

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, APRIL 10, 2025 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Chair Bass called the meeting to order at 7:02 p.m.
2. **PLEDGE OF ALLEGIANCE:** Cathy Blavis led the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED RENT STABILIZATION COMMISSIONER KIMBERLY COPELAND**

Councilmember Meister administered the Oath of Office to newly appointed Rent Stabilization Commissioner Kimberly Copeland.

4. **ROLL CALL:** Rent Stabilization Commission Secretary Brandee Thornton took roll call.

PRESENT: Commissioner Kimberly Copeland, Commissioner Rena Goldman, Commissioner Josh Kurpies, Commissioner Alex Paris, Commissioner Agassi Topchian, and Chair Adam G. Bass

ALSO PRESENT: Rent Stabilization Manager Cameron Kesinger, Legal Counsel Kellan Martz, and Rent Stabilization Commission Secretary Brandee Thornton

ABSENT: Vice Chair Frank D. Rorie

5. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of April 10, 2025. **Motion by Commissioner Topchian to approve the April 10, 2025, agenda, seconded by Commissioner Kurpies and approved.**

6. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of March 27, 2025. **Motion by Commissioner Paris, seconded by Commissioner Topchian and approved with a vote of 5-0**, noting the abstention of Commissioner Copeland.

7. **PUBLIC COMMENT:**

CATHY BLAVIS, WEST HOLLYWOOD congratulated Commissioner Copeland on her appointment and expressed concerns regarding the current method of calculating security deposit interest. She noted that the resulting rates appear to be unfairly high for landlords.

STEPHANIE HARKER, WEST HOLLYWOOD also welcomed Commissioner Copeland and commended the Commission for maintaining an apolitical approach while respectfully hearing both landlords and tenants during appeal proceedings. She agreed with previous comments suggesting that the interest rate calculations were disproportionately high for landlords.

MICHAEL KING, WEST HOLLYWOOD congratulated Chair Bass on a personal matter and extended congratulations to Commissioner Copeland and urged the City to consider implementing penalties for landlords who delay making interest payments or providing credits related to security deposit interest. He also recommended that the Commission explore allowing rent reductions in situations where landlords have completed amortized payments on appliances or services.

- 8. MANAGER REPORT:** Rent Stabilization Manager Cameron Kesinger welcomed Kimberly Copeland to the Commission. He also provided eviction data for the month of March. The City received 65 Three-Day Notices for non-payment of rent, 4 Three-Day Notices to cure covenant violations, and 4 Summons and Complaints.

Commissioner Paris requested that staff include eviction-related data in future agenda packets, if available.

Commissioner Topchian asked a clarifying question regarding how landlords apply the security deposit interest calculation. He commended those landlords who actively comply with the Rent Stabilization Ordinance and welcomed Commissioner Copeland to the Commission.

Commissioner Kurpies inquired whether landlords in the City of West Hollywood are required to provide refrigerators.

- 9. NEW BUSINESS:** None

10. APPEAL

A. D-4945 948 Hilldale Avenue

Legal Counsel to the Commission Kellan Martz welcomed Commissioner Copeland back to the Rent Stabilization Commission and provided an update on the public comments. He also provided a case summary and analysis of the appeal as provided in the staff report.

JORGE VELASQUEZ, WEST HOLLYWOOD presented his oral argument.

PAUL DEL VECCHIO, LOS ANGELES presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Copeland to remand in part and affirm in part the Hearing Examiner's Decision as to application No. D-4945, seconded by Chair Bass. The motion passed with a vote of 6-0.**

B. D-4722CD1 8221 De Longpre Avenue #1

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

JOHN FILIPKO, LOS ANGELES presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Topchian to affirm the Hearing Examiner’s Decision as to application No. D-4722CD1, seconded by Commissioner Goldman. The motion passed with a vote of 6-0.**

Chair Bass recessed the meeting at 8:38 p.m. and reconvened at 8:45 p.m.

C. D-4967 8221 De Longpre Avenue #27

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

JOHN FILIPKO, LOS ANGELES presented his oral argument.

After Commission deliberation, **a motion was made by Chair Bass to affirm the Hearing Examiner’s Decision as to application No. D-4967, seconded by Commissioner Kurpies. The motion passed with a vote of 6-0.**

11. ITEMS FROM STAFF: None.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS:

Commissioner Paris welcomed Commissioner Copeland back to the Rent Stabilization Commission.

Commissioner Topchian commended those landlords who actively comply with the Rent Stabilization Ordinance and welcomed Commissioner Copeland to the Commission.

Commissioner Kurpies welcomed Commissioner Copeland and later expressed appreciation for the good faith efforts shown by landlords involved in two of the evening’s appeals.

A motion was made by Commissioner Kurpies that an agenda item be added to revisit the method used to calculate security deposit interest accruals. Chair Bass seconded the motion, and the Commission approved the request unanimously, with a 6-0 vote.

Commissioner Goldman welcomed Commissioner Copeland back to the Commission.

Chair Bass welcomed Commissioner Copeland back to the Commission and shared appreciation for the landlords present for the evening’s appeals.

*Rent Stabilization Commission
Meeting Minutes – April 10, 2025*

Commissioner Copeland expressed her gratitude for the warm welcome she received and stated that she looked forward to working with both the Commission and staff.

A motion was made by Commissioner Copeland to form a subcommittee to review the Valuation Guideline amounts, guidance, and instructions found in the Rent Stabilization Regulations. Commissioner Kurpies seconded the motion to agendize this proposal, and the motion was approved unanimously with a 6-0 vote.

14. ADJOURNMENT: The meeting was adjourned at 9:12 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, April 24, 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 24th day of April 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:


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Adam G. Bass, Chair



Brandee Thornton, Commission Secretary