

**CITY OF WEST HOLLYWOOD  
RENT STABILIZATION COMMISSION  
THURSDAY, JULY 13, 2023 - 7:00 PM  
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS  
625 N. SAN VICENTE BOULEVARD**

**MINUTES**

1. **CALL TO ORDER:** Chair Topchian called the meeting to order at 7:03 p.m.
2. **PLEDGE OF ALLEGIANCE:** The Commission said the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED RENT STABILIZATION COMMISSIONER ADAM G. BASS:** Commission Secretary Diane Garcia administered the Oath of Office to Adam G. Bass.
4. **ROLL CALL:** Rent Stabilization Commission Secretary Diane Garcia took roll call.

PRESENT: Commissioner Adam G. Bass, Commissioner Josh Kurpies, Commissioner Kellan Martz, Commissioner Tina Moore, Commissioner Zekiah Wright, and Chair Agassi Topchian

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

**5. APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of July 13, 2023, as amended. **Motion by Commissioner Martz to approve the July 13, 2023 agenda, seconded by Commissioner Wright and approved.**

**6. APPROVAL OF MINUTES**

**ACTION:** Approve the minutes of June 22, 2023. **Motion by Commissioner Moore, seconded by Commissioner Martz and approved,** noting the abstention of Commissioner Bass and Commissioner Wright.

**7. PUBLIC COMMENT:** None.

8. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub congratulated Commissioner Bass on his appointment. Mr. Holub reviewed the look ahead calendar. He provided an update on eviction cases and Assembly Bill 1620 regarding unit swaps.

Mr. Holub notified the Commission of the Annual Congress of Commissions and Boards occurring on August 23, 2023.

Commissioner Kurpies welcomed Commissioner Bass to the Rent Stabilization Commission and congratulated staff's efforts regarding AB 1620.

## **9. APPEAL:**

### **A. D-4718                    7720 Hampton Ave #203**

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

ANTONIO FILIPPONI, LANDLORD presented his oral argument.

ALEXANDER GURFINKEL, WEST HOLLYWOOD presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Wright to adopt Resolution RSC 23-628, affirming the Hearing Examiner’s Decision as to application No. D-4718. The motion was seconded by Commissioner Martz and approved with a vote of 6-0.**

*Chair Topchian recessed the meeting at 7:56 p.m.*

*Chair Topchian reconvened the meeting at 8:00 p.m.*

### **B. D-4722                    8221 De Longpre Ave #1**

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

GEOFFREY HUGHES, WEST HOLLYWOOD presented his oral argument.

JOHN FILIPKCO, LANDLORD presented his oral argument.

ROCHELLE JIMENEZ, WEST HOLLYWOOD presented his oral argument.

RICK SANCHEZ, LANDLORD presented his oral argument.

*Chair Topchian recessed the meeting at 9:17 p.m.*

*Chair Topchian reconvened the meeting at 9:38 p.m.*

After Commission deliberation, **a motion was made by Commissioner Bass to adopt Resolution RSC 23-629, affirming in part, reversing in part, and remanding in part the Hearing Examiner’s Decision as to application No. D-4722. The motion was seconded by Commissioner Martz and approved with a vote of 6-0.**

## **10. NEW BUSINESS:**

### **A. ELECTION OF CHAIR AND VICE-CHAIR**

#### **1) ELECTION OF CHAIR**

Nominations will be opened for Chairperson. Nominations are then closed, and the vote is taken.

Chair Topchian thanked the Commission, City Staff and Legal Counsel.

Chair Topchian nominated Commissioner Kurpies, the nomination was declined.

Commissioner Bass nominated Commissioner Wright, the nomination was accepted.

**ACTION: A motion was made by Chair Topchian to close the nominations and elect Zekiah Wright as Chair of the Rent Stabilization Commission for a term through June 30, 2024, seconded by Commissioner Martz, and passed with a vote of 6-0.**

*2) ELECTION OF VICE-CHAIR*

New Chairperson will open nominations for Vice-Chairperson. Nominations are then closed, and the vote is taken.

