

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
SPECIAL MEETING
WEDNESDAY, NOVEMBER 1, 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 Frank D. Rorie Jr., Commissioner Agassi Topchian, Vice Chair Tina Moore, and Chair Zekiah Wright

ALSO PRESENT: Acting Rent Stabilization Manager Gloria Aviles, Legal Counsel John Natalizio, and Rent Stabilization Commission Secretary Diane Garcia

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of November 1, 2023. **Motion by Commissioner Bass to approve the November 1, 2023, agenda, seconded by Commissioner Martz and approved.**

5. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of September 28, 2023. **Motion by Commissioner Topchian, seconded by Commissioner Martz and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization Manager Gloria Aviles reviewed the look ahead calendar.

8. **APPEAL:**

A. D-4773 1031 ½ N. Havenhurst Drive

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

DEVELYN WATSON AND NORAH MCINTIRE, TENANTS presented their oral argument.

DREW CRAMER, LANDLORD presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Kurpies to adopt Resolution RSC 23-635, affirming-in-part and reversing in-**

part the Hearing Examiner’s Decision as to application No. D-4773. The motion was seconded by Commissioner Martz and approved with a vote of 6-1, noting the “no” vote of Commissioner Bass.

Chair Wright recessed the meeting at 7:47 p.m.

Chair Wright reconvened the meeting at 7:53 p.m.

B. D-4781 904 Gardner St Unit 2

EDGAR HARTOONIAN, LANDLORD presented his oral argument.

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

JULIA SOTO, TENANT presented her oral argument.

After Commission deliberation, **a motion was made by Commissioner Bass to adopt Resolution RSC 23-636, affirming in-part, and modifying in-part the Hearing Examiner’s Decision as to application No. D-4781. The motion was seconded by Chair Wright and approved with a vote of 7-0.**

9. NEW BUSINESS: None

- 10. ITEMS FROM STAFF:** Ms. Aviles highlighted the Communications team’s comment regarding this meeting being the first Rent Stabilization Commission meeting in its history to be held on a Wednesday night and run by two women of color.

Chair Wright requested a presentation on owner/relative occupancy evictions and tenant harassment during the first quarter of the approaching year.

11. PUBLIC COMMENT: None

- 12. ITEMS FROM COMMISSIONERS:** Commissioner Bass suggested an opportunity to shadow Rent Stabilization city staff. He thanked city staff and public safety officers for the Halloween Carnival and highlighted the efficient post-event street and park clean-up. Commissioner Bass requested the meeting videos be available on www.weho.org/wehotv. Additionally, he requested the meeting be adjourned in memory of former Council Deputy and City Commissioner, Donna Saur.

Commissioner Topchian suggested Commissioners attend a Rent Stabilization hearing.

Commissioner Rorie thanked the appeal parties for their attendance. He expressed interest in attending a Rent Stabilization hearing. Commissioner Rorie requested internal process for absences to be addressed in the upcoming Study Session.

*Rent Stabilization Commission
Meeting Minutes – November 1, 2023*

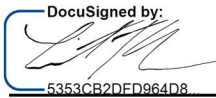
Chair Wright expressed their apologies regarding the lack of quorum for the previously scheduled Commission meeting, noting that unexpected emergencies do happen. They highlighted the Halloween Carnival and the Emerald Village cannabis celebration. They expressed interest in attending a Rent Stabilization hearing.

13. ADJOURNMENT: The meeting was adjourned at 8:44 p.m. in memory of former Council Deputy and City Commissioner, Donna Saur. The next meeting of the Rent Stabilization Commission will be held on Thursday, November 9, 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 9th day of November 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



Diane Garcia, Commission Secretary

Certificate Of Completion

Envelope Id: EAEC2CB4D51A49DBA638928375DB15CF Status: Completed
 Subject: Complete with DocuSign: Resolution RSC 23-637 (D-4772).pdf, Resolution RSC 23-638 (D-4769).pdf,...
 Source Envelope:
 Document Pages: 15 Signatures: 3 Envelope Originator:
 Certificate Pages: 4 Initials: 0 RSD Administration
 AutoNav: Enabled RSDAdministration@weho.org
 Envelope Stamping: Enabled IP Address: 155.190.3.7
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Status: Original Holder: RSD Administration Location: DocuSign
 11/10/2023 12:02:47 PM RSDAdministration@weho.org

Signer Events

zekiah 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: 11/10/2023 12:08:07 PM
 Viewed: 11/14/2023 1:38:51 AM
 Signed: 11/14/2023 1:39:26 AM

Electronic Record and Signature Disclosure:

Accepted: 11/14/2023 1:38:51 AM
 ID: f844914c-8765-4ba6-aeff-4c3572c6ff49

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	11/10/2023 12:08:08 PM
Certified Delivered	Security Checked	11/14/2023 1:38:51 AM
Signing Complete	Security Checked	11/14/2023 1:39:26 AM
Completed	Security Checked	11/14/2023 1:39:26 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		