

**Rent Stabilization Commission  
City of West Hollywood  
Thursday, April 25, 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 7:01 p.m.

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

**ROLL CALL:** Commission Secretary Tom Trevor 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:** No absences

**STAFF PRESENT:** Rent Stabilization & Housing Manager Peter Noonan, Legal Counsel Alison Regan, Commission Secretary Tom Trevor.

**APPROVAL OF AGENDA:** A motion was made by Commissioner Topchian to approve the agenda for the April 25, 2019 meeting. Commissioner Maggio seconded the motion. The motion was approved.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Maggio to approve the minutes of the April 11, 2019 meeting. The motion was seconded by Commissioner O'Keefe

**PUBLIC COMMENTS:** There were no public comments

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

**COMMISSIONER COMMENTS:** No Commissioner comments.

**APPEAL:**

D-4363

1314 N. Hayworth Ave #201

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

Robert Braun, Landlord Representative spoke on the appeal.

Deedee Howard, West Hollywood, Tenant, spoke on the appeal.

Judith Grafe, West Hollywood, Authorized Representative spoke on the appeal.

Wendy Watts, West Hollywood, Tenant spoke on the appeal.  
Loren Wilkerson, Landlord Representative spoke on the appeal.

Following Commission deliberation, a motion was made by Commissioner Topchian to adopt Resolution 19-548, affirming the hearing examiner's decision in D-4363. The motion was seconded by Commissioner Maggio. The motion was approved by a vote of 4-3-0.

**APPEAL:**

D-4393

1022 N. Vista St. #7

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

Miguel Lozoya, Landlord/Roommate, West Hollywood, spoke on the appeal

Following Commission deliberation, a motion was made by Commissioner Maggio to adopt Resolution 19-549, affirming the hearing examiner's decision in D-4393. The motion was seconded by Commissioner Charity. The motion was approved by a vote of 7-0-0.

**PUBLIC COMMENTS:** There were no public comments

**COMMISSIONER COMMENTS:** Commissioner Charity suggested staff include information on roommate sub-leasing during the annual tenant workshops.

Commissioner Bergstein suggested adding the sub-leasing topic during the study session.

Commissioner O'Keefe brought up the idea of exploring what rules should apply to tenants when renting out rooms. She provided an article from the City of San Francisco on sub-tenancies.

Commissioner Martz also commented on sub-tenancies and liked the idea of adding the topic to the next study session.

Commissioner Kurpies spoke in support of the need to make tenants aware of sub-tenant rules and tenant relocation policy. He also spoke on AB36 Costa Hawkins amendment.

**STAFF COMMENTS:** Legal Counsel Alison Regan informed the Commission that the Zone Text Amendment item is included on the May 6, 2019 City Council agenda. She advised the RSC that their March 28 action to request city council to allow their formal input on the item could be transmitted to the city council via staff or via a Commissioner during public comment at the May 6 meeting.

Housing Manager Peter Noonan also commented on the Zone Text amendment discussion.

Commissioner Bergstein was in favor of staff making the request to Council regarding the Zone Text Amendment agenda item and also appointing a Commissioner to make a formal

request at the next Council meeting. The consensus of the Commission was for staff to make the request. Legal Counsel Regan stated that she would transmit the request to be sent to city council on Friday, April 26.

**ADJOURNMENT:**

The meeting adjourned in memory of Ruth Ann Bergstein at 8:51 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on May 9, 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 9th day of May 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