

**Rent Stabilization Commission
City of West Hollywood
Thursday, February 13, 2014 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Maggio called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE: Chair Maggio led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT:

Chair Richard Maggio, Vice Chair Agassi Topchian, Commissioner Gail Sanes, Commissioner David Gregoire, and Commissioner Josh Kurpies.

ABSENT: None

STAFF PRESENT:

Human Services and Rent Stabilization Director Elizabeth Savage, Manager of Rent Stabilization and Housing Peter Noonan, Legal Counsel to the Commission Alison Regan, Project Development Administrator Andi Lovano, Senior Management Analyst Hernan Molina, and Commission Secretary Laura Schoonover.

APPROVAL OF AGENDA:

A motion was made by Commissioner Gregoire and seconded by Commissioner Kurpies to approve the February 13, 2014 meeting agenda.

APPROVAL OF MINUTES:

A motion was made by Vice Chair Topchian and seconded by Commissioner Sanes to approve the minutes of the January 23, 2014 meeting as amended.

DIRECTOR'S/MANAGER'S REPORT:

Manager of Rent Stabilization and Housing, Peter Noonan, reviewed the Director's/Managers Look Ahead calendar and spoke of the upcoming Rent Stabilization Ordinance Building Blocks seminar titled "Emergency Preparedness for Apartment Buildings".

APPEALS:

A. D-3823

**1131 Alta Loma Rd., #110
(MAR)**

Alison Regan, Legal Counsel to the Commission, provided a case summary and analysis of the appeal as provided in the staff report.

No representative for the Landlord was present.

Tenant Charles Feldman and attorney for the tenant Catalina Rodas were in attendance and spoke to the Commission regarding the appeal.

After a public discussion among the Commission regarding the appeal, a motion was made by Commissioner Gregoire to adopt Resolution 14-450 to affirm the hearing examiner's decision. The motion was seconded by Commissioner Kurpies. The motion passed (5-0-0).

UNFINISHED BUSINESS:

The Commission received a report from the Valuation Guidelines Ad Hoc Sub-Committee regarding proposed changes to the Valuation Guidelines.

Chair Maggio requested clarification from Human Services and Rent Stabilization Director Elizabeth Savage regarding how the range for each service was determined.

Commissioner Gregoire commented on, and received feedback from the Ad Hoc Sub-Committee, on how the hearing examiner can utilize those ranges to determine an appropriate rent reduction for the loss of a housing service.

Commissioner Kurpies requested clarification on how the Commission would review the hearing examiner's conclusions regarding rent reduction amounts in light of the updated guidelines. Commissioner Kurpies also asked for clarification regarding reductions in housing services that are also code compliance issues. Legal Counsel to the Commission Alison Regan provided this clarification.

Ms. Savage commented on the policy in place regarding code compliance issues and coinciding reduced housing service issues. She also addressed questions regarding the implementation of the Valuation Guidelines. She informed the Commission that the final version will be presented to them at the February 27, 2014 meeting, followed by a Commission Action Update report to the City Council. Ms. Savage also let the Commission know that annual updates to the Valuation Guidelines will be presented to them in July of each year. Ms. Savage thanked Project Development Administrator Andi Lovano for her work on the Valuation Guidelines staff report and for her background analysis on the subject.

NEW BUSINESS:

The Commission received a legislative update from Senior Management Analyst Hernan Molina and Project Development Administrator Andi Lovano regarding current state legislative activities concerning rent stabilization and housing issues.

Mr. Molina spoke regarding the core values of the City of West Hollywood and the process by which the City advocates on behalf of its residents and business owners. He spoke regarding the legislative cycle and how this cycle impacts the legislative process. Mr. Molina answered Commission questions regarding a variety of topics including the Ellis Act and the Costa-Hawkins Rental Housing Act.

Ms. Lovano spoke regarding SB391, The California Homes and Jobs Act, and the positive impact that the passage of this bill would have on affordable housing programs.

COMMISSION COMMENTS:

Commissioner Kurpies made an announcement regarding the “One Billion Rising” event to be held on February 14th.

Commissioner Kurpies also issued a reminder regarding the closure of the 405 freeway from Friday February 14th to Tuesday February 18th.

Commissioner Kurpies also announced that Metro is having a public meeting regarding an increase in fares on March 29th and encouraged the public to participate.

Chair Maggio announced that he will be visiting upcoming Advisory Board and Commission meetings to discuss with them the activities of the Rent Stabilization Commission.

STAFF COMMENTS:

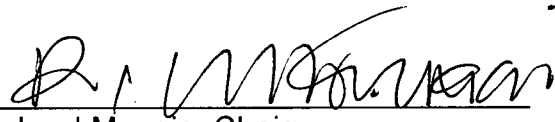
Director of Human Services and Rent Stabilization, Elizabeth Savage, thanked Commissioner Sanes and Vice Chair Topchian for their participation on the Valuation Guidelines Ad Hoc Sub-Committee.

ADJOURNMENT:

There being no further business, Chair Maggio adjourned the Rent Stabilization Commission meeting at 8:01 p.m. The next regular meeting of the Rent Stabilization Commission will be held on February 27, 2014 in the West Hollywood Park Public Meeting Room – Council Chambers.

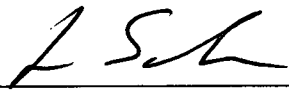
These minutes were taken and submitted by Laura Schoonover, Commission Secretary.

Adopted this 27th day of February, 2014.



Richard Maggio, Chair

ATTEST:



Secretary