

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, June 9, 2016 @ 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 7:03 p.m.

**PLEDGE OF ALLEGIANCE:** Commissioner Gurfinkel led the Pledge of Allegiance.

**ROLL CALL:** Commission Secretary Laura Schoonover took roll call.

**PRESENT:**

Chair Gail Sanes, Vice Chair Richard Maggio, Commissioner Rob Bergstein, Commissioner David Gregoire, Commissioner Alexander Gurfinkel, and Commissioner Josh Kurpies.

**ABSENT:** Commissioner Stephanie Harker

**STAFF PRESENT:**

Rent Stabilization and Housing Manager Peter Noonan, Legal Counsel to the Commissioner Alison Regan, Rent Stabilization Information Coordinator Anwar Zraikat, and Commission Secretary Laura Schoonover.

**APPROVAL OF AGENDA:**

A motion was made by Commissioner Bergstein to approve the agenda for the June 9, 2016 meeting. The motion was seconded by Commissioner Gregoire. The motion was approved (6-0-0).

**APPROVAL OF MINUTES:**

Commissioner Bergstein made a motion to amend the minutes of the May 26, 2016 meeting. Specifically he requested that more detail be added to the minutes regarding a discussion that took place on Item X (Incentives for Multi-Family Historic Buildings). The motion was seconded by Commissioner Kurpies. The motion did not pass (3-3-0) with Commissioners Sanes, Maggio and Gregoire voting nay. A motion was then made by Commissioner Kurpies to approve the minutes of the May 26, 2016 meeting as they were. The motion was seconded by Vice Chair Maggio. The motion was approved (6-0-0).

**DIRECTOR'S/MANAGER'S REPORT:**

Rent Stabilization and Housing Manager Peter Noonan reviewed the items on the Look Ahead calendar.

**COMMISSIONER COMMENTS:**

Commissioner Kurpies announced that on June 24 there will be a Senior Scam Stopper seminar held at Plummer Park 10am to 12pm.

Commissioner Gregoire commented on a news item that announced California legislators had approved a \$3-billion low-income housing bond to address the statewide housing shortage

**APPEALS:**

A. D-4094 949 Larrabee St.  
(Rent Reduction)

This appeal was withdrawn by the landlord.

A. D-4109 1037 N. Ogden Dr. #9  
(Rent Reduction)

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

Tenant Ashley Ransom was in attendance and spoke to the Commission regarding the appeal.

No representative for the landlord was in attendance.

After the Commission deliberated, a motion was made by Vice Chair Maggio to reverse the hearing examiner's decision and grant the tenant an \$8 rent reduction. The motion was seconded by Commissioner Kurpies. The motion passed (6-0-0).

**NEW BUSINESS:**

1. **Expanding Smoke Free Apartment Living:** Marlene Gomez from the UCLA Center for Health Policy Research and Esther Schiller from S.A.F.E. (Smokefree Air for Everyone) gave a presentation to the Commission regarding their organizations' efforts to have landlords and property owners institute changes to new leases prohibiting smoking in apartment buildings. The presentation detailed the negative health effects of second-hand and even third-hand smoke. They then took questions from the Commission that included the following:

Commissioner Gregoire: Did the speakers have any recommendations on what legislation in West Hollywood would look like?

Commissioner Kurpies: Could a landlord use anti-smoking rules to evict a tenant? He commented that educational programs could be more beneficial than legislation prohibiting smoking.

Commissioner Bergstein: Commented on Santa Monica laws prohibiting smoking as well as numerous other laws that prohibit smoking. He spoke of his desire to present a recommendation to City Council about the possibility of moving forward with prohibiting smoking in apartment buildings.

Commissioner Gurfinkel: Requested clarification from the speakers regarding the health impacts of smoking. He commented on the possible benefits that landlords get when they prohibit smoking. He asked about what barriers landlords feel prohibit them from enforcing a no smoking policy.

**COMMISSIONER COMMENTS:**

Commissioner Gregoire stated that he strongly supports the concept of prohibiting smoking in apartments but would want it to move forward in a way that would not undermine any of our Rent Stabilization Ordinances.

**ADJOURNMENT:**

The meeting was adjourned at 8:35 p.m. The next regular meeting of the Rent Stabilization Commission will be held on June 23, 2016 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Laura Schoonover, Commission Secretary and approved by a motion of the Rent Stabilization Commission on this 23rd day of June, 2016.

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>  
*(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the audio recordings are not of commercial quality.)*

ATTEST:

  
\_\_\_\_\_  
Gail Sanes, Chair

  
\_\_\_\_\_  
Commission Secretary