

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, JULY 24, 2025 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM - COUNCIL CHAMBERS
625 N. SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Chair Rorie called the meeting to order at 7:00 p.m.
2. **LAND ACKNOWLEDGEMENT:** Vivian M. Rorie read the Land Acknowledgement.
3. **PLEDGE OF ALLEGIANCE:** Chair Rorie led the Pledge of Allegiance.
4. **ROLL CALL:** Rent Stabilization Commission Secretary Brandee Thornton took roll call.

PRESENT: Commissioner Kimberly Copeland, Commissioner Josh Kurpies, Commissioner Agassi Topchian, Vice Chair Rena Goldman, Chair Frank D. Rorie.

ABSENT: Commissioner Bass, Commissioner McCafferty

ALSO PRESENT: Acting Rent Stabilization Manager Gloria Aviles, Legal Counsel Kellan Martz, Acting Human Services and Rent Stabilization Director Christine Safriet and Rent Stabilization Commission Secretary Brandee Thornton

5. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of July 24, 2025. **Motion by Commissioner Topchian to approve the July 24, 2025 agenda, seconded by Commissioner Kurpies and approved with a vote of 5-0.**

6. **APPROVAL OF MINUTES**

ACTION: Approve the amended minutes of July 10, 2025. **Motion by Commissioner Kurpies to approve the amended July 10, 2025 minutes, seconded by Commissioner Copeland and approved with a vote of 5-0.**

7. **PUBLIC COMMENT:** None

8. **MANAGER REPORT:** Acting Rent Stabilization Manager Gloria Aviles reviewed the Look Ahead Calendar.

9. **APPEAL**

A. D-5011 642 N. West Knoll Dr. #205

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

RAND GETLIN, WEST HOLLYWOOD presented their oral argument.

JACOB ZADEH, LOS ANGELES presented their oral argument.

JOUBIN MANOCHERI provided additional comments.

After Commission deliberation, **a motion was made by Chair Rorie to affirm-in-part and remand-in-part, the Hearing Examiner’s Decision as to application No. D-5011, seconded by Vice Chair Goldman. The motion passed with a vote of 5-0.**

Chair Rorie recessed the meeting at 8:17pm and reconvened at 8:27 pm.

B. D-4877CD1 917 Larrabee St. #6

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

MARY KATE LEIBMAN, WEST HOLLYWOOD presented their oral argument.

GEORGE LEGRAND, WEST HOLLYWOOD provided public comment.

RAPHAEL GAMON, WEST HOLLYWOOD provided public comment.

After Commission deliberation, **a motion was made by Chair Rorie to affirm the Hearing Examiner’s Decision as to application No. D-4877CD1, seconded by Commissioner Copeland. The motion passed with a vote of 5-0.**

10. NEW BUSINESS: None

11. ITEMS FROM STAFF:

Manager Aviles reported that the Rent Stabilization Division newsletter will be distributed to the public next week and is now available on the Division’s webpage. The newsletter includes an announcement about the upcoming discussion on August 14th regarding the calculation of the security deposit interest rate and invites community input on the matter. A press release was issued on July 24, 2025, and additional information about the meeting will be published in the *Beverly Hills Press*. Members of the public are welcome to attend in person or via Zoom to provide public comments.

The Ad Hoc Valuation Guidelines Subcommittee will receive an email this week to coordinate meeting dates, develop a work plan, and outline strategies to achieve its goals.

Eviction data will be provided to the Commission on a quarterly basis. Internal figures for the second quarter show that 187 3-Day Notices were received for non-payment, 28 3-Day Notices were received related to covenant violations, and 52 summons and complaints were filed.

Bet Tzedek reported that between January 1, 2025 and July 24, 2025, they received 199 tenant contacts through their dedicated West Hollywood email/phone line, and

*Rent Stabilization Commission
Meeting Minutes – July 24, 2025*

Plummer Park clinics. Of the 199 contacts, 133 resulted in open eviction cases, 41 were represented by Bet Tzedek, 89 cases have been closed, and 32 remain open.

As a result of a tenant reaching out directly to Commissioner Goldman with an inquiry regarding fees associated with online rental payments and unpaid security deposit interest, she requested Manager Aviles share the response provided to the tenant to inform the audience and our viewers.

Manager Aviles informed that West Hollywood Municipal Code (WHMC) 17.32.030 states that landlords may only charge tenants certain authorized fees, not including convenience fees, for online rent payments. Per California Civil Code 1947.3, landlords cannot require tenants to pay rent solely via electronic funds transfer (EFT). Tenants may continue to pay their rent by the original method. Tenants that have been charged unauthorized fees may seek a rent decrease hearing, and landlords may be required to issue refunds under the Rent Stabilization Ordinance (RSO).

Manager Aviles also informed that landlords must pay security deposit interest rate payments by January 31 each year pursuant to WHMC 17.32.020(4) . If tenants do not receive this payment, they may deduct the amount from one month's rent within the calendar year. For missed payments from prior years, tenants can pursue refunds (up to three years per California statute of limitations) through small claims court.

12. PUBLIC COMMENT: None

13. ITEMS FROM COMMISSIONERS:

Chair Rorie expressed gratitude to Manager Aviles for providing the eviction data and requested that the Ad Hoc Valuation Guidelines Subcommittee further examine the issue of mold and mildew. He also acknowledged and appreciated the staff's work in handling the appeals.

Commissioner Copeland echoed appreciation for the efforts of staff.

Commissioner Topchian expressed thanks to legal counsel and Manager Aviles for their support.

Vice Chair Goldman thanked Manager Aviles for her explanation of security deposit interest rate payments and the guidelines surrounding online rent payment fees.

Commissioner Kurpies expressed appreciation to Manager Aviles for her work regarding security deposit interest rates and congratulated Chair Rorie on successfully leading his first meeting as Chair.

14. ADJOURNMENT: The meeting was adjourned at 9:07 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, August 14, 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 14th day of August 2025.

*Rent Stabilization Commission
Meeting Minutes – July 24, 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:


Frank D. Rorie, Chair

Brandee Thornton

Brandee Thornton, Commission Secretary