

**Rent Stabilization Commission
City of West Hollywood
Thursday, February 9, 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 7:07 p.m.

PLEDGE OF ALLEGIANCE: Rent Stabilization and Housing Manager Peter Noonan 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 Stephanie Harker

ABSENT: Commissioner Alexander Gurfinkel, Commissioner Gail Sanes

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

APPROVAL OF AGENDA:

A motion was made by Vice Chair Gregoire to approve the agenda for the February 9, 2017 meeting. The motion was seconded by Commissioner Bergstein. The motion was approved (5-0-0).

At this time Commissioner Sanes arrived.

APPROVAL OF MINUTES:

A motion was made by Vice Chair Gregoire to approve the minutes of the January 26, 2017 meeting as amended. The motion was approved (5-0-1) with Commissioner Harker abstaining.

PUBLIC COMMENTS:

Michael Wojtkielewicz, West Hollywood, spoke about the 2013 loss of County public housing at 1274 N. Crescent Heights, the only affordable housing built prior to City incorporation using 30-year County Multi-family Housing Bond Program funding. Mr. Wojtkielewicz spoke about a 2014 acquisition loan for affordable housing. Mr. Wojtkielewicz also spoke about the election.

Cary Harrison, West Hollywood, addressed issues related to a recent Rent Stabilization hearing for 1201 N. Crescent Heights.

DIRECTOR'S/MANAGER'S REPORT:

Rent Stabilization and Housing Manager Peter Noonan reviewed the Look Ahead calendar. The Commission will receive an update on the Section 8 program on February 23rd. On March 9th, the City of West Hollywood will conduct a forum on the Ellis Act. Staff recommends that the Commission meeting scheduled for that evening be canceled to allow Commissioners to be present at the forum. Legal counsel will notify Commissioners on how they may attend as private citizens without violating the Brown Act.

COMMISSIONER COMMENTS:

There were no commissioner comments.

APPEALS:

A. D-4165 1015 N. Edinburgh Avenue

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

Steven Solomon, West Hollywood, tenant, spoke on the appeal.

Thomas Nitty, landlord representative, spoke on the appeal.

After the Commission deliberated, a motion was made by Commissioner Sanes to adopt Resolution 17-501, affirming the hearing examiner's decision. The motion was seconded by Commissioner Bergstein. The motion passed (6-0-0).

B. D-4169 946 N. Curson Avenue

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

David Davidi, landlord representative, spoke on the appeal.

Veronica Lopez, tenant, spoke on the appeal.

After the Commission deliberated, a motion was made by Commissioner Bergstein to adopt Resolution 17-502 affirming the hearing examiner's decision. The motion was seconded by Commissioner Harker. The motion passed (6-0-0).

The Commission recessed at 8:15 PM.

Chair Maggio called the meeting back to order at 8:16 PM.

NEW BUSINESS:

Anwar Zraikat, Information Coordinator, presented information on owner-occupancy exemptions.

PUBLIC COMMENTS:

Victor Omelczenko, West Hollywood, spoke about the Ellis Act and upcoming community forum. Mr. Omelczenko also spoke about the upcoming election.

Cynthia Blatt, West Hollywood, spoke about the election, the Ellis Act, and providing grants to rehabilitate aging apartment buildings.

COMMISSIONER COMMENTS:

Commissioner Bergstein spoke about challenges faced by tenants filing harassment complaints and suggested staff present information on available resources.

Commissioner Bergstein made a motion to add to the February 23, 2017 agenda a discussion of a potential amnesty program for landlords who do not currently have their units registered. The motion was seconded by Commissioner Kurpies. The motion passed (6-0-0).

Commissioner Harker thanked members of the public who attended and spoke at the meeting. Ms. Harker encouraged the public to attend the upcoming Landlord Basics and Landlord Advanced Building Blocks educational workshops at Plummer Park. Ms. Harker informed the public they have until February 21 to register for the upcoming March 7 elections.

STAFF COMMENTS:

Rent Stabilization and Housing Manager Noonan invited the public to attend the upcoming Community Conversation on Housing on Thursday, February 16. Mr. Noonan commented on the redesigned Building Blocks program and encouraging turnout for the recent Tenants sessions.

ADJOURNMENT:

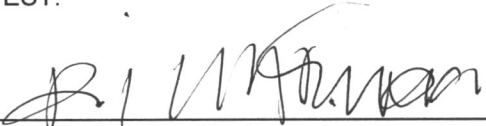
The meeting was adjourned at 8:48 p.m. The next regular meeting of the Rent Stabilization Commission will be held on February 23, 2017 in the West Hollywood Park Public Meeting Room – Council Chambers.

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