST HOLLYWOOD spoke on the evidence considered in the D-4527CD3 appeal.

VICTOR OMELCZENKO, WEST HOLLYWOOD spoke on Assemblymember Laura Friedman's comments regarding the Justice for Renters Act and proposed a briefing also be provided to the LGBTQ+ and Human Services Commissions.

*Rent Stabilization Commission
Meeting Minutes – June 13, 2024*

13. ITEMS FROM COMMISSIONERS: Commissioners Topchian and Bass and Vice Chair Moore thanked Ms. Aviles for her service as Acting Manager and welcomed Mr. Kesinger.

Commissioner Kurpies thanked Mr. Omelczenko for mentioning the Los Angeles LGBTQ Center housing lottery for senior affordable units and proposed housing lottery information be shared on the City’s social media outlets. He also encouraged the public to read the Justice for Renters Act and expressed appreciation for Ms. Aviles and her responsiveness as Acting Manager. He will be absent for the July 11 meeting.

Commissioner Rorie proposed a discussion about the Chair and Vice Chair election process prior to the July 11 meeting.

Chair Wright expressed their appreciation for Ms. Aviles and her work as Acting Manager.

14. ADJOURNMENT: The meeting was adjourned at 8:36 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, June 27, 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 27th day of June, 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:
Tina Moore
778C7CDB9819420

Tina Moore, Vice Chair

Diane Garcia

Diane Garcia, Commission Secretary

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Tina Moore
mooreta99@gmail.com
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Signature

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Resent: 7/1/2024 9:11:13 AM
Viewed: 7/1/2024 9:13:31 AM
Signed: 7/1/2024 9:14:08 AM

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
Envelope Sent	Hashed/Encrypted	6/28/2024 10:23:51 AM
Certified Delivered	Security Checked	7/1/2024 9:13:31 AM
Signing Complete	Security Checked	7/1/2024 9:14:08 AM
Completed	Security Checked	7/1/2024 9:14:08 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		