

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, JULY 8, 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 Kimberly Copeland, Commissioner Karen Eyres, Commissioner Richard Maggio, Commissioner Estevan Montemayor, Vice Chair Josh Kurpies, and Chair Agassi Topchian

Commissioner Kellan Martz joined the meeting at 7:02 p.m.

ALSO PRESENT: 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 July 8, 2021. **Motion by Commissioner Eyres to approve the July 8, 2021 agenda, seconded by Commissioner Maggio and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of June 24, 2021. **Motion by Commissioner Copeland, seconded by Vice Chair Kurpies and approved.**

6. **PUBLIC COMMENT:**

WILLIAM HORN, WEST HOLLYWOOD, addressed his concerns regarding the appeal heard in the prior meeting.

7. **MANAGER REPORT:** Rent Stabilization and Housing Manager Jonathan Holub reviewed the look-ahead calendar and provided an update on residential eviction moratorium protections extended through September 30, 2021. Information on the California COVID-19 Rent Relief Program can be found at housingiskey.com or housing.ca.gov.

Chair Topchian requested clarification on if landlords can take small claims action on rental debt under Assembly Bill 832. Mr. Holub stated they cannot

initiate small claims action until November 1, 2021 and mentioned information on mediation services is available at weho.org.

8. COMMISSION COMMENTS: None.

9. APPEAL

A. D-4577 1223 N. Flores St. #5

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

IRIS RITZ, LOS ANGELES, presented her oral argument.

LEAH COHEN, WEST HOLLYWOOD, presented her oral argument.

Following Commission deliberation, a motion was made by Commissioner Martz to affirm the Hearing Examiner's decision, seconded by Commissioner Eyres and approved with a vote of 7-0.

10. NEW BUSINESS:

A. ELECTION OF CHAIR AND VICE CHAIR

1) ELECTION OF CHAIR

ACTION: Elect Kellan Martz as Chair of the Rent Stabilization Commission for a term through June 30, 2022. Nominated by Commissioner Copeland and elected with a vote of 7-0.

2) ELECTION OF VICE CHAIR

ACTION: Elect Kimberly Copeland as Vice Chair of the Rent Stabilization Commission for a term through June 30, 2022. Nominated by Commissioner Maggio and elected with a vote of 7-0.

11. UNFINISHED BUSINESS:

A. REPORT FROM AD HOC COMMITTEE ON VALUATION GUIDELINES

SUBJECT: The Rent Stabilization Commission will receive a request to extend the Ad Hoc Committee on Valuation Guidelines to a date certain.

Mr. Holub briefed the Commission on the progress of the Ad Hoc Committee and requested an extension to present its report by October 14, 2021.

ACTION: Motion by Commissioner Maggio to extend the Ad Hoc Committee on Valuation Guidelines to October 14, 2021, seconded by Commissioner Montemayor and approved with a vote of 7-0.

B. RESOLUTION 21-594

SUBJECT: The Rent Stabilization Commission will review, consider, and deliberate adopting Resolution 21-594 regarding case D-4567.

Chair Martz recessed the meeting at 8:13 p.m. and reconvened at 8:17 p.m.

Legal Counsel recapped the Commission's prior deliberation regarding Resolution 21-594 and discussed the changes made to Resolution 21-594 to correspond with the Commission's deliberation during the appeal. Legal Counsel also answered clarification questions from the Commissioners.

ACTION: Adopt Resolution 21-594. Motion by Commissioner Eyres, seconded by Commissioner Kurpies and approved with a vote of 6-0, noting the abstention by Chair Martz.

12. ITEMS FROM STAFF: Mr. Holub thanked Commissioners Topchian and Kurpies for their service as Chair and Vice Chair and congratulated Chair Martz and Vice Chair Copeland on their elections. He also reiterated the expansion of the California COVID-19 Rent Relief Program and to visit housingiskey.com or housing.ca.gov for more information.

13. PUBLIC COMMENTS: None.

14. ITEMS FROM COMMISSIONERS: Commissioner Maggio thanked Commissioners Topchian and Kurpies for their leadership and congratulated Chair Martz and Vice Chair Copeland on their elections.

Commissioner Topchian expressed his appreciation to staff and offered additional information regarding Assembly Bill 832.

Commissioner Kurpies thanked Commissioner Topchian for his service as Chair and congratulated Chair Martz and Vice Chair Copeland on their elections.

Commissioner Eyres thanked Commissioners Topchian and Kurpies for their service as Chair and Vice Chair and congratulated Chair Martz and Vice Chair Copeland on their elections. She provided a status update on Senate Bill 679 and mentioned tenants facing evictions from rent-controlled building conversions can seek negotiation assistance from organizations such as Coalition for Economic Survival and People Organized for Westside Renewal.

Vice Chair Copeland thanked Commissioners Topchian and Kurpies for their leadership and congratulated Mr. Holub on his appointment to Manager of the Rent Stabilization and Housing Division.

Chair Martz thanked staff, his fellow Commissioners, and legislators for their hard work and support.

15. ADJOURNMENT: The meeting was adjourned at 8:47 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on July 22, 2021 via Zoom conference.

These minutes were submitted by Roger Vinalon Jr., Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 22nd day of July 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>.

ATTEST:

DocuSigned by:

Kellan Martz

459A3E185CA841A...

Kellan Martz, Chair



Roger Vinalon Jr., Commission Secretary

Certificate Of Completion

Envelope Id: 933CA1BD26144EFE9640D6DFEE69CBAF	Status: Completed
Subject: Please DocuSign: 7/8/21 RSC minutes	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	RSH Administration
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	RSHAdministration@weho.org
	IP Address: 76.216.231.96

Record Tracking

Status: Original	Holder: RSH Administration	Location: DocuSign
7/23/2021 10:29:41 AM	RSHAdministration@weho.org	

Signer Events

Kellan Martz
kellanmartz@gmail.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

459A3E165CA841A...
Signature Adoption: Pre-selected Style
Using IP Address: 172.91.165.148
Signed using mobile

Timestamp

Sent: 7/23/2021 10:30:43 AM
Viewed: 7/23/2021 10:31:06 AM
Signed: 7/23/2021 10:33:05 AM

Electronic Record and Signature Disclosure:
Accepted: 4/22/2021 9:47:10 PM
ID: cbc7d9c0-f1aa-4a16-b5dc-031345641356

In Person Signer Events	Signature	Timestamp
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
Envelope Sent	Hashed/Encrypted	7/23/2021 10:30:43 AM
Certified Delivered	Security Checked	7/23/2021 10:31:06 AM
Signing Complete	Security Checked	7/23/2021 10:33:05 AM
Completed	Security Checked	7/23/2021 10:33:05 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		