

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, JANUARY 23, 2025 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Vice Chair Rorie called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Vivian M. Rorie led the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Roger Vinalon Jr. took roll call.

PRESENT: Commissioner Rena Goldman, Commissioner Josh Kurpies, Commissioner Kaitlin McCafferty, Commissioner Alex Paris, Commissioner Agassi Topchian, and Vice Chair Frank D. Rorie

ALSO PRESENT: Rent Stabilization Manager Cameron Kesinger, Legal Counsel Kellan Martz, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

ABSENT: Chair Adam G. Bass

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of January 23, 2025 as amended. **Motion by Commissioner Topchian to approve the January 23 , 2025 agenda, seconded by Commissioner Kurpies and approved.**

5. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of November 14, 2024. **Motion by Commissioner Kurpies, seconded by Commissioner Goldman and approved.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Rent Stabilization Manager Cameron Kesinger announced a reminder about smoking prohibitions in multifamily dwellings. He also summarized an Urgency Ordinance passed by City Council on January 21, 2025 allowing an exemption to the City's one-year lease term requirement for landlords who rent a unit to an evacuee of the 2025 Southern California fires. Mr. Kesinger reviewed the look-ahead calendar.

Commissioner Topchian asked clarifying questions regarding the smoking prohibition. Mr. Kesinger provided general information about the corresponding ordinance and recommended the public contact the Neighborhood and Business Safety Division for further details.

Commissioner Kurpies inquired about the applicability of eviction and tenant harassment protections when short-term leases for evacuees of the 2025 Southern California fires ended. Mr. Kesinger conveyed that no evictions would be permitted without just cause, including for evacuees of the 2025 Southern California fires on

shorter lease terms, and that any tenant experiencing harassment should contact the Rent Stabilization Division for further assistance.

8. APPEAL

Item 8.B. was heard before Item 8.A.

A. D-4889 8220 W. Norton Avenue #15

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

AUSTIN MONROE presented his oral argument.

JOHN LOWN, WEST HOLLYWOOD presented his oral argument.

After Commission deliberation, **a motion was made by Vice Chair Rorie to adopt Resolution RSC 25-661, affirming the Hearing Examiner’s Decision as to application No. D-4889. The motion was seconded by Commissioner Paris and passed with a vote of 6-0.**

Vice Chair Rorie called a recess at 8:41 p.m. and reconvened the meeting at 8:51 p.m.

B. D-4804CD1 916 N. Sierra Bonita Avenue #18

Legal Counsel to the Commission Kellan Martz sent his condolences to victims of the Southern California fires and mentioned the first price-gouging criminal case filed by the Attorney General. Mr. Martz provided a case summary and analysis of the appeal as provided in the staff report.

ALEX PODASHEV, WEST HOLLYWOOD presented his oral argument.

LEO HIRSCHMAN presented his oral argument.

After Commission deliberation, **a motion was made by Vice Chair Rorie to adopt Resolution RSC 25-662 affirming-in-part and modifying-in-part the Hearing Examiner’s Decision as to application No. D-4804CD1, seconded by Commissioner Topchian. Commissioner Kurpies made a substitute motion to affirm-in-part and reverse-in-part the Hearing Examiner’s Decision, seconded by Commission Goldman. The substitute motion failed with a vote of 2-4, noting the ‘no’ votes by Commissioners McCafferty, Paris, Topchian, and Vice Chair Rorie. The original motion passed with a vote of 4-2, noting the ‘no’ votes by Commissioners Goldman and Kurpies.**

C. D-4689CD1 1021 Edinburgh Ave #8

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

LORRAINE POPIELARSKI, WEST HOLLYWOOD presented her oral argument.

TAYLOR MEGDAL did not attend the appeal.

ANDRES SANTANIELLO, WEST HOLLYWOOD spoke on the operability and observed use of the laundry facility.

After Commission deliberation, **a motion was made by Vice Chair Rorie to adopt Resolution RSC 25-663, affirming the Hearing Examiner’s Decision as to application No. D-4689CD1. The motion was seconded by Commissioner McCafferty and passed with a vote of 5-1, noting the 'no' vote of Commissioner Paris.**

9. NEW BUSINESS: None.

10. ITEMS FROM STAFF: None.

11. PUBLIC COMMENT: None.

12. ITEMS FROM COMMISSIONERS: Commissioner Paris thanked staff for their efforts in scheduling and preparing the appeals and sent his condolences to the family of Francisco San Martin.


Commissioners Topchian, Kurpies, and Goldman and Vice Chair Rorie thanked staff and Legal Counsel for their efforts on preparing the appeal staff reports.

13. ADJOURNMENT: The meeting was adjourned at 9:43 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, February 13, 2025, at 7:00 p.m. in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Brandee Thornton, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 13th day of February 2025.

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:

Signed by:


Adam G. Bass, Chair



Brandee Thornton, Commission Secretary