

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, JUNE 12, 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 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Vice Chair Rorie led the Pledge of Allegiance.
3. **ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED RENT STABILIZATION COMMISSIONER KAITLIN MCCAFFERTY**

Commission Secretary Brandee Thornton administered the Oath of Office to newly appointed Rent Stabilization Commissioner Kaitlin McCafferty.

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

PRESENT: Commissioner Kimberly Copeland, Commissioner Rena Goldman, Commissioner Josh Kurpies, Commissioner Kaitlin McCafferty, Commissioner Agassi Topchian, Vice Chair Frank D. Rorie, and Chair Adam G. Bass

ALSO PRESENT: Acting Human Services and Rent Stabilization Director Christine Safriet, Legal Counsel Kellan Martz, Information Coordinator Yazmin Spiteri, and Rent Stabilization Commission Secretary Brandee Thornton

5. **APPROVAL OF AGENDA**

ACTION: Approve the amended agenda of June 12, 2025. **Motion by Commissioner Kurpies to approve the June 12, 2025 agenda, seconded by Commissioner Goldman and approved with a vote of 7-0.**

6. **APPROVAL OF MINUTES**

ACTION: Approve the minutes of May 22, 2025. **Motion by Commissioner Topchian, seconded by Commissioner Copeland, and approved with a vote of 5-0,** noting the abstentions of Commissioner Kurpies and Commissioner McCafferty.

7. **PUBLIC COMMENT:** None

8. **MANAGER REPORT:** Information Coordinator Yazmin Spiteri reviewed the Look Ahead Calendar.

Chair Bass proposed the establishment of an ad-hoc subcommittee to address valuation guidelines during the Rent Stabilization Commission's regular meeting held on July 10, 2025.

Commissioner Kurpies requested that the City publicize the upcoming discussion regarding security deposit interest rates in advance of the August 14, 2025, Rent Stabilization Commission meeting.

Vice Chair Rorie sought clarification on the status of upcoming appeals, noting that the Commission has heard a substantial number of appeals over the past six months.

9. NEW BUSINESS: None

10. APPEAL

A. D-4971 1279 N Harper Ave. #3

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

LYNN LEMAY, WEST HOLLYWOOD presented her oral argument.

DANIEL MONGE, WEST HOLLYWOOD 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-4971, seconded by Vice Chair Rorie. The motion passed with a vote of 7-0.**

Chair Bass recessed the meeting at 7:47 pm and reconvened at 7:55pm.

B. D-4995 1128 N Larrabee St. #5

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

MISTY ODELL, WEST HOLLYWOOD presented her oral argument.

ADAM ROSENKRANZ, LOS ANGELES presented his oral argument.

After Commission deliberation, **a motion was made by Vice Chair Rorie to reverse-in-part and modify-in-part the Hearing Examiner’s Decision as to application No. D-4995, seconded by Commissioner Copeland. The motion passed with a vote of 7-0.**

11. ITEMS FROM STAFF: None

12. PUBLIC COMMENT: None

13. ITEMS FROM COMMISSIONERS:

Commissioner Kurpies requested that staff provide information at a future meeting concerning the guidelines for roommate selection and the criteria landlords apply when approving new roommates.

Chair Bass inquired whether the Commission could reinterpret the City Attorney’s guidance on a Municipal Code section concerning substantial compliance. Legal Counsel Kellan Martz responded that while the Commission has discretion in

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interpreting appeals, it must adhere to clear legal guidance from counsel. Staff recommended that potential amendments to the Code be addressed with the City Council. Chair Bass also noted his decision not to participate during the Pledge of Allegiance.

The Commissioners collectively welcomed Commissioner Kaitlin McCafferty back to the Rent Stabilization Commission.

14. ADJOURNMENT: The meeting was adjourned at 8:42 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, June 26, 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 26th day of June 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

Brandee Thornton, Commission Secretary