

**CITY OF WEST HOLLYWOOD  
RENT STABILIZATION COMMISSION  
THURSDAY, MAY 8, 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:** Chair Bass led the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Roger Vinalon Jr. took roll call.

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

ABSENT: 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.

4. **APPROVAL OF AGENDA**

**ACTION:** Approve the agenda of May 8, 2025. **Motion by Commissioner Copeland to approve the May 8, 2025 agenda, seconded by Commissioner Kurpies and approved with a vote of 4-0.**

5. **APPROVAL OF MINUTES**

**ACTION:** Approve the amended minutes of April 24, 2025. **Motion by Chair Bass, seconded by Commissioner Goldman, and approved with a vote of 4-0.**

6. **PUBLIC COMMENT:** None

7. **MANAGER REPORT:** Rent Stabilization Manager Cameron Kesinger provided an update on eviction notice data and reviewed the Look Ahead Calendar.

8. **NEW BUSINESS:**

- A. **LONGE RANGE PLANNING DIVISION HOUSING ELEMENT IMPLEMENTATION  
– OVERVIEW OF THE ZONING IMPROVEMENT PROGRAM FOR HOUSING (ZIP)**

Associate Planner Michelle Montenegro provided a presentation on the Zoning Improvement Program for Housing and received Commissioner feedback on housing factor priorities, housing types, and the distribution of housing. The Commissioners asked clarifying questions and raised concerns about the risk of future development focusing on luxury units over affordable housing, the lack of workforce housing units, and tenant displacement.

## **9. APPEAL**

### **A. D-4966                      966 San Vicente Blvd**

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

ANTHONY REED DEUGENIO, WEST HOLLYWOOD presented his oral argument.

WILLIAM BGDOIAN 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-4966, seconded by Commissioner Kurpies. The motion passed with a vote of 4-0.**

*Chair Bass recessed the meeting at 8:35 p.m. and reconvened at 8:47 p.m.*

### **B. D-4876CD1                8558 Holloway Dr #102B**

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

ALEX GALICIA, LOS ANGELES presented his oral argument.

EITAN CASPI, WEST HOLLYWOOD expressed his concerns regarding the intercom and directory maintenance.

DIANA CASPI, WEST HOLLYWOOD expressed her concerns regarding the intercom and directory maintenance.

After Commission deliberation, **a motion was made by Chair Bass to affirm the Hearing Examiner’s Decision as to application No. D-4876CD1, seconded by Commissioner Copeland. The motion passed with a vote of 4-0.**

### **C. D-4980                      1038 N Crescent Heights Blvd**

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

Tenant appeal:

DAVID MARKEY, WEST HOLLYWOOD presented his oral argument.

MICHAEL SARSHAD, WEST HOLLYWOOD presented his oral argument.

Landlord appeal:

MICHAEL SARSHAD, WEST HOLLYWOOD presented his oral argument.

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DAVID MARKEY, WEST HOLLYWOOD presented his oral argument.

After Commission deliberation, **a motion was made by Commissioner Kurpies to affirm the Hearing Examiner’s Decision as to both applications in Case D-4876CD1, seconded by Commissioner Copeland. The motion passed with a vote of 4-0.**

**10. ITEMS FROM STAFF:** None

**11. PUBLIC COMMENT:** None

**12. ITEMS FROM COMMISSIONERS:** Commissioner Goldman thanked Ms. Montenegro for her presentation and expressed her support for increased pedestrian safety.

Commissioner Kurpies thanked staff for the presentation and staff report analysis and noted he would be absent from the next meeting. He also thanked staff for providing landlords and tenants clear guidance regarding the hearing and appeal process.

Commissioner Copeland thanked staff for their responsiveness and thanked her fellow Commissioners for their support.

Chair Bass showed his appreciation for staff and announced the WeHo Mishka Festival scheduled for May 18<sup>th</sup> at Plummer Park.

**13. ADJOURNMENT:** The meeting was adjourned at 10:04 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, May 22, 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 22<sup>nd</sup> day of May 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

  
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Brandee Thornton, Commission Secretary