

**Rent Stabilization Commission
City of West Hollywood
Thursday, January 12, 2012 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Sanes called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Topchian led the Pledge.

ROLL CALL: Commission Secretary Deborah Meadows took roll call.

PRESENT: Commissioners Eric Thompson, and Agassi Topchian, Vice Chair David Gregoire, and Chair Gail Sanes

ABSENT: *Commissioner Chuck Henry*

STAFF PRESENT: RSH Director Allyne Winderman, Rent Stabilization Manager Elizabeth Savage, Legal Counsel Alison Regan, and Commission Secretary Deborah Meadows.

APPROVAL OF AGENDA:

Motion made by Vice Chair Gregoire and seconded by Commissioner Thompson to approve the January 12, 2012 meeting agenda. Motion approved by consensus.

APPROVAL OF MINUTES:

Motion made by Commissioner Thompson and seconded by Vice-Chair Gregoire to approve the December 8, 2011 meeting minutes. Motion approved by consensus.

PUBLIC COMMENTS: None

DIRECTOR'S REPORT:

Director Allyne Winderman updated the Commission that the West Hollywood Cable Channel 10 issue mentioned during public comments at the January 12, 2012 meeting has been due to the transition from the Park venue to the Council Chambers. The listings now reflect specific meeting information as before. Ms. Winderman also updated the Commission on the recent Supreme Court decisions regarding AB26 and AB27. The Supreme Court ruled that AB26, which dissolves redevelopment agencies, is constitutional, and that AB27, which would allow cities to voluntarily buy into a new redevelopment program, is unconstitutional. In light of this decision, there are currently two new bills under way. One will extend the redevelopment agencies dissolution date from February 1, 2012 to May 1, 2012 which would allow more time for the redevelopment agencies to work out the technical details of dissolution. The second bill seeks to allow funds currently on deposit in various city and county affordable housing trust funds to continue to be used by them for their affordable housing programs rather than going back to the taxing entities.

Rent Stabilization Manager Elizabeth Savage, spoke about the recent mailing of the Rent Stabilization News which was sent to approximately 1,600 landlords and 15,000 living in rent stabilized units. The mailing also included the following informational brochures: Annual Interest on Security Deposits, Center for Civic Mediation, and West Hollywood Transportation Programs. Ms. Savage added that these documents are available on the City's website and that folks with questions may contact the Rent Stabilization department.

COMMISSION COMMENTS: None

APPEALS:

a. D-3524CD 1330 N. Harper Avenue, #208

Legal Counsel Alison Regan provided a case summary and analysis of the appeals as provided in the staff report. Staff recommended that the Commission affirm the hearing examiner's decision regarding the items addressed in the appeal submitted by Sandra Carradine, the landlord. Staff advised that since the appeal filed by Jeff Compasso and Tom Robbins, the tenants, did not dispute the hearing examiner's decision, but rather certain wording in the document, their appeal could not be considered.

The Commission heard from Sandra Carradine and Jeff Compasso. Ms. Carradine expressed her objection to the tenants' appeal since they did not include a copy of the back of the form, which provides general information about the appeal process, in the copy of the appeal they provided to her. After hearing from both parties, Chair Sanes closed the oral argument portion of the hearing.

After a public discussion among the Commission regarding the appeal, Commissioner Topchian made a motion to adopt Resolution 12-392, affirming the Hearing Examiner's decision in D-3524CD denying the landlord's request to restore the rent for compliance on the following issues: 1) unit interior painting; 2) bedroom carpeting; 3) common area exterior painting; 4) repairs in both bathrooms; and 5) master bathroom window replacement. Commissioner Thompson seconded the motion and a roll call vote was taken. The motion passed (4-0-0).

Vice Chair Gregoire made a motion to adopt Resolution 12-393 which affirmed the hearing examiner's decision in D-3524CD and modified the decision to omit Findings of Fact Nos. 10, 11, and 12 and Conclusions of Law 6 and 7. Commissioner Topchian seconded the motion and a roll call vote was taken. The motion passed (4-0-0).

NEW BUSINESS: None

UNFINISHED BUSINESS: None

CHAIR'S REPORT: None

PUBLIC COMMENTS: None

COMMISSION COMMENTS:

Chair Sanes agreed with a comment made by Commissioner Thompson during the appeal hearing which suggested that miscommunication may have contributed to many of the issues of the appeal.

STAFF COMMENTS: None

ADJOURNMENT:

There being no further business, Chair Sanes adjourned the Rent Stabilization Commission meeting at 8:15 p.m.

These minutes were taken and submitted by Deborah Meadows, Commission Secretary.

Adopted this 26th day of January 2012

ATTEST:



H. Gail Sanes, Chair


Secretary