

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

MINUTES

1. **CALL TO ORDER:** Vice Chair Goldman called the meeting to order at 7:01 p.m.
2. **PLEDGE OF ALLEGIANCE:** Commissioner Bass led the Pledge of Allegiance.
3. **ROLL CALL:** Acting Rent Stabilization Commission Secretary Guille Hernandez took roll call.

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

ALSO PRESENT: Acting Rent Stabilization Manager Gloria Aviles, Legal Counsel Kellan Martz, and Acting Rent Stabilization Commission Secretary Guille Hernandez

ABSENT: Commissioner Kaitlin McCafferty

4. **APPROVAL OF AGENDA**

ACTION: The Commission will approve the agenda for the October 23, 2025, Rent Stabilization Commission meeting. **Motion by Chair Rorie to approve the October 23, 2025, agenda, seconded by Commissioner Kurpies, and approved with a vote of 6-0.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of the October 9, 2025, Rent Stabilization Commission meeting. **Motion by Commissioner Bass, seconded by Chair Rorie, and approved with a vote of 6-0.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization Manager Gloria Aviles reviewed the look-ahead calendar.

Chair Rorie asked clarification questions regarding the schedule for the November 13, 2025, meeting.

8. **APPEAL**

A. D-4670CD1 7957 Norton Ave #7957-1/2

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

Commissioner Copeland disclosed that she was acquainted with the tenant but indicated that it would not impact her decision either way.

Commissioner Kurpies disclosed that he was acquainted with the tenant but indicated that it would not impact his decision either way.

Commissioner Topchian asked legal counsel a question about evidence included in the report.

TENANT BRITT SAANS, WEST HOLLYWOOD presented their oral argument.

LANDLORD REPRESENTATIVE ROXANNA MARTINEZ, PANORAMA CITY presented their oral argument.

TENANT BRITT SAANS, WEST HOLLYWOOD presented their rebuttal argument.

LANDLORD REPRESENTATIVE declined to give a rebuttal argument.

Following Commission deliberation, **a motion was made by Commissioner Copeland to adopt Resolution RSC 25-698, affirming the Hearing Examiner's decision, as modified. The motion was seconded by Commissioner Kurpies and approved with a vote of 6-0.**

9. NEW BUSINESS: None

10. UNFINISHED BUSINESS: None

11. ITEMS FROM STAFF: Acting Rent Stabilization Manager Gloria Aviles provided the Quarterly Eviction Report. She notified the Commission of Secretary Brandee Thornton's promotion and thanked her for her service.

Commissioner Topchian asked if the eviction report from Bet Tzedek distinguished between Rent-Stabilized and non-rent-stabilized units.

Acting Rent Stabilization Manager Gloria Aviles confirmed they are not separated by rent-stabilized status.

Chair Rorie asked for a comparison of the current 3-Day Notice and Summons totals compared to other quarters of the year.

Acting Rent Stabilization Manager Gloria Aviles provided the 3-Day Notice and Summons data.

Commissioner Kurpies inquired if the Rent Stabilization Division reaches out to tenants when an eviction notice is received.

Acting Rent Stabilization Manager Gloria Aviles confirmed a letter is sent to the tenant with free resources they can access.

12. PUBLIC COMMENT: None

13. ITEMS FROM COMMISSIONERS:

Commissioner Bass congratulated Secretary Brandee Thornton on her promotion and congratulated Vice Chair Goldman on chairing her first meeting. He shared his condolences on the passing of Anwar Zraikat to Rent Stabilization Staff and his family.

Chair Rorie congratulated Vice Chair Goldman on leading the Rent Stabilization Commission Meeting. He mentioned the multi-family building inspections being conducted by Code Compliance and requested updates on where the inspections are being done and what their findings are.

Commissioner Goldman requested contact information for residents who missed an inspection or would like to request an inspection.

Acting Rent Stabilization Manager Gloria Aviles and Legal Counsel to the Commission Kellan Martz, provided contact information.

Commissioner Copeland congratulated Secretary Brandee Thornton on her promotion. She spoke about Anwar Zraikat and the support he provided her both as a tenant and as a commissioner. She encouraged the public to attend the screening of “Below the Belt” in Council Chambers on October 30, 2025. She thanked Vice Chair Goldman for leading the meeting.

Commissioner Kurpies expressed his condolences on the passing of Anwar Zraikat and announced he would be absent on November 13, 2025.

Vice Chair Goldman thanked the Commission, staff, and legal counsel for their support and reported that she attended the Youth Halloween Carnival.

14. ADJOURNMENT: The meeting was adjourned at 8:00 p.m. in memory of Anwar Zraikat. The next meeting of the Rent Stabilization Commission will be held on November 13, 2025, at 7:00 p.m. in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Guille Hernandez, Acting Rent Stabilization Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 13th day of November 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 <https://www.weho.org/city-government/wehotv/other-city-meetings>.

*Rent Stabilization Commission
Meeting Minutes – October 23, 2025*

ATTEST:

Signed by:



023BC940-24EF-42DB-A501-EBBF1B5B429C
Frank D. Rorie Jr., Chair

Signed by:



023BC940-24EF-42DB-A501-EBBF1B5B429C
Guille Hernandez, Acting Commission Secretary