

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, December 13, 2018 @ 7:00 PM  
West Hollywood Park Public Meeting Room – Council Chambers  
625 North San Vicente Boulevard**

**Minutes**

**CALL TO ORDER:** Chair Charity called the meeting to order at 7:00 p.m.

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

**ROLL CALL:** Commission Secretary Celeste Barrino took roll call.

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

**ABSENT:** None

**STAFF PRESENT:** Rent Stabilization and Housing Manager Peter Noonan, Legal Counsel Alison Regan, Commission Secretary Celeste Barrino.

**APPROVAL OF AGENDA:** A motion was made by Commissioner Gregoire to approve the agenda for the December 13, 2018 meeting. Commissioner Topchian seconded the motion. The motion was approved.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Bergstein to approve the minutes of the November 8, 2018 meeting as amended. The motion was seconded by Commissioner Charity. The motion was approved with Commissioners Agassi and Maggio abstaining.

**PUBLIC COMMENTS:** Yuriy Shamayev, West Hollywood spoke on the Rent Stabilization Ordinance. He also spoke on the City’s hearing process.

**DIRECTOR’S/MANAGER’S REPORT:** Rent Stabilization and Housing Manager Peter Noonan reviewed the Look Ahead calendar.

**COMMISSIONER COMMENTS:** Commissioner Kurpies asked if they could further discuss the NOI process for seismic retrofitting before it goes to the City Council. He also asked if staff could present information on the Zone Text Amendment requiring all leases in West Hollywood to be one year.

Commissioner Bergstein inquired if in the upcoming year the Commission could receive a report from the City’s legislative office on new and upcoming legislation. Housing Manager Peter Noonan suggested Hernan Molina the City’s Governmental Affairs Liaison could provide an update.

Commissioner Charity mentioned he attended the AB 1234 Annual Ethics training, and thanked Mayor John Duran for hosting the training.

Commission Bergstein provided an article on “Finding Rent Relief during Difficult Times”.

**APPEAL:**

D-4351

937 N. Orange Grove Ave #4

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

Rion Gonzalez, West Hollywood Tenant spoke on the appeal.

Fernando Arevalo, Los Angeles, Landlord’s Representative spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Gregoire to adopt Resolution 18-538, affirming the hearing examiner’s decision in D-4351. The motion was seconded by Commissioner Maggio. The motion was approved by a vote of 7-0-0.

**APPEAL:**

D-4342

1241 N. Harper Ave #6

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

Liza Haim, West Hollywood Tenant spoke on the appeal.

Hal Bitran, Los Angeles, Property Owner spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Topchian to adopt Resolution 18-537, affirming the hearing examiner’s decision in D-4342. The motion was seconded by Commissioner Charity. The motion was approved by a vote of 7-0-0.

**NEW BUSINESS:** Security Deposit Interest Rate for the 2018 Calendar Year

Housing Manager Peter Noonan reported the security deposit interest rate was zero percent for the 2018 calendar year. The calculation is based on the interest rates for passport savings accounts at banks within the City of West Hollywood. The Commission asked that a discussion be placed on a future agenda about amending the RSO to calculate the security deposit interest using a wider range of banking options. Since the security deposit interest calculation was developed there has been changes in banking, the main change being online banking which provides other opportunities for banking and could provide higher annual interest.

Commissioner Kurpies asked that a discussion be placed on a future agenda about amending the RSO to calculate the security deposit interest using a wider range of banking options. The security deposit interest calculation was developed at a time before online banking. With online banking, today there are many other opportunities for investing with banks outside of West Hollywood that earn higher interest on savings accounts.

**AD HOC SUBCOMMITTEE UPDATE:** Commissioner Kurpies provided an update on the ad hoc subcommittee that was formed to review the unit Re-registration process. He reported that they have concluded with their findings and will present a written proposal at a future meeting. (Commissioner Maggio mentioned that he attended the ad hoc meeting)

**PUBLIC COMMENTS:** No public comments.

**COMMISSIONER COMMENTS:** Commissioner O’Keefe thanked Commissioner Gregoire for his support during his time as Commissioner.

Commissioner Gregoire announced that this meeting would be his last. He said it had been an honor to serve the community and the Commission for the past 18 years. He thanked staff, Councilmember Heilman for appointing him, and the public.

Commissioner Bergstein thanked Commissioner Gregoire for his many years of service to the Commission.

Commissioner Kurpies thanked Commissioner Gregoire for his service to the Commission.

Commissioner Charity thanked Commissioner Gregoire for his guidance and service to the Commission.

Commissioner Agassi thanked Commissioner Gregoire for his service to the Commission.

Commissioner Maggio thanked Commissioner Gregoire for his support and service to the Commission over the years.

**STAFF COMMENTS:** Legal Counsel Alison Regan thanked Commissioner Gregoire for his dedication and support to the Commission.

Housing Manager Peter Noonan thanked Commissioner Gregoire for his service to the Commission. He mentioned the RSO Building Blocks educational seminars for 2019 and briefly touched upon the 2018 outcomes included in the packet but not on the agenda. The item will be included in the January 10, 2019 meeting agenda.

**COMMISSION COMMENTS:** Commissioner Bergstein asked if they could agendize an election for the Vice Chair position, after Councilmember Heilman appoints the new Commissioner.

**ADJOURNMENT:**

The meeting adjourned at 8:33 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on January 10, 2019 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Celeste Barrino, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 10<sup>th</sup> day of January 2019.

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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Garrett Charity, Chair

  
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Commission Secretary