

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, AUGUST 26, 2021
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Chair Martz called the meeting to order at 7:01 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 Karen Eyres, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Agassi Topchian, Vice Chair Kimberly Copeland and Chair Kellan Martz

ABSENT: Commissioner Estevan Montemayor

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

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of August 26, 2021. **Motion by Commissioner Eyres to approve the August 26, 2021 agenda, seconded by Vice Chair Copeland and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of August 12, 2021. **Motion by Commissioner Maggio, seconded by Commissioner Eyres and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Rent Stabilization and Housing Manager Jonathan Holub reviewed the look-ahead calendar and mentioned information on the California COVID-19 Rent Relief Program can be found at housingiskey.com.

8. **COMMISSION COMMENTS:** Commissioner Kurpies mentioned City of Los Angeles residents who did not apply for the city's rent relief program would be eligible for the California COVID-19 Rent Relief Program on September 1, 2021.

Chair Martz mentioned the federal eviction moratorium ended while the California eviction moratorium continues to protect renters.

9. APPEAL

A. D-4503CD2 1009 Havenhurst Drive

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

STEPHAN SAHAR SEPEHRNIA, WEST HOLLYWOOD, presented his oral argument.

CHRISTOPHER FROST, COUNSEL FOR THOMAS ROWLY DENNIS, BEVERLY HILLS, presented his oral argument.

Following Commission deliberation, a motion was made by Chair Martz for staff to draft a modified resolution upholding the Hearing Examiner's decision to find the landlord did not comply with the compliance determination. The motion was seconded by Commissioner Kurpies and approved with a vote of 5-1, noting the "no" vote by Commissioner Maggio.

Chair Martz recessed the meeting at 8:18 p.m. and reconvened at 8:23 p.m.

10. NEW BUSINESS

A. AMENDMENT TO RENT STABILIZATION REGULATION 42000 RELATING TO THE CALCULATION OF INTEREST ON SECURITY DEPOSITS

SUBJECT: The Rent Stabilization Commission will consider amending Rent Stabilization Regulation 42000 relating to the security deposit interest formula.

Mr. Holub provided an overview of staff's proposed amendment to Regulation 42000 including the new formula to calculate the interest rate on security deposits each year.

ACTION: A motion was made by Vice Chair Copeland to recommend City Council approve: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING RENT STABILIZATION REGULATION 42000 – SECURITY DEPOSITS". The motion was seconded by Commissioner Maggio and unanimously passed.

B. ANNOUNCEMENT OF INTEREST RATE ON SECURITY DEPOSITS HELD DURING CALENDAR YEAR 2021

SUBJECT: The Rent Stabilization Commission will announce the interest rate for security deposits held during calendar year 2021.

Information Coordinator Yasmin Spiteri provided an overview of the security deposit interest rate calculation and announced the interest rate

paid to West Hollywood tenants for calendar year 2021 is 0% (zero percent) annual, simple interest.

ACTION: Receive and file.

11. ITEMS FROM STAFF: Mr. Holub thanked the Commissioners for their diligence and expressed appreciation to Ms. Spiteri for her efforts on the security deposit interest items.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS: Commissioner Kurpies mentioned the federal Coronavirus Aid, Relief, and Economic Security Act benefits to unemployed and self-employed individuals end September 4, 2021.

Vice Chair Copeland thanked staff for their efforts on tonight's agenda items.

14. ADJOURNMENT: The meeting was adjourned at 8:40 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on September 9, 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 9th day of September 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, Chair



Roger Vinalon Jr., Commission Secretary

Certificate Of Completion

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

Signature



Signature Adoption: Pre-selected Style
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/9/2021 8:35:07 PM
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Completed	Security Checked	9/9/2021 9:08:03 PM
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