

**RENT STABILIZATION COMMISSION  
CITY OF WEST HOLLYWOOD  
THURSDAY, MARCH 25, 2021  
TELECONFERENCE**

**MINUTES**

1. **CALL TO ORDER:** Chair Topchian called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** The Commission said the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Roger Vinalon Jr. took roll call.

PRESENT: Commissioner Robert Bergstein, Commissioner Kimberly Copeland, Commissioner Karen Eyres, Commissioner Josh Kurpies, Commissioner Richard Maggio, Vice Chair Karen O'Keefe, Chair Agassi Topchian

ALSO PRESENT: Acting Rent Stabilization and Housing Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of March 25, 2021. **Motion by Commissioner Eyres to approve the March 25, 2021 agenda, seconded by Commissioner Kurpies and approved.**

5. **APPROVAL OF THE MINUTES**

**ACTION:** Approve the minutes of March 11, 2021 as revised. **Motion by Commissioner Bergstein, seconded by Commissioner Eyres and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization and Housing Manager Jonathan Holub reviewed the look-ahead calendar and mentioned the City Council extended the eviction moratorium through June 30, 2021. He added applications for the CA COVID-19 Rent Relief Program are available to landlords and tenants via housingiskey.com and directed the public to the City's Coronavirus webpage for more information.

Commissioner Kurpies asked for the status of hearings delayed due to the pandemic and of upcoming appeals. Mr. Holub reported processing of the hearings backlog was nearing completion and the only appeals filed are those currently scheduled.

Commissioner Maggio asked for an update on the recertification of the City's affordable housing waitlist. Mr. Holub stated the recertification was underway and would provide an update at the following meeting.

Chair Topchian asked why evictions are allowed for illegal use under the eviction moratorium. Mr. Holub clarified the provision refers to tenants using units for an illegal purpose.

Vice Chair O'Keefe mentioned the City's tenant defense program for evictions. Mr. Holub added Bet Tzedek offers no-cost eviction defense for West Hollywood residents and directed the public to the City's Renter Resources webpage for more information.

- 8. COMMISSION COMMENTS:** Commissioner Maggio asked for clarification on the application U.S. General Services Administration (GSA) rates versus Consumer Price Index rates in regards to the proposed tenant relocation ordinance amendments. Mr. Holub explained rates for amenities listed by the GSA would be updated annually and rates for other amenities would be adjusted for inflation. Commissioner Maggio proposed a comparison chart.

Vice Chair O'Keefe provided an update on the City Council discussion regarding the smoke-free housing ordinance. Commissioner Kurpies asked for clarification on if the item would be placed on a future agenda. Mr. Holub replied staff would provide a presentation to the Commission if the ordinance is passed at the next City Council meeting.

- 9. APPEAL:** None.

- 10. NEW BUSINESS:**

**A. REVIEW OF VALUATION GUIDELINES**

Mr. Holub presented a comparison of valuation guidelines and regulations from other jurisdictions for the Commission to consider the formation of an ad hoc committee to address revisions to the guidelines.

Commissioners Kurpies, Bergstein, and Copeland offered valuation suggestions for the committee to consider.

Vice Chair O'Keefe asked if staff research found prior litigation over valuation guidelines. Mr. Holub stated no records of a challenge to the guidelines had been found thus far.

Chair Topchian asked how many members could join the ad hoc committee. Mr. Holub advised no more than three.

Vice Chair O'Keefe recommended considering potential legal issues to avoid future litigation or challenges to the guidelines.

Commissioner Eyres expressed concern about the proposed timeline. Legal Counsel to the Commission John Natalizio advised the date to report back to the Commission could be extended but the committee should not be perpetual.

Chair Topchian offered valuation suggestions for the committee to consider and called for the hearing examiner provide justification for valuation amounts to reflect the current market value of services.

**ACTION: Motion by Vice Chair O’Keefe to form an ad hoc committee to work with staff on revising the valuation guidelines, seconded by Commissioner Kurpies and approved with a vote of 7-0.**

Vice Chair O’Keefe asked if the committee could have an alternate member in the event of an absence. Legal Counsel advised the committee should be limited to three members to avoid subjection to the Brown Act.

Commissioners Eyres, Commissioner Copeland, and Chair Topchian volunteered as members of the ad hoc committee with unanimous approval.

**11. PUBLIC COMMENT:** None.

**12. COMMISSION COMMENTS:** Commissioner Kurpies mentioned the Governor of California announced every Californian 16 years of age or older would be eligible to receive a COVID-19 vaccination on April 15, 2021.

Commissioner Bergstein attended a Neighborhood Watch meeting with Public Safety Division staff and mentioned his suggestion to provide neighborhood watch captain contact information as part of new tenant registrations.

Commissioner Kurpies added Californians 50 years of age or older would be eligible for the vaccine on April 1, 2021.

**13. STAFF COMMENTS:** None.

**14. ADJOURNMENT:** The meeting was adjourned at 8:14 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on April 8, 2021 via Zoom conference.

These minutes were submitted by Roger Vinalon, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 8<sup>th</sup> day of April 2021.

**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>.**

*Rent Stabilization Commission  
Meeting Minutes – March 25, 2021*

**ATTEST:**

DocuSigned by:

*AGASSI TOPCHIAN*

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**Agassi Topchian, Chair**



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**Roger Vinalon, Commission Secretary**

### Certificate Of Completion

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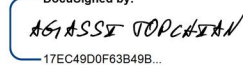
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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	4/23/2021 12:12:20 PM
Payment Events	Status	Timestamps
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