

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, April 12, 2018 @ 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 7:06 p.m.

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

**ROLL CALL:** Commission Secretary Tom Trevor took roll call.

**PRESENT:** Commissioner David Gregoire, Commissioner Agassi Topchian, Commissioner Garrett Charity, Commissioner Margaret Buckles, Chair Josh Kurpies.

**ABSENT:** Commissioner Richard Maggio, Vice Chair Rob Bergstein.

**STAFF PRESENT:** Information Coordinator Gloria Aviles, Legal Counsel to the Commission Alison Regan, Commission Secretary Tom Trevor.

**APPROVAL OF AGENDA:** A motion was made by Commissioner Topchian to approve the agenda for the April 12, 2018 meeting. Commissioner Charity seconded the motion. The motion was approved.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Gregoire to approve the minutes of the March 8, 2018 meeting. The motion was seconded by Commissioner Charity. The motion was approved.

**PUBLIC COMMENTS:** None.

**DIRECTOR'S/MANAGER'S REPORT:** Rent Stabilization and Housing Information Coordinator Gloria Aviles reviewed the Look Ahead calendar.

**COMMISSIONER COMMENTS:** None.

**APPEAL:**

D-4274

1205 N. Formosa Ave., #5  
(Rent Reduction)

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

Eddie Pashchin, appellant, spoke on the appeal.

*Commissioner Buckles arrived at 7:18 p.m.*

Following Commission deliberation, a motion was made by Commissioner Topchian to adopt Resolution 18-517, affirming the hearing examiner's decision in part and reversing the decision in part. The motion was seconded by Chair Kurpies. The motion was approved (3-1-1) with Commissioner Gregoire voting no and Commissioner Buckles abstaining.

**NEW BUSINESS:**

COST SHARING OPTIONS FOR MANDATORY SEISMIC RETROFITTING AND FURTHER ANALYSIS: Information Coordinator Gloria Aviles presented a report that included a timeline for further analysis of the upward rent adjustment application, exploration of an alternative possible direct cost pass-through, and increased community involvement events. The Commission was informed that its recommendations were received and approved by the City Council on April 2, 2018, with Council Members providing initial guidance.

**PUBLIC COMMENT:**

Matthew Kincaide, West Hollywood, spoke on the New Business item.

Jennifer Kriendler, West Hollywood, spoke on the New Business item.

Ben McCormick, West Hollywood, spoke on the New Business item.

Mischa Irwin, West Hollywood, spoke on the New Business item.

Maria Sanchez, West Hollywood, spoke on the New Business item.

Claudine Stevens, West Hollywood, spoke on the New Business item.

**COMMISSIONER DISCUSSION:**

Chair Kurpies encouraged the public to watch the March 8, 2018 Rent Stabilization Commission meeting for a detailed report on and discussion of cost sharing options for seismic retrofitting.

Commissioner Topchian encouraged the public to continue to attend community outreach meetings and events.

Commissioner Charity commented on the notice of upward rent adjustments (NOI) that landlords can utilize, as well as the challenge facing Council by requiring seismic retrofitting while also protecting tenants from evictions under the Ellis Act. He also thanked each member of the public for their comments.

Commissioner Gregoire was pleased to see two community meetings and multiple mailings have been planned. He encouraged staff to continue thinking creatively on community outreach and for the public to keep speaking out on the subject. He is satisfied with the timeline presented.

Commissioner Buckles encouraged the public to continue to be vocal in expressing how any rent increases will affect them personally.

Chair Kurpies announced he would not be present for the May 24, 2018 Commission meeting. Commissioners Gregoire and Topchian also announced that they would be unable to attend. After a brief discussion, the Commission agreed by consensus to cancel the meeting of May 24, 2018 for lack of quorum. Chair Kurpies thanked the public for turning out in large numbers to speak. He also recommended the public watch the April 2, 2018 City Council meeting, which also addressed the seismic retrofit issue. The chair encouraged staff to continue to look at creative ways to get information out to the community, such as “pop ups” and online surveys.

**AD HOC SUBCOMMITTEE UPDATE:** Commissioner Topchian provided an update on the ad hoc subcommittee that was formed to review making a recommendation to City Council about initiating a proactive code enforcement program.

**PUBLIC COMMENTS:** Rick Watts, West Hollywood, inquired about the process of obtaining a cease and desist order.

Jason Katz, Los Angeles, representative for the landlord in the appeal of D-4274, made his remarks in Public Comments, as he had arrived late to the meeting and following the decision on appeal. The Commission considered his comments and declined to re-open the deliberations.

**COMMISSIONER COMMENTS:** Commissioner Topchian announced that the Russian Arts and Culture Festival would be held at Plummer Park on Sunday, May 20, 2018, between 11 a.m. and 7 p.m., and he encouraged the public to attend.

Commissioner Gregoire encouraged the public to attend the Russian Arts and Culture Festival.

Commissioner Buckles announced that this meeting would be her last, as she will no longer be living in West Hollywood. She said it had been an honor to serve the community and on the Commission. She thanked staff, Councilmember Horvath for appointing her, and the public.

Chair Kurpies thanked Commissioner Buckles for her service to the Commission and announced that the 23<sup>rd</sup> Annual Kids Fair would be held on Saturday, April 14, 2018, from 10 a.m. – 2 p.m., at Plummer Park.

Commissioner Gregoire thanked Commissioner Buckles for her service on the Commission.

**STAFF COMMENTS:**

Rent Stabilization Information Coordinator Gloria Aviles thanked Commissioner Buckles for her service to the community. She announced that Commissioners would need to arrive for the April 26, 2018 meeting prior to 6:30 p.m. in order to attend a closed session.

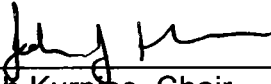
**ADJOURNMENT:**

The meeting was adjourned at 8:37 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on April 26, 2018 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 26th day of April 2018.

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:



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Josh Kurpies, Chair



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Commission Secretary