

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, OCTOBER 10, 2019
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM- COUNCIL CHAMBERS
625 NORTH SAN VICENTE BOULEVARD**

MINUTES

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

PLEDGE OF ALLEGIANCE: The Commission said the Pledge of Allegiance.

ROLL CALL: Commission Secretary Michele Pashayi took roll call.

PRESENT: Commissioner Karen O'Keefe, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Garrett Charity, Vice Chair Agassi Topchian, Chair Robert Bergstein.

ABSENT: There were no absences.

STAFF PRESENT: Rent Stabilization and Housing Manager Pete Noonan, Legal Counsel to the Commission Alison Regan, Staff Attorney Jonathan Holub, Senior Planner Doug Vu and Commission Secretary Michele Pashayi.

APPROVAL OF AGENDA: A motion was made by Commissioner Martz to approve the agenda for the October 10, 2019 meeting. The motion was seconded by Commissioner Charity. The motion was approved.

APPROVAL OF THE MINUTES: A motion was made by Commissioner Charity to approve the minutes of the September 26, 2019 meeting. The motion was seconded by Commissioner Maggio. The motion was approved.

PUBLIC COMMENTS: There were no public comments.

MANAGER REPORT: Rent Stabilization and Housing Manager Pete Noonan reviewed the Look Ahead Calendar. Tenant Rebate letters were sent to very low income seniors for their portion of the annual registration fee. Rebates will be sent out in December 2019. A recommendation was made to move the October 24, 2019 discussion item to November 14, 2019 and cancel the October 24, 2019 RSC meeting due to lack of quorum.

COMMISSION COMMENTS: Commissioner Maggio asked for any updates on the newly established Beverly Hill's Rent Stabilization format. Mr. Noonan informed the Commission that a few years ago Beverly Hills increased their program and hired a Deputy Director to manage it. They have a registry similar to the City of Los Angeles where the landlord records rent increases annually.

then to inflation. Additionally, Beverly Hills has implemented just cause eviction protections.

Commissioner Martz attended Federal Court for the hearing with Ed Buck and the victims Gemmel Moore and Timothy Dean. Commissioner Martz commented on the progress the hearing has taken and our City is safer to have this man off our streets.

APPEAL:

D-4448 990 Palm Avenue #12 (Affirm-in-part, Reverse-in-part)

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

John Flanagan, Director of Property Operations for Fusion Property Management Company the managing entity for 990 Palm, spoke on the appeal.

Antoine Pointurier, Tenant, West Hollywood spoke on the appeal.

Following deliberation, a motion was made by Commissioner Martz to adopt as revised Resolution RSC 19-563 affirming-in-part and reversing-in-part the hearing examiner's decision. The motion was seconded by Commissioner O'Keefe. The motion was approved by a vote of 7-0-0.

NEW BUSINESS:

- a. Census 2020 Complete Count Committee Update.
ACTION: Receive and file.

The Commission received and filed a summary report from the first meeting of the 2020 Complete Count Committee.

- b. Announce the security deposit interest rate for calendar 2019, and receive information on the interest rate formula and consider amending the formula for calendar year 2020. (Discuss)

Mr. Pete Noonan announced the interest rate is zero percent for security deposits held during calendar year 2019. Mr. Noonan requested the Commission table consideration of the interest rate calculation to allow staff additional time to research why the formula was changed in year 2000.

Commissioner Kurpies agreed to hold off on questions on the use of the passport savings calculation and questioned what case caused this method to be used. Mr. Noonan acknowledged the

caused this method to be used. Mr. Noonan acknowledged the security deposit interest tracking document cites year 2000 litigation in a footnote.

Chair Bergstein requested the consideration to amend the interest rate formula for calendar year 2020 be brought back once more information is collected.

Commissioner O’Keefe requested information on why the adjustment is rounded to one-quarter of a percent rather than one-tenth of a percent.

Commissioner Martz requested Item XI.a Unfinished Business move forward, before discussion of Item X.c. Chair Bergstein asked for objections. There were no objections.

UNFINISHED BUSINESS:

- a. The Rent Stabilization Commission will receive and have the opportunity to provide comment on a revised proposed code amendment creating an alternative maintenance standard for designated cultural resources subject to the RSO. (Discuss and provide comment)

After discussion, a motion was made by Commissioner O’Keefe that the Rent Stabilization Commission recommends the draft amendment to maintenance standards be revised so that instead of having the Planning & Development Services Department provide a written statement that the property is in compliance with Section 19.58.160 the Planning & Development Services Department has the opportunity to state if abiding by the standards for interior common area or building exterior painting schedule as required by Section 17.56.010(c) would conflict with either Section 19.58.160 or any applicable Mills Act contract rehabilitation and maintenance plan. The motion was seconded by Commissioner Charity. The motion was approved by a vote of 5-2-0. The motion was approved.

NEW BUSINESS (cont.):

- c. Annual Study Session. Consider moving to January (Discuss)

Mr. Noonan informed the Commission that on October 7, 2019 the City Council tabled the Rent Stabilization Commission’s priorities

for 2019-2020. After discussion, this item was tabled until direction on the Commission's priorities is received from the City Council.

PUBLIC COMMENTS: There were no public comments.

COMMISSIONER COMMENTS: Commissioner O'Keefe commented on a news item regarding a broken elevator in a rent stabilized unit. She asked to an item on addressing broken elevators be placed on a future agenda. Chair Bergstein commented that a broken elevator isn't just a housing service it's an accessibility requirement.

Commissioner Maggio suggested time limits for Commissioner's discussion items. Chair Bergstein voiced his opposition.

Commissioner Kurpies announced Governor Gavin Newsom signing AB-1482 and SB-329.

Commissioner Maggio asked staff for the current low and moderate income limits. Mr. Noonan responded the limits change annually. He didn't have the figures with him but noted they are available on the City's website at www.weho.org/housing. Chair Bergstein asked for the figures and the LACDA schedule for the Housing Choice Voucher Program be provided. Staff will provide in Commissioner's mail.

STAFF COMMENTS: Legal Counsel to the Commission Alison Regan announced Governor Gavin Newsom signed bill AB-1399 sponsored by Assemblymember Richard Bloom and written by Ms. Regan. Ms. Regan requested Commissioners help in reducing paper consumption by opting in to use an electronic agenda packet. Four Commissioners opted in.

Commissioners stated whether they would be available for the October 24, 2019 RSC meeting. Due to lack of quorum, the meeting is cancelled.

ADJOURNMENT: The meeting was adjourned at 8:53 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on November 14, 2019 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Michele Pashayi, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 14th day of November 2019.

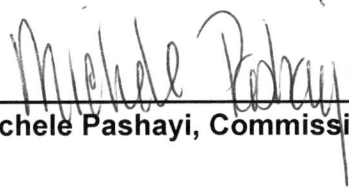
A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. You may also view a video of this meeting at <http://www.weho.org/weho-tv/other-city-meetings>

(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



Michele Pashayi, Commission Secretary