

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, JANUARY 13, 2022
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Acting Chair Copeland 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 Estevan Montemayor, Commissioner Agassi Topchian, and Vice Chair Kimberly Copeland

ABSENT: Chair Kellan Martz

ALSO PRESENT: Rent Stabilization Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio, Information Coordinators Gloria Aviles and Anwar Zraikat, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of January 13, 2022. **Motion by Commissioner Kurpies to approve the January 13, 2022 agenda, seconded by Commissioner Maggio and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of December 9, 2021. **Motion by Commissioner Maggio, seconded by Commissioner Eyres and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look-ahead calendar and mentioned funding remained available through the California COVID-19 Rent Relief Program. He noted over \$17 million in assistance had been distributed to approximately 1,100 West Hollywood households and to visit housingiskey.com to apply.

8. **COMMISSION COMMENTS:** Commissioner Kurpies mentioned the Los Angeles County annual homeless count would be conducted on January 26th and 27th and to visit lahsa.org to volunteer.

9. **APPEAL**

A. **D-4603 7553 Norton Avenue #8**

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

ERIC SEIVER, WEST HOLLYWOOD presented his oral argument.

RONA HEIFETZ, BEVERLY HILLS presented her oral argument.

Following Commission deliberation, **a motion was made by Commissioner Montemayor to adopt Resolution RSC 22-605, affirming the Hearing Examiner's decision. The motion was seconded by Commissioner Eyres and approved with a vote of 5-1, noting the “no” vote by Commissioner Topchian.**

Chair Copeland recessed the meeting at 8:05 p.m. and reconvened at 8:10 p.m.

10. **NEW BUSINESS**

A. **PROPOSED AMENDMENTS TO THE RENT STABILIZATION ORDINANCE AND RENT STABILIZATION REGULATIONS**

SUBJECT: The Rent Stabilization Commission will consider recommending amendments to the Rent Stabilization Ordinance and Rent Stabilization Regulations to the City Council.

Mr. Holub provided a presentation outlining the proposed amendments for City Council-initiated and staff-initiated items affecting the Rent Stabilization Ordinance, followed by proposed amendments to the Rent Stabilization Regulations. The Commissioners asked clarification questions and provided feedback. Mr. Holub stated he would include the concerns of individual Commissioners regarding certain proposed amendments as part of the staff report to City Council.

ACTIONS: RECOMMEND TO CITY COUNCIL THAT IT APPROVE:

1) “AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING CHAPTER 17.08, CHAPTER 17.24, CHAPTER 17.28, CHAPTER 17.32, CHAPTER 17.52 AND CHAPTER 17.56 OF TITLE 17 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATING TO A PROHIBITION FROM CHARGING ADDITIONAL PET SECURITY DEPOSITS, REGISTRATION AND REREGISTRATION OF NEW CONSTRUCTION AND OTHER SEPARATELY ALIENABLE RESIDENTIAL RENTAL UNITS, PROHIBITION OF SIDE AGREEMENTS, PROHIBITION OF SEPARATE BILLING OF MASTER METERED UTILITY SERVICES, REMOVAL OF PARKING, MINIMUM

MAINTENANCE STANDARDS FOR FLOORS AND REGISTRATION OF RESIDENT MANAGER INFORMATION”; and

2) “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING RENT STABILIZATION REGULATIONS 20001, 22000, 41001, 60009, 60010, 60032, 60038, 60041, 60046, 60064, 60076, 80009 AND 80010”. **Motion by Commissioner Eyres, seconded by Commissioner Montemayor and approved with a vote of 6-0.**

11. ITEMS FROM STAFF: Mr. Holub thanked Rent Stabilization staff for their efforts on Item 10.A and thanked the Commission for their input.

12. PUBLIC COMMENT

ROXANNE, WEST HOLLYWOOD, expressed support for eliminating Ratio Utility Billing Systems, allowing fully disabled veterans and tenants with AIDS to have two pets, soundproofing for second floors and above, and transparency to prevent landlords from charging application fees for units that are no longer available.

13. ITEMS FROM COMMISSIONERS: Commissioner Kurpies thanked staff for its efforts on updating the Rent Stabilization Ordinance and Regulations. He also thanked the public speaker for participating and suggested contacting Rent Stabilization if she was charged for background checks or application fees after units had been rented.

Commissioner Topchian thanked staff for its work on the proposed amendments in Item 10.A.


Commissioner Eyres requested an update on West Hollywood’s eviction protections in relation to changes under the state and county moratoriums. Mr. Holub stated staff would provide an update at the following meeting.

14. ADJOURNMENT: The meeting was adjourned at 9:36 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on January 27, 2022 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 27th day of January 2022.

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:

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Kellan Martz, Chair



Roger Vinalon Jr., Commission Secretary

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Signature

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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	1/27/2022 7:53:24 PM
Certified Delivered	Security Checked	1/27/2022 8:25:10 PM
Signing Complete	Security Checked	1/27/2022 8:25:46 PM
Completed	Security Checked	1/27/2022 8:25:46 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		