

**Rent Stabilization Commission
City of West Hollywood
Thursday, June 27, 2019 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

**Minutes
(Amended)**

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

PLEDGE OF ALLEGIANCE: Commissioner Martz led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Celeste Barrino took roll call.

PRESENT: Commissioner Josh Kurpies, Commissioner Rob Bergstein, Commissioner Agassi Topchian, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Karen O'Keefe.

ABSENT: Garrett Charity

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

APPROVAL OF AGENDA: A motion was made by Commissioner Topchian to approve the agenda for the June 27, 2019 meeting. Commissioner O'Keefe seconded the motion. The motion was approved.

APPROVAL OF MINUTES: A motion was made by Commissioner Maggio to approve the minutes as amended of the June 13, 2019 meeting. The motion was seconded by Commissioner Kurpies. The motion was approved with Commissioner O'Keefe abstaining.

PUBLIC COMMENTS: No public comment

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

Commissioner Kurpies asked if the annual security deposit interest rate will be announced before December and if the item could be added to a future agenda to discuss possible modifications to the ordinance.

COMMISSIONER COMMENTS: Commissioner Maggio mentioned that he attended the Historic Preservation Commission meeting. He also congratulated Lola Davidson on her appointment to the Historic Preservation Commission.

Commissioner Kurpies made a motion to discuss the annual security interest rate item be added to a future agenda which would allow the Commission enough time to take action before it goes to council and the 2020 interest rate goes in to effect. The motion was seconded by Commissioner Maggio, the motion was approved by a vote of 6-0.

Commissioner Bergstein pointed out how pleased he was with the new online re-registration landlord portal.

APPEAL:

D-4376

7530 Hampton Ave #305

Legal Counsel Alison Regan informed the Commission that the appeal will be rescheduled at a later date.

APPEAL:

D-4395

836 Westbourne Dr. #208

Elliott Wachtel, Landlord Representative, spoke on the appeal.
Rod Kratovil, West Hollywood Tenant, spoke on the appeal
Anastacia Flippin, West Hollywood Tenant spoke on the appeal
Daniel Zimmer, West Hollywood Tenant spoke on the appeal.

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

Following Commission deliberation, a motion was made by Commissioner Maggio to adopt Resolution 19-557, affirming the hearing examiner's decision in D-4395. The motion was seconded by Commissioner Martz. The motion was approved by a vote of 6-0-0.

NEW BUSINESS:

2019-2020 Annual General Adjustment and Relocation Fees.

Rent Stabilization & Housing Manager Peter Noonan announced the new annual general adjustment of 2.25% percent effective September 1, 2019 and the new relocation fees effective July 1, 2019.

Commissioner Topchian asked if the length of tenancy would affect the relocation fee amount. Housing Manager Peter Noonan replied no, the relocation fee is based on the size of the unit.

Commissioner Maggio asked if seniors are given a one year notice to relocate. Peter Noonan explained that the Ellis Act rules would apply and tenants are given 120 days to relocate and seniors may request up to one year to relocate.

Commissioner O'Keefe inquired how the relocation fee would apply when sub-letting is involved.

PUBLIC COMMENTS: No public comment

COMMISSIONER COMMENTS: Commissioner Kurpies informed the Commission that the City of Culver City is examining the idea of establishing a rent stabilization policy to protect tenants.

STAFF COMMENTS: Peter Noonan informed the Commission that the Summer Newsletter will be mailed out on July 8, 2019.

Commissioner Bergstein asked when the save existing housing report is going before Council and if the Commission could be informed when that takes place. Peter Noonan stated that he will inform the Commission when it becomes available.

ADJOURNMENT:

The meeting adjourned at 8:03.p.m the next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on July 11, 2019 in the West Hollywood Park Public Meeting Room – Council Chambers.

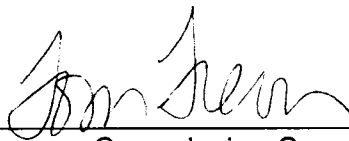
These minutes were submitted by Celeste Barrino, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 11th day of July 2019.

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:



Robert Bergstein, Chair



Commission Secretary