

**CITY OF WEST HOLLYWOOD  
RENT STABILIZATION COMMISSION  
SPECIAL MEETING  
WEDNESDAY, DECEMBER 14, 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 7:01 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, 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 and Commissioner Zekiah Wright

**4. APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of December 14, 2022, as amended. Motion by **Commissioner Martz to approve the December 14, 2022 agenda, seconded by Vice Chair Eyres and approved.**

**5. APPROVAL OF MINUTES**

**ACTION:** Approve the minutes of November 10, 2022. Motion by **Commissioner Martz, seconded by Vice Chair Eyres and approved.**

**6. PUBLIC COMMENT:** None.

- 7. MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look ahead calendar. Mr. Holub reported the county's tenant protection resolution is set to expire on December 31, 2022. Information regarding rental assistance programs can be accessed by contacting the Social Services Division at (323) 848-6510 or online by this: [Link](#)

Mr. Holub provided an update on the progress of the mandatory seismic retrofitting program as requested by Commissioner Kurpies. He provided instructions on how to access the city's data: [Link](#)

Mr. Holub provided an update regarding the rent registry which will be expanding to include non-rent stabilized properties in 2023. A preliminary letter was mailed to non-rent stabilized property owners regarding the upcoming requirement to register and re-register units. Staff is working with the registry database vendor to launch the registry by late winter.

Landlords may begin taking the Annual General Adjustment (AGA) on March 1, 2023. The rent adjustment from March 1, 2023 to August 31, 2023, will be the recently adopted cap of 3%. A mailer with the AGA information, RSO compliant rent increase notices and a form for providing the annual interest on security deposits will be mailed to rent stabilized landlords and tenants before the end of December 2022.

Commissioner Kurpies asked a clarifying question regarding the security deposits and thanked Mr. Holub for the seismic retrofitting update.

Chair Topchian asked clarifying questions regarding the county's tenant protection resolution, unpaid rent balances accrued during the pandemic and communication efforts.

- 8. COMMISSION COMMENTS:** Commissioner Martz congratulated the newly elected officials and to those who ran for office.

Commissioner Maggio attended the Business License Commission meeting.

Vice Chair Eyres attended the city's AB 1234 ethics training.

## **9. APPEAL**

### **A. I-152                      1021 N. Edinburgh Avenue**

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

TERRY BOLO, WEST HOLLYWOOD presented her oral argument.

LORRAINE POPIELARSKI, WEST HOLLYWOOD presented her oral argument.

SETH GOTTESDIENER, WEST HOLLYWOOD presented his oral argument.

ANDRES SANTANIELLO, WEST HOLLYWOOD presented his oral argument.

TAYLOR MEGDAL, LOS ANGELES presented his oral argument.

*Chair Topchian recessed the meeting at 8:13 p.m.*

*Chair Topchian reconvened the meeting at 8:21 p.m.*

After Commission deliberation, **a motion was made by Commissioner Kurpies to adopt Resolution RSC 22-620 and modify the base year to 2011. The motion was seconded by Commissioner Maggio and did not pass with a 2-3 vote**, noting the "no" votes of Commissioner Martz, Vice Chair Eyres and Chair Topchian.

**A motion was made by Commissioner Martz to adopt resolution RSC 22-620, reversing and modifying the Hearing Examiner's Decision as to application**

*Rent Stabilization Commission  
Meeting Minutes – December 14, 2022*

**No. I-152(R).** The motion was seconded by Vice Chair Eyres, and passed with a 3-2 vote, noting the “no” votes of Commissioner Kurpies and Maggio.

**10. NEW BUSINESS:** None.

**11. ITEMS FROM STAFF:** None.

**12. PUBLIC COMMENT:** None.

**13. ITEMS FROM COMMISSIONERS:** Commissioner Maggio thanked the Commission Secretary for the holiday gifts and wished the public a happy holiday.

Vice Chair Eyres wished everyone a happy holiday.

Chair Topchian asked a clarifying question regarding following up with building concerns that were presented during Item 9A. He wished everyone a happy holiday.

**14. ADJOURNMENT:** The meeting was adjourned at 9:13 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, January 12, 2023, at 7:00PM via teleconference.

These minutes were submitted by Diane Garcia, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 12<sup>th</sup> day of January 2023.

**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*

17EC49D0F63B49B...



---

**Agassi Topchian, Chair**

---

**Diane Garcia, Commission Secretary**

**Certificate Of Completion**

Envelope Id: 033EBAA668674D7DB445A05F1BB68395	Status: Completed
Subject: Complete with DocuSign: 12.14.22 RSC minutes.pdf	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	RSD Administration
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	RSDAdministration@weho.org
	IP Address: 155.190.3.8

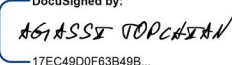
**Record Tracking**

Status: Original	Holder: RSD Administration	Location: DocuSign
1/12/2023 7:49:12 PM	RSDAdministration@weho.org	

**Signer Events**

AGASSI TOPCHIAN  
 usagassi@yahoo.com  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 17EC49D0F63B49B...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 172.91.180.183

**Timestamp**

Sent: 1/12/2023 7:50:05 PM  
 Viewed: 1/12/2023 7:55:38 PM  
 Signed: 1/12/2023 7:57:18 PM

**Electronic Record and Signature Disclosure:**

Accepted: 7/13/2020 8:08:51 AM  
 ID: d63c3a85-31e9-47f7-9336-52f1b10fffd8

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	1/12/2023 7:50:05 PM
Certified Delivered	Security Checked	1/12/2023 7:55:38 PM
Signing Complete	Security Checked	1/12/2023 7:57:18 PM
Completed	Security Checked	1/12/2023 7:57:18 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		