

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, OCTOBER 14, 2021
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Chair Martz 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 Karen Eyres, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Estevan Montemayor, Commissioner Agassi Topchian, Vice Chair Kimberly Copeland and Chair Kellan Martz

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 October 14, 2021. **Motion by Commissioner Kurpies to approve the October 14, 2021 agenda, seconded by Commissioner Eyres and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of September 23, 2021. **Motion by Commissioner Topchian, seconded by Vice Chair Copeland 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 Rent Stabilization and Housing Division's Building Blocks workshops for tenants and landlords can be found on the City's website.

Commissioner Kurpies inquired about the penalty for landlords who do not provide notice to the City during an eviction process. Mr. Holub stated penalties may vary between courts and an unlawful detainer may be dismissed if the required documentation is not filed.

8. COMMISSION COMMENTS: Commissioner Kurpies mentioned those financially impacted by COVID-19 can still apply for the California COVID-19 Rent Relief Program and more information can be found at housingiskey.com.

9. APPEAL

A. D-4583 932 Larrabee St., Unit 208

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

PABLO ALSINA presented his oral argument.

The appellee did not attend the meeting.

Following Commission deliberation, a motion was made by **Commissioner Eyres to adopt Resolution RSC 21-601 affirming the Hearing Examiner's decision. The motion was seconded by Commissioner Kurpies and approved with a vote of 7-0.**

10. UNFINISHED BUSINESS

A. REPORT FROM AD HOC COMMITTEE ON VALUATION GUIDELINES

SUBJECT: The Rent Stabilization Commission will receive the Ad Hoc Committee on Valuation Guidelines' report and recommendations.

Mr. Holub provided an overview of the Ad Hoc Committee's report and its discussions on housing services, methods for valuation, comparisons to other jurisdictions, and proposed regulation amendments related to valuation.

The Commissioners asked clarification questions and provided feedback on the Committee's recommendations. Commissioner Kurpies expressed his support for limiting the hearing examiner's ability to consider legality when considering whether a housing service was lost, but expressed concern with limiting the examiner's ability to determine the value of a lost service. Commissioner Montemayor, Vice Chair Copeland, and Chair Martz supported adding clarification to the Regulations language regarding the legal compliance of housing services.

ACTION: Motion by Commissioner Maggio to accept and file the report, seconded by Commissioner Eyres, and approved with a vote of 7-0.

Motion by Commissioner Maggio to dissolve the Ad Hoc Committee on Valuation Guidelines, seconded by Commissioner Montemayor, and approved with a vote of 7-0.

11. ITEMS FROM STAFF: Mr. Holub mentioned information on the California COVID-19 Rent Relief Program can be found at housingiskey.com and free legal counsel for West Hollywood tenants facing unlawful detainers is available through Bet Tzedek.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS: Commissioner Kurpies inquired if the appeals scheduled for the December 23rd meeting could be held sooner. Mr. Holub stated they could not due to staffing resources and the November holidays. He added staff would contact the scheduled appeal parties about their availability and notify the Commission.

Commissioner Topchian thanked Commissioners Copeland and Eyres for their efforts and input on the Ad Hoc Committee.

Commissioners Maggio and Montemayor mentioned they will not be available for the December 23rd meeting.

Chair Martz stated he would be unavailable for the following meeting and possibly December 23rd as well.

Vice Chair Copeland mentioned she attended the tenant Building Blocks workshops and that information on the workshops is available on the City's website.

14. ADJOURNMENT: The meeting was adjourned at 8:36 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on October 28, 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 28th day of October 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:



Kimberly Copeland, Acting Chair



Roger Vinalon Jr., Commission Secretary

Certificate Of Completion

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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	10/28/2021 9:47:37 PM
Certified Delivered	Security Checked	10/29/2021 3:16:28 AM
Signing Complete	Security Checked	10/29/2021 3:23:16 AM
Completed	Security Checked	10/29/2021 3:23:16 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		