

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, June 28, 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 7:05 p.m.

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

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

**PRESENT:** Commissioner Richard Maggio, Commissioner David Gregoire, Commissioner Karen O’Keefe, Commissioner Agassi Topchian, Commissioner Garrett Charity, Vice Chair Rob Bergstein, Chair Josh Kurpies.

**ABSENT:** There were no absences.

**STAFF PRESENT:** Acting Rent Stabilization and Housing Manager Gloria Aviles, Legal Counsel to the Commission Alison Regan, Commission Secretary Tom Trevor.

**APPROVAL OF AGENDA:** A motion was made by Commissioner Gregoire to approve the agenda for the June 28, 2018 meeting. Commissioner Maggio seconded the motion. The motion was approved.

**APPROVAL OF MINUTES:** A motion was made by Vice Chair Bergstein to approve the minutes of the June 14, 2018 meeting. The motion was seconded by Commissioner Charity. The motion was approved.

**PUBLIC COMMENTS:** Elliott Wachtel, West Hollywood, spoke about seismic retrofitting.

**DIRECTOR’S/MANAGER’S REPORT:** Acting Rent Stabilization and Housing Manager Gloria Aviles reviewed the Look Ahead calendar.

**COMMISSIONER COMMENTS:** Vice Chair Bergstein requested that staff prepare a presentation outlining the legal services available to West Hollywood residents.

**APPEAL:**

D-4287

969 N. Larrabee Street #1  
(Rent Reduction)

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

Sultan Alfawaz, West Hollywood, tenant, spoke on the appeal.

Suzy Montgomery, West Hollywood, landlord, spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Topchian to adopt Resolution 18-524, affirming the hearing examiner's decision in D-4287. The motion was seconded by Commissioner Charity. The motion was approved by a vote of 7-0-0.

Commissioner Gregoire pointed out an issue with Resolution 18-523, and questioned whether it had been properly adopted. Commission discussion followed. A motion was made by Commissioner Charity to adopt Resolution 18-523, affirming the hearing examiner's decision and waiving the six month waiting period for filing a new decrease application on the issue of the heating in the bedroom. The motion was seconded by Commissioner O'Keefe. The motion was approved by a vote of 7-0-0.

**NEW BUSINESS: 2018-2019 ALLOWABLE ANNUAL GENERAL ADJUSTMENT (AGA) OF RENTS FOR RENT STABILIZED PROPERTIES AND ADJUSTED RELOCATION FEES FOR DISPLACED TENANTS:** Manager Aviles presented a report announcing the Annual General Adjustment (AGA) effective September 1, 2018, and the adjusted relocation fees effective July 1, 2018.

**COMMISSION DISCUSSION:**

Chair Kurpies asked how the formula for relocation amounts was calculated. He expressed a desire to have the 30-Day Notice to Increase Rent resume being included in the annual newsletter.

Commissioner Topchian asked if the 30-Day Notice to Increase Rent form had been mailed to landlords.

Vice Chair Bergstein thanked staff for the link explaining where raw data came from. He encouraged staff to get the 30-Day Notice to Increase Rent form out to landlords.

**AD HOC SUBCOMMITTEE REPORT:** Chair Kurpies and Commissioner O'Keefe recused themselves from the meeting during the report. Vice Chair Bergstein reported on the community meeting held at West Hollywood Park Auditorium on June 16, 2018.

**PUBLIC COMMENTS:** Eric Jon Schmidt, West Hollywood, spoke on the item.

*Chair Kurpies and Commissioner O'Keefe returned to the meeting following Public Comment.*

**COMMISSIONER COMMENTS:** Commissioner Maggio asked that the Commission adjourn in memory of the victims of the shooting at the Capital Gazette in Annapolis, Maryland.

Commissioner Charity thanked staff for their presentations.

Commissioner Gregoire commented on the article about Berlin's housing crisis provided in their mail folders.

Commissioner O'Keefe expressed an interest in learning more from staff about best practices for hearings.

Chair Kurpies asked staff to provide an update on Commissioner recusal procedures.

Commissioner Topchian asked if the July 12 meeting would be the last opportunity to discuss cost sharing for earthquake retrofitting.

**STAFF COMMENTS:** Manager Aviles thanked the Commission for their ongoing patience during staffing transitions.

**ADJOURNMENT:**

The meeting was adjourned at 8:18 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on July 12, 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 12<sup>th</sup> day of July 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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Joeh Kurpies, Chair  
Rob Bergstein



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Commission Secretary