

**Rent Stabilization Commission
City of West Hollywood
Thursday, May 28, 2015 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Topchian called the meeting to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE: Chair Agassi Topchian led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT:

Chair Agassi Topchian, Vice Chair Gail Sanes, Commissioner Josh Kurpies, Commissioner Richard Maggio and Commissioner Stephanie Harker.

ABSENT: None

STAFF PRESENT:

Rent Stabilization and Housing Manager Peter Noonan, Rent Stabilization Information Coordinator Anwar Zraikat, and Commission Secretary Laura Schoonover.

APPROVAL OF AGENDA:

A motion was made by Vice Chair Sanes and seconded by Commissioner Harker to approve the agenda for the May 28, 2015 meeting. The motion was approved (5-0-0).

APPROVAL OF MINUTES:

A motion was made by Commissioner Maggio and seconded by Vice Chair Sanes to approve the minutes of the May 14, 2015 meeting. The motion was approved (5-0-0).

PUBLIC COMMENT:

Michael Wojtkielewicz of West Hollywood spoke regarding John Heilman, andrent charged through the Section 8 program and disparities among rent paid by different residents at the Sierra Bonita apartments. Mr. Wojtkielewicz also commented on Americans with Disabilities Act violations at the Sierra Bonita apartments.

DIRECTOR'S/MANAGER'S REPORT:

Rent Stabilization and Housing Manager Peter Noonan reviewed the Manager's Look Ahead calendar and answered questions from the Commission regarding upcoming presentations.

COMMISSIONER COMMENTS:

Commissioner Harker requested that tonight's meeting be adjourned in memory of long time West Hollywood resident Tom Yamashita.

Commissioner Maggio requested that tonight's meeting also be adjourned in memory of former Rent Stabilization Commissioner Ina Bliss

NEW BUSINESS:

- a. Things to Know: the Ellis Act: Rent Stabilization Information Coordinator Anwar Zraikat gave a presentation on the Ellis Act (California Government code section 7060 – 7060.7). Mr. Zraikat and Rent Stabilization and Housing Manager Peter Noonan then answered questions from the Commission about the Ellis Act and programs the City has to assist displaced residents.
- b. Aging In Place: Rent Stabilization and Housing Manager Peter Noonan gave a summary report of the May 9th Aging in Place community outreach event.

Mr. Noonan's report was followed by a report from Commissioner Maggio, who was the Rent Stabilization Commission delegate to the event.

PUBLIC COMMENT:

Michael Wojtkielewicz of West Hollywood spoke regarding the tenants at the Detroit Bungalows and the May 9th Aging in Place community outreach event. He also commented on West Hollywood Community Housing Corporation.

Dan Morin of West Hollywood spoke regarding his experience being evicted using the Ellis Act from his unit of 36 years and the need to amend and or revoke the Ellis Act. He also commented on the relocation assistance he has received from Paragon Partners.

Cathy Blaivas of West Hollywood spoke regarding the Ellis Act and aging in place.

COMMISSIONER COMMENTS:

Commissioner Kurpies thanked Mayor Pro Tempore Lauren Meister for attending tonight's meeting. He also reminded the public to vote in the June 2nd election. He commented on past legislative attempts to curb the impact of the Ellis Act and the need for all Californian residents to act together to have it amended or revoked.

Commissioner Harker thanked the members of the public for attending or watching the meeting and encouraged them to reach out to the members of the Commission or to the Rent Stabilization and Housing Division if they have any issues or concerns. She stressed the importance of public participation in government and encouraged people to vote on June 2nd.

Commissioner Maggio spoke regarding the hearing process and the need to ensure that all participants are treated fairly. He requested that a future discussion on the topic be placed on the Commission's agenda.

Chair Topchian commented on the hearing process. He also thanked the public for their participation in tonight's meeting and encouraged their participation in the future. He commented on the Ellis Act and on the need for tenants to be treated fairly and the need for landlords to get a fair return on their investment.

STAFF COMMENTS:

Rent Stabilization and Housing Manager Peter Noonan reminded the public of the hours of operation of the Rent Stabilization and Housing Division, and provided the Division's phone number.

Mr. Noonan responded to an earlier question from Commissioner Harker regarding the number of Inclusionary Housing units in the City.

Mr. Noonan also provided additional information regarding recent Ellis Act legislation.

ADJOURNMENT:

The meeting was adjourned at 9:12 p.m in memory of Tom Yamashita and Ina Bliss. The next regular meeting of the Rent Stabilization Commission will be held on June 11, 2015 in the West Hollywood Park Public Meeting Room – Council Chambers.

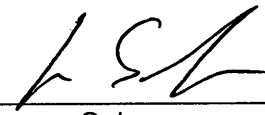
These minutes were taken and submitted by Laura Schoonover, Commission Secretary. Adopted this 11th day of June, 2015.

A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request.
(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the recordings are not of commercial quality.)

ATTEST:



Agassi Topchian, Chair



Laura Schoonover, Secretary