

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, March 14, 2019, 2019 @ 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, Chair Garrett Charity, Commissioner Agassi Topchian, Commissioner Richard Maggio, Commissioner Karen O’Keefe, Commissioner Kellan Martz

**ABSENT:** There were no absences.

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

**APPROVAL OF AGENDA:** A motion was made by Commissioner Bergstein to approve the agenda for the March 14, 2019 meeting. Commissioner O’Keefe seconded the motion. The motion was approved.

**APPROVAL OF MINUTES:** A motion was made by Commissioner O’Keefe to approve the minutes as amended of the February 28, 2019 meeting. The motion was seconded by Commissioner Charity.

**PUBLIC COMMENTS:** Ted Green, West Hollywood spoke on One Year Lease Zone Text Amendments.

**DIRECTOR’S/MANAGER’S REPORT:** Rent Stabilization and Housing Manager Peter Noonan reviewed the Look Ahead calendar he gave an update on City Council action regarding an ordinance amending the rent stabilization ordinance for seismic retrofitting.

Commissioner O’Keefe asked when property owners and landlords will be notified of the seismic retrofit ordinance. Peter Noonan replied that Building & Safety staff are preparing to send out letters. She also thanked Ted Green for attending the meeting and expressing his concern regarding the one year lease zone text amendments.

**COMMISSIONER COMMENTS:** Commissioner Maggio mentioned that he attended the Human Services Commission meeting. He also suggested the Commission consider having a liaison represent the RSC at other boards and commission meetings.

Commissioner Kurpies expressed his concern about the Commission not having the ability to review the Seismic Retrofit Ordinance before it went to Council. He also commented on the one year lease zone text amendment.

Commissioner O'Keefe made a motion to agendize the policy of the one Year Lease Zone Text Amendments. The motion was seconded by Commissioner Kurpies the motion was approved with by a vote of 7-0-0.

**APPEAL:**

D-4347

1009 N. Sweetzer Ave #14

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

Daniel Costas, Landlord Representative spoke regarding the appeal

Robert Stempler, Tenant Representative spoke regarding the appeal.

Following Commission deliberation, a motion was made by Commissioner Maggio to adopt Resolution 19-540, D-4347 affirming the hearing examiner's decision and waiving the six month waiting period for filing a new rent decrease application on the issue of the Maximum Allowable Rent and overcharges to allow more evidence. The motion was seconded by Commissioner Bergstein the motion was approved by a vote of 7-0-0.

D-4384

1301 Havenhurst Dr. # 208

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

Jose Uribe, Los Angeles, Landlord Representative, spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Charity to adopt Resolution 19-543, as amended affirming the hearing examiner's decision in D-4384. The motion was seconded by Commissioner Maggio. The motion was approved by a vote of 6-1-0.

**PUBLIC COMMENTS:** No Public Comments

**COMMISSIONER COMMENTS:** Commissioner O'Keefe inquired if the Commission could be notified when appeals have been overturned by the Court of Appeals, and which court would be ruling on the appeal. She also suggested the Commission be notified of appeals going before the Supreme Court when they pertain to any Rent Stabilization Ordinance issues.

Legal Counsel Jonathan Holub replied staff could provide an update for the Commission on relevant cases.

Commissioner Bergstein provided an article on the ruling of Short Term rentals and Airbnb in Santa Monica.

Commissioner O'Keefe made a motion to consider discussion of forming an Ad Hoc Sub-Committee to discuss the Rent Stabilization Ordinance and Rent Regulations to make certain there are no conflicts with court decisions and state laws. Commissioner Bergstein made a motion to amend the consideration of forming an Ad Hoc Sub-Committee to also consider directing staff to provide routine updates. The motion was seconded by Commissioner Charity. The motion was approved by a vote of 6-1-0.

Commissioner O'Keefe asked about the annual housing report.

Commissioner Charity reported he attended the Human Services Commission meeting and presented the RSC Commission's input on Social Services.

Commissioner Kurpies announced that Assembly Members in Sacramento are introducing new housing bills by creating a housing tenant protection package.

**STAFF COMMENTS:** Housing Manager Peter Noonan, announced they've hired a new Housing Information Coordinator, Yazmin Spiteri. He also mentioned staff is working on the Annual Housing Report for 2017 and 2018. He also touched on housing affordability-mentioning an item going to City Council April 1, 2019.

#### **ADJOURNMENT:**

The meeting adjourned in honor David Buckles at 9:20 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on March 28, 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 28th day of March 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:



Garrett Charity, Chair



Commission Secretary