Chair Topchian nominated Commissioner Kurpies, the nomination was declined.

Commissioner Bass nominated Commissioner Moore, the nomination was accepted.

**ACTION: A motion was made by Commissioner Topchian to close the nominations and elect Tina Moore as Vice Chair of the Rent Stabilization Commission for a term through June 30, 2024, seconded by Commissioner Martz, and passed with a vote of 6-0.**

**B. COMMISSION LIAISON APPOINTMENTS TO OTHER COMMISSIONS AND ADVISORY BOARDS**

*SUBJECT: Rent Stabilization Commission Chair will appoint Commission liaison(s) to other City Commissions and Advisory Boards.*

The Commissioners identified the other commissions and advisory boards they were interested in to serve as a liaison.

Commissioner Bass appointed himself as liaison to the Planning Commission and Public Facilities, Recreation, and Infrastructure Commission.

Commissioner Topchian appointed him as liaison to the Public Safety Commission.

Commissioner Martz appointed himself as liaison to the Business License Commission and Human Services Commission.

Commissioner Kurpies appointed himself as liaison to the Transportation & Mobility Commission.

Vice Chair Moore appointed herself as liaison to the Women's Advisory Board.

Chair Wright appointed themselves as liaison to the Senior Advisory Board.

**11. ITEMS FROM STAFF:** Mr. Holub congratulated Chair Wright and Vice Chair Moore. He thanked outgoing Chair Topchian.

*Rent Stabilization Commission  
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**12. PUBLIC COMMENT:** None.

**13. ITEMS FROM COMMISSIONERS:** Vice Chair Moore welcomed Commissioner Bass and thanked him for his nomination. She congratulated Chair Wright.

Commissioner Topchian, Kurpies, Martz and Bass congratulated Chair Wright and Vice Chair Moore.

Commissioner Kurpies, Martz and Bass thanked outgoing Chair Topchian.

Commissioner Bass thanked city staff and the Commission for their warm welcome. He thanked the City Council for the At-Large appointment.

Chair Wright welcomed Commissioner Bass and Commissioner Moore. They thanked the outgoing Chair Topchian and city staff.

**14. ADJOURNMENT:** The meeting was adjourned at 10:02 pm. The next meeting of the Rent Stabilization Commission will be held on Thursday, July 27 2023, at 7:00 p.m. in the 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 27<sup>th</sup> day of July 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:



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**Zekiah Wright, Chair**



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**Diane Garcia, Commission Secretary**

**Certificate Of Completion**

Envelope Id: F7F80DDE3FC74F44916E6044F65C0D24 Status: Completed  
 Subject: Complete with DocuSign: 7.13.23 RSC minutes.pdf, Resolution RSC 23-631(D-4724).pdf, Resolution ...  
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 Document Pages: 14 Signatures: 3 Envelope Originator:  
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 AutoNav: Enabled RSDAdministration@weho.org  
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**Record Tracking**

Status: Original Holder: RSD Administration Location: DocuSign  
 7/28/2023 11:50:02 AM RSDAdministration@weho.org

**Signer Events**

Zekiah N. Wright  
 zekiahweho@gmail.com  
 Security Level: Email, Account Authentication (None)

**Signature**



Signature Adoption: Drawn on Device  
 Using IP Address: 76.216.229.110  
 Signed using mobile

**Timestamp**

Sent: 7/28/2023 11:52:12 AM  
 Viewed: 8/1/2023 7:02:46 AM  
 Signed: 8/1/2023 7:03:48 AM

**Electronic Record and Signature Disclosure:**

Accepted: 8/1/2023 7:02:46 AM  
 ID: 4355ef4d-5b14-4d1f-8139-797f3fc52b8c

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	7/28/2023 11:52:12 AM
Certified Delivered	Security Checked	8/1/2023 7:02:46 AM
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Completed	Security Checked	8/1/2023 7:03:48 AM
Payment Events	Status	Timestamps
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