

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, NOVEMBER 10, 2022 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM – COUNCIL CHAMBERS
625 NORTH SAN VICENTE BOULEVARD**

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 Diane Garcia took roll call.

PRESENT: Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Zekiah Wright, Vice Chair Karen Eyres and Chair Agassi Topchian

ALSO PRESENT: Rent Stabilization Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio and Rent Stabilization Commission Secretary Diane Garcia.

ABSENT: Commissioner Estevan Montemayor

4. APPROVAL OF AGENDA

ACTION: Approve the agenda of November 10, as amended. Motion by **Commissioner Maggio to approve the November 10, 2022 agenda, as amended, seconded by Vice Chair Eyres and approved.**

5. APPROVAL OF MINUTES

ACTION: Approve the minutes of October 27, 2022. Motion by **Commissioner Maggio, seconded by Commissioner Martz and approved.**

6. PUBLIC COMMENT: None.

7. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look ahead calendar. Mr. Holub reported Bet Zedek received 12 cases for October. He provided an update regarding Los Angeles County's Tenant Protection Resolution related to the tenant's ability to self-certify if they are 80% or below the area median income (AMI) due to the federal court's ruling in *Apartment Association of Los Angeles County v. County of Los Angeles* heard in the Central District and issued on October 19, 2022.

Mr. Holub mentioned a letter will be mailed to non-rent stabilized property owners regarding the upcoming requirement to register and re-register units. He also highlighted that on November 7, 2022, the City Council passed on the second reading an end to the rent freeze effective March 1, 2023 and the 3% rent cap of the AGA.

Commissioner Kurpies asked a clarifying question regarding the non-rent stabilized rent registry.

- 8. COMMISSION COMMENTS:** Commissioner Kurpies stated the office of assembly member Richard Bloom will host a webinar on understanding the eviction process on Wednesday, November 16th at 5pm. Link to access: [Understanding the Eviction Process: Know Your Rights Webinar](#)

Chair Topchian recessed the meeting at 7:11 p.m.

Commissioner Wright joined the meeting at 7:14 p.m.

Chair Topchian reconvened the meeting at 7:16 p.m.

9. APPEAL

A. D-4687 605 N. Sweetzer Ave Unit 4

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

JON HAROUNI, LOS ANGELES presented his oral argument.

ARGELIA KRAMER, WEST HOLLYWOOD presented her oral argument.

After Commission deliberation, **a motion was made by Commissioner Maggio to adopt Resolution RSC 22-619, affirming-in-part and reversing in-part the Hearing Examiner's decision and waiving the provision of Regulation 60005(A)(4) regarding the kitchen and bathroom sink. The motion was seconded by Commissioner Martz and approved with a 5-1 vote, noting the "no" vote of Commissioner Wright.**

10. NEW BUSINESS: None.

11. ITEMS FROM STAFF: Mr. Holub thanked Commissioner Kurpies for mentioning the webinar on understanding the eviction process.

12. PUBLIC COMMENT: VICTOR OMELCZENKO, WEST HOLLYWOOD, commented on Item 9A.

13. ITEMS FROM COMMISSIONERS: Commissioner Maggio encouraged Commissioners to attend a Rent Stabilization Division in-house hearing. He also mentioned a past rent stabilization conference and suggested hosting a conference in future.

Commissioner Wright thanked the public speaker and asked for time to be set aside to review the code and make recommendations.

Commissioner Kurpies requested an update on the seismic retrofitting in the future.

Chair Topchian requested printed copies of guideline valuations.

*Rent Stabilization Commission
Meeting Minutes – November 10, 2022*

14. ADJOURNMENT: The meeting was adjourned at 8:15 p.m. The next meeting of the Rent Stabilization Commission will be a special meeting held on Wednesday, December 14, 2022, at 7:00 PM in West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Diane Garcia, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 14th day of December 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:
AGASSI TOPCHIAN
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Agassi Topchian, Chair

DG

Diane Garcia, Commission Secretary

Certificate Of Completion

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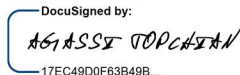
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AGASSI TOPCHIAN
 usagassi@yahoo.com
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