

**Rent Stabilization Commission
City of West Hollywood
Thursday, March 28, 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 & Housing Information Coordinator Gloria Aviles, Legal Counsel Alison Regan, Commission Secretary Celeste Barrino.

APPROVAL OF AGENDA: A motion was made by Commissioner Bergstein to approve the agenda as amended for the March 28, 2019 meeting. Commissioner Charity 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 March 14, 2019 meeting. The motion was seconded by Commissioner Maggio.

PUBLIC COMMENTS: Graciela Iparraguirre, West Hollywood resident, spoke on creating a relocation fee structure for no-fault evictions based on length of tenancy.

DIRECTOR'S/MANAGER'S REPORT: Information Coordinator Gloria Aviles reviewed the Look Ahead calendar and introduced Yazmin Spiteri as the new Rent Stabilization & Housing Information Coordinator.

COMMISSIONER COMMENTS: Commissioner Topchian and Commissioner Martz welcomed Yazmin Spiteri as the new RSH Information Coordinator.

APPEAL:

D-4357

1216 Crescent Heights Blvd #16

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

William Horn, West Hollywood Tenant spoke on the appeal.

Steve Short, Landlord Representative, spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Bergstein to amend Resolution 19-544, reversing the hearing examiner's decision in D-4357. The motion was seconded by Commissioner O'Keefe. The motion was approved by a vote of 4-3-0.

PUBLIC COMMENTS: Tom Green, West Hollywood resident, spoke on the One Year lease Zone Text Amendments.

New Business:

Discussion of One Year Lease Zone Text Amendment

Legal Counsel Alison Regan informed the Commission of the procedure regarding items outside the Commission's purview. Zone Text Amendments are not in the purview of the Rent Stabilization Commission. The Commission can discuss the topic and request the City Council to allow the RSC to make a formal recommendation on the topic.

Commissioner O'Keefe proposed that in the future the Commission ask the Council to allow the Commission to weigh in on issues that affect the housing policies before Council makes a decision.

Commissioner Bergstein expressed his concerns about the zone text amendment. He commented that there needs to be more clarification on the length of time on short-term rentals.

Commissioner Topchian questioned the value and purpose of requiring a one year lease for rent stabilized units. He stated the RSO provides protection for rent stabilized units.

Commissioner Kurpies presented his concerns about the zone text amendment. He expressed that a presentation from the Planning Department would provide the Commission with a better understanding of the amendment. He also stated that it is within the Commission's area of authority to examine issues having to do with housing policies.

Commissioner Charity expressed his concerns about the effect of short term rentals. He suggested making a recommendation to oppose the mandated one year lease.

Commissioner Martz stated that he does not agree with a mandatory one year lease on rent stabilized units. He feels it may create unforeseen problems and does not protect tenants or landlords.

Commissioner Bergstein made a motion that the Commission request that the City Council seek the RSC's recommendation on the Zone Text Amendment regarding the definition of dwelling unit and allow a presentation from the Planning department on the topic. Commissioner Charity seconded the motion. The motion was passed with a vote of 6-1-0.

Discussion of forming a Sub-Committee to review the Rent Stabilization Ordinance and Rent Regulations

Commissioner O'Keefe proposed the idea of forming a Sub-Committee to review the RSO and regulations.

Commissioner Topchian expressed his concerns about the impact of reviewing the RSO.

Commissioner Bergstein opposed the idea of forming a Sub-Committee, but would be in favor of reviewing specific sections. He suggested adding this as part of the next study session.

Commissioner Charity suggested that Commissioners note specific sections they would like to review.

After further discussion the Commission voted no by consensus and they agreed to defer any recommendations of ordinance or regulation changes to the upcoming Rent Stabilization Commission study session scheduled for later in the year.

Liaison appointments to other Boards & Commissions

The Commission discussed which member would serve as liaison to a specific board & commission.

Rotation of the Chair and Vice Chair. The Commission discussed the rotation of Chair and Vice Chair, which typically occurs first meeting on July.

Commissioner Maggio provided a background on the rotation of the Chair/Vice Chair.

Commissioner Kurpies asked if the rotation is sufficient with the Brown Act.

Commissioner Bergstein was not in favor of rotating the Chair/Vice Chair.

Commissioner O'Keefe liked the idea of rotating the Chair/Vice Chair.

After discussion the Commission voted yes by consensus to continue the rotation of Chair/Vice Chair based on date of appointment.

PUBLIC COMMENTS: No public comments

COMMISSIONER COMMENTS: Commissioner Kurpies provided a summary of Legislative Bills and thanked his fellow Commissioners for their support tonight.

STAFF COMMENTS: No staff comments

ADJOURNMENT:

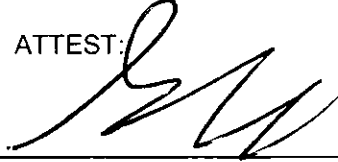
The meeting adjourned at 9:45 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on April 11, 2019 in the West Hollywood Park Public Meeting Room – Council Chambers.

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.

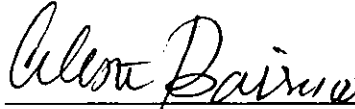
A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. You may also view a video of this meeting at <http://www.weho.org/weho-tv/other-city-meetings>

(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