

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, AUGUST 24, 2023 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Chair Zekiah Wright 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 Adam G. Bass, Commissioner Josh Kurpies, Commissioner Kellan Martz, Commissioner Agassi Topchian, Vice Chair Tina Moore, and Chair Zekiah Wright

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

4. APPROVAL OF AGENDA

ACTION: Approve the agenda of August 24, 2023, as amended. **Motion by Commissioner Bass to approve the August 24, 2023 agenda, seconded by Commissioner Martz and approved.**

5. APPROVAL OF MINUTES

ACTION: Approve the minutes of August 10, 2023. **Motion by Commissioner Kurpies, seconded by Commissioner Martz and approved,** noting the abstention of Chair Wright.

6. **PUBLIC COMMENT:** FRANK RORIE, WEST HOLLYWOOD introduced himself as the new at-large appointee to the Commission.
7. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look ahead calendar. Mr. Holub provided an update regarding proactive inspections for rent stabilized properties overseen by the Neighborhood & Business Safety Division.

Chair Wright and Commissioner Martz asked clarifying questions regarding the RFP for proactive inspections for rent stabilized properties.

8. APPEAL:

A. D-4705 (929 N. Genesee Ave., Unit 9) & D-4729 (935 Genesee Ave., Unit 7)
Legal Counsel to the Commission John Natalizio provided a case summary and analysis of the appeal as provided in the staff report.

DONNA KIEMM, TENANT provided public comment in support of Item 8A.

CHRISTINE FRENZER, TENANT provided public comment in support of Item 8A.

MARY TEHRAN, TENANT provided public comment in support of Item 8A.

SAM BORNSTEIN, LANDLORD presented his oral argument.

WENDY TUCKER, LANDLORD presented her oral argument.

PAUL PAGUYO, LANDLORD presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Martz to adopt Resolution RSC 23-633 affirming the Hearing Examiner’s Decision as to application No. D-4705 & D-4729. The motion was seconded by Vice Chair Moore and approved with a vote of 6-0.**

Chair Wright recessed the meeting at 8:32 p.m.

Chair Wright reconvened the meeting at 8:39 p.m.

9. NEW BUSINESS:

A. ANNOUNCEMENT OF INTEREST RATE ON SECURITY DEPOSITS HELD DURING CALENDAR YEAR 2023

SUBJECT: The Rent Stabilization Commission announced the interest rate for security deposits held during calendar year 2023.

Rent Stabilization Information Coordinator Yazmin Spiteri provided an overview of the security deposit interest rate calculation and announced the interest rate to be paid to West Hollywood tenants for calendar year 2023 is 5% annual, simple interest. The Commissioners asked clarifying questions.

ACTION: Receive and file.

B. ANNOUNCEMENT OF THE 2023-24 ANNUAL ADJUSTMENT TO THE VALUATION GUIDELINES

SUBJECT: The Rent Stabilization Commission announced the annual adjustment to the Valuation Guidelines set forth in Rent Stabilization Regulation 60041.1 effective September 1, 2023.

Mr. Holub provided an overview on the annual adjustment to the Valuation Guidelines set forth in Rent Stabilization Regulation 60041.1 effective September 1, 2023. The Commissioners asked clarifying questions.

ACTION: Receive and file.

10. ITEMS FROM STAFF: Mr. Holub shared the link to the RFP for proactive inspections for rent stabilized properties.

11. PUBLIC COMMENT: None.

12. ITEMS FROM COMMISSIONERS: Commissioner Kurpies requested an update for West Hollywood eviction filings. He asked clarifying questions regarding the meeting agenda order.

Vice Chair Moore thanked city staff for the Annual Congress of Commissions and Advisory Boards.

Commissioner Topchian thanked city staff for their presentations and for the Annual Congress of Commissions and Advisory Boards.

Commissioner Martz noted the tenant from the appeal approached him during the recess and there was not any discussion of Item 8A and thanked city staff for the Annual Congress of Commissions and Advisory Boards.

Commissioner Bass thanked city staff for the Annual Congress of Commissions and Advisory Boards. He highlighted Frank Rorie’s previous public service.


Chair Wright thanked Vice Chair Moore for leading the previous meeting. They also thanked the Hearing Examiners for the quality of their decisions. Chair Wright highlighted events occurring in West Hollywood, go to weho.org/calendar for more information.

13. ADJOURNMENT: The meeting was adjourned at 9:06 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, September 28, 2023 at 7:00 p.m. in the West Hollywood Park Public Meeting Room – Council Chambers.

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 September 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



Roger Vinalon Jr, Commission Secretary

Certificate Of Completion

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zekiah n. wright
 zekiahweho@gmail.com
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Signature

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 5353CB2DFD964D8...
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 Resent: 10/2/2023 9:31:11 AM
 Resent: 10/3/2023 11:12:20 AM
 Resent: 10/4/2023 8:38:04 AM
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 Signed: 10/4/2023 2:45:11 PM

Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Witness Events

Signature

Timestamp

Notary Events

Signature

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Envelope Summary Events

Status

Timestamps

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Payment Events

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Timestamps

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