

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, NOVEMBER 13, 2025 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM – COUNCIL CHAMBERS
625 NORTH SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Chair Rorie called the meeting to order at 7:04 p.m.
AA. TELECONFERENCE MEETING ATTENDANCE REQUEST PURSUANT TO AB 2302 (formerly 2449):

SUBJECT: The Rent Stabilization Commission will consider a request under AB 2302 (formerly AB 2449) to allow attendance via teleconference for Commissioner Kurpies.

Legal Counsel Kellan Martz addressed a procedural matter and explained AB 2302 (formerly 2449), which allows for teleconference participation under the Brown Act.

Commissioner Kurpies confirmed no individuals were present in the room over the age of eighteen.

ACTION: Approve the request for Commissioner Kurpies to participate via teleconference under AB 2302 (formerly AB 2449) for emergency circumstance.
Motion by Commissioner Copeland, seconded by Vice Chair Goldman and approved with a vote of 6-0, noting the abstention of Commissioner Kurpies.

***This meeting was a hybrid meeting held via teleconference and in-person. ***

2. **PLEDGE OF ALLEGIANCE:** Chair Rorie 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 Kaitlin McCafferty, Commissioner Agassi Topchian, Vice Chair Rena Goldman, Chair Frank D. Rorie

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

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda for the November 13, 2025, Rent Stabilization Commission meeting. **Motion by Commissioner Topchian to approve the November 13, 2025, agenda, seconded by Chair Rorie, and approved with a vote of 7-0.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of the October 23, 2025, Rent Stabilization Commission meeting. **Motion by Commissioner Bass, seconded by Vice Chair Goldman, and approved with a vote of 6-0, noting the abstention of Commissioner McCafferty.**

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Acting Rent Stabilization Manager Gloria Aviles reviewed the look-ahead calendar. She mentioned that the December 11th Rent Stabilization meeting may be cancelled.

Commissioner Bass asked about the meaning of 'DIH' on the look-ahead calendar.

Chair Rorie asked a clarifying question related to Department Initiated Hearings.

8. **APPEAL**

A. D-4987CD1 1125 N. Vista St.

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

Commissioner Topchian asked for clarification about the patio and parking space being considered one item for the rent reduction.

Legal Counsel confirmed the parking space and patio were considered one item.

Chair Rorie asked if the landlord was required to provide furniture to restore the area to patio use and what photo evidence the hearing examiner could consider.

Legal Counsel confirmed the landlord was not required to provide furniture and that the hearing examiner could consider evidence before the compliance determination request submission.

Vice Chair Goldman and Commissioner Copeland, asked for clarification related to access to the patio and parking space and tenants having exclusive access to the area.

Legal Counsel confirmed exclusive use of the area was one standard used by staff to reach their recommendation.

LANDLORD REPRESENTATIVE SEAN SADGAN, WEST HOLLYWOOD began his oral argument and stated he accepted the rent reduction.

Chair Rorie confirmed with LANDLORD REPRESENTATIVE SEAN SADGAN, that he was choosing to withdraw the appeal and tenants would continue to receive the rent reduction. Chair Rorie also explained that the landlord may file a compliance determination related to the patio and parking issue in the future with no time limits.

The appeal for D-4987CD1 was withdrawn, and no vote was taken.

9. NEW BUSINESS

A. 2026 SACRAMENTO LEGISLATIVE ACTION DAY FOR APPOINTED OFFICIALS

SUBJECT: Appointments for the 2026 Sacramento Legislative Action Day for Appointed Officials.

Acting Rent Stabilization Manager Gloria Aviles gave a report on the item.

Chair Rorie and Commissioner Kurpies asked about the agenda for the event and if attendees were able to advocate for Commission specific issues.

Director of Human Services and Rent Stabilization Christine Safriet gave an overview of the event.

Chair Rorie and Commissioner Kurpies requested a written report on the legislative bills currently on the City's platform that impact Rent Stabilization, noting that the Commission is interested in discussing these bills in preparation for the upcoming Legislative Action Day event.

ACTION: Appoint Vