

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, DECEMBER 12, 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 7:01 p.m.

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

ROLL CALL: Commission Secretary Tom Trevor took roll call.

PRESENT: Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Garrett Charity, Chair Robert Bergstein.

ABSENT: Commissioner Karen O'Keefe, Vice Chair Agassi Topchian.

STAFF PRESENT: Rent Stabilization and Housing Manager Peter Noonan, Legal Counsel to the Commission Alison Regan, Rent Stabilization and Housing Information Coordinator Gloria Aviles, and Commission Secretary Tom Trevor.

APPROVAL OF AGENDA: A motion was made by Commissioner Maggio to approve the agenda for the December 12, 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 November 14, 2019 meeting. The motion was seconded by Commissioner Martz. The motion was approved.

PUBLIC COMMENTS: There were no public comments.

MANAGER REPORT: Rent Stabilization and Housing Manager Peter Noonan reviewed the Look Ahead Calendar. The Council Chambers are unavailable for the meeting of March 26, 2020.

COMMISSION COMMENTS: Commissioner Martz noted that City Council is discussing making changes to the Rent Stabilization Commission's purview.

APPEAL:

D-4457

1133 ½ N. Vista Street

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

Angela Jones, West Hollywood, appellant, spoke on the appeal.

Aaron Torbati, West Hollywood, representative for L.P. Vista Townhouse, respondent, spoke on the appeal.

Following deliberation, a motion was made by Commissioner Maggio to adopt Resolution RSC 19-565 affirming the hearing examiner's decision. The motion was seconded by Commissioner Martz. The motion was approved by a vote of 5-0-0.

Chair Bergstein recessed the meeting at 7:47 p.m. The Chair reconvened the meeting at 7:49 p.m.

NEW BUSINESS: Rent Stabilization and Housing Information Coordinator Gloria Aviles provided an update on implementation of the tenancy registry online landlord portal. A brief discussion followed.

Rent Stabilization Information Coordinator Gloria Aviles provided information on the redesign of Rent Stabilization Program forms intended to enhance customer service. A brief discussion followed.

PUBLIC COMMENTS: There were no public comments.

COMMISSIONER COMMENTS: Chair Bergstein attended the Planning Commission meeting and spoke about the upcoming agenda item regarding a smoke-free housing ordinance. Outside of the City, the Chair continues to meet with stakeholders and public health agencies and has started a Facebook page related to the issue. He wished everyone a joyous holiday season.

STAFF COMMENTS: Manager Noonan requested Commissioners to submit their City Business Parking Permit applications. The Council took action on an item to change and clarify the purview of the Commission. One-year tenancy definition item within the Zoning Code moved forward. He informed the Commission that 18 new bills concerning housing and tenant protections were signed by the Governor recently. Staff are still reviewing these bills to assess their impact. He also spoke about a Council item addressing ADUs. State Bill AB1482 does extend limitations on rents that are higher than the RSO. Staff will be conducting outreach regarding the specific allowances and requirements that pertain to West Hollywood.

ADJOURNMENT: The meeting was adjourned at 8:04 p.m. The next regular meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on Thursday, January 9, 2020 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Tom Trevor, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 9th day of January 2020.

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>.

ATTEST:



Robert Bergstein, Chair



Tom Trevor, Commission Secretary