

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, January 26, 2017 @ 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 7:03 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 David Gregoire, Commissioner Robert Bergstein, Commissioner Josh Kurpies, Commissioner Gail Sanes

**ABSENT:** Commissioner Stephanie Harker, Commissioner Alexander Gurfinkel

**STAFF PRESENT:**

Acting Rent Stabilization and Housing Manager Gloria Aviles, Legal Counsel to the Commission Alison Regan, Commission Secretary Laura Schoonover

Chair Maggio announced that the item on New Business (an update on Short-Term Rentals and Enforcement) has been removed from the agenda and will be presented at a later date.

**APPROVAL OF AGENDA:**

A motion was made by Commissioner Sanes to approve the agenda as amended for the January 26, 2017 meeting. The motion was seconded by Commissioner Bergstein. The motion was approved (5-0-0).

**APPROVAL OF MINUTES:**

A motion was made by Commissioner Bergstein to approve the minutes of the January 12, 2017 meeting. The motion was seconded by Commissioner Sanes. The motion was approved (5-0-0).

**PUBLIC COMMENTS:**

Steve Martin, West Hollywood, spoke on issues related to Bet Tzedek and landlord harassment.

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

Acting Rent Stabilization and Housing Manager Gloria Aviles reviewed the Look Ahead calendar. Manager Aviles announced that staff will attend the Housing L.A. meeting on February 15. Manager Aviles stated that owner-occupancy/no-fault evictions will be an

agenda item at the February 9 Commission meeting. Rent Stabilization will be hosting two community conversations on housing: Wednesday, February 1 at 7 PM in the Community Meeting Room at West Hollywood Library, and on February 16 at 7 PM at Plummer Park.

Commissioner Bergstein asked staff to return with a report on the February 15 housing meeting.

Commissioner Kurpies asked Manager Aviles who at the City residents can contact regarding short-term rentals. Manager Aviles responded that they should contact the City's code enforcement division.

**APPEALS:**

A. D-4137CD 1216 Crescent Heights #16

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

William Horn, West Hollywood, Tenant, spoke on the appeal.

Kylie Mackenzie, West Hollywood, Tenant, spoke on the appeal.

Suzanne Castillo, Landlord representative, spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Bergstein to adopt Resolution 17-499, reversing the hearing examiner's decision. The motion was seconded by Commissioner Sanes. The motion passed (5-0-0).

B. D-4156 1052 Harper Avenue

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

Jennifer Felton, representative for appellant Steven Jones, spoke on the appeal.

Nadav Zohar, representative for Tenant, spoke on the appeal.

Rick Sparks, Tenant, spoke on the appeal.

Following Commission deliberation, a motion was made by Vice Chair Gregoire to affirm the hearing examiner's decision (Resolution 17-500). The motion was seconded by Commissioner Kurpies. The motion passed (5-0-0).

**PUBLIC COMMENTS:**

There were no public comments.

**COMMISSIONER COMMENTS:**

Commissioner Bergstein asked if staff has started to compile a document of all rent stabilized units and when each of these units was last registered.

Commissioner Kurpies announced that he had attended the RSO Building Blocks Tenant Basics session on January 24.

Chair Maggio reported that he discussed the topic of 30-minute study sessions with the Rent Stabilization Manager and said Commissioners were free to select items from the 2016-17 priorities list for discussion.

**STAFF COMMENTS:**

There were no staff comments.

**ADJOURNMENT:**

The meeting was adjourned at 8:02 p.m. The next regular meeting of the Rent Stabilization Commission will be held on February 9, 2017 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Tom Trevor, Commission Secretary and approved by a motion of the Rent Stabilization Commission on this 9<sup>th</sup> day of February, 2017.

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:



Richard Maggio, Chair



Commission Secretary