

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, September 28, 2017 @ 7:00 PM  
West Hollywood Park Public Meeting Room – Council Chambers  
625 North San Vicente Boulevard**

**Minutes**

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

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

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

**PRESENT:** Chair Josh Kurpies, Vice Chair Rob Bergstein, Commissioner Garrett Charity, Commissioner Richard Maggio, Commissioner Agassi Topchian, Commissioner Margaret Buckles, and Commissioner David Gregoire.

**ABSENT:** None

**STAFF PRESENT:** Rent Stabilization and Housing Manager Peter Noonan, Legal Counsel to the Commission Alison Regan, Commission Secretary Laura Schoonover.

**APPROVAL OF AGENDA:**

A motion was made by Commissioner Bergstein to approve the agenda for the September 28, 2017 meeting. The motion was seconded by Commissioner Maggio. The motion was approved.

**APPROVAL OF MINUTES:**

A motion was made by Commissioner Gregoire to approve the minutes of the August 24, 2017 meeting as amended. The motion was seconded by Commissioner Maggio. The motion was approved.

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

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

**COMMISSION COMMENTS:**

Chair Kurpies asked staff to provide a report on emergency preparedness and contingency planning for rent stabilization. In the event of a natural disaster, such as an earthquake, does the City have adequate measures in place to protect tenants from eviction? Would a tenant need to pay rent if his or her unit was uninhabitable? Is it possible for the City to suspend for-cause evictions for non-payment of rent if financial institutions are shut down and tenants do not have access to funds?

Chair Kurpies reported to the Commission on the August 29 “Chair and City Manager” meeting he attended with City Manager Paul Arevalo and City Clerk Yvonne Quarker.

**APPEAL:**

D-4205CD1

536 N. Orlando Ave #7

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

Landlord representative George Azzi and Jessica (last name not provided) spoke regarding the appeal.

Tenant John Blevins spoke regarding the appeal.

Following Commission deliberation, a motion was made by Commissioner Topchian to adopt Resolution 17-512, affirming the hearing examiner’s decision. The motion was seconded by Commissioner Gregoire. The motion was approved.

**NEW BUSINESS:**

Legal Counsel to the Commission Alison Regan gave a presentation on Owner Occupation vs Ellis evictions providing an overview of the different requirements and rights for landlords and tenants.

After the presentation staff answered questions from the Commission.

Vice Chair Bergstein brought forward the topic of whether or not there should be limitations set when an owner occupied unit can be returned to market at market rate as opposed to being restricted to the rent amount in place at the time of the owner occupation. He made a motion to place the topic on a future meeting for discussion examining the in perpetuity restrictions on rent. Commissioner Buckles seconded the motion. The motion failed 3-4-0 with Commissioners Topchian, Gregoire, Maggio, and Charity voting no.

**COMMISSIONER DISCUSSION:**

Commissioner Maggio reminded Commissioners that rent reduction and MAR hearings are open to attend. A Commissioner attending a hearing would recuse his or herself from the appeal, if one was later filed and heard by the Commission. Any Commissioners interested in attending a hearing should contact the RSH Manager.

Commissioner Charity proposed possible dates for the upcoming study session on the City of Los Angeles Systematic Code Enforcement Program (SCEP). The Commission tentatively scheduled the study session for December 14 and designated an ad hoc committee consisting of Commissioner Charity, Commissioner Buckles, and Commissioner Topchian to prepare the topic.

Vice Chair Bergstein informed the Commission the City Council had recently received the Commission’s motion to consider a non-smoking program in rental housing in West

Hollywood and asked staff to provide a report on instituting such a program in the City at a future City Council meeting. He also commented on how to best involve other Commissions and Advisory Boards in advocating for a non-smoking program, requesting permission to represent the Commission on the topic at other commission and board meetings. Following the Commission's discussion, Commissioner Bergstein stated he would attend other commission and board meetings as a private citizen.

The Commission asked staff to look into the possibility of holding the December 14, 2017 study session on SCEP at Plummer Park, and that a meeting had occurred offsite at one point in the past. [The Commission's by-laws state, "...meetings will be held at the West Hollywood Park Auditorium" (now City Council Chambers).]

The Commission announced the February 8, 2018 meeting will be cancelled due to lack of quorum.

**STAFF COMMENTS:**

Rent Stabilization and Housing Manager Peter Noonan announced the Commission will have an opportunity to review its commission and board liaison appointments at the October 12 meeting. He also announced he will be out of town and Gloria Aviles will represent him at the meeting.

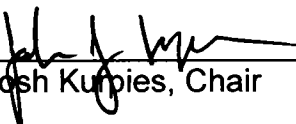
**ADJOURNMENT:**

The meeting was adjourned at 8:25 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on October 12, 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 12th day of October, 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:

  
\_\_\_\_\_  
Josh Kurpies, Chair

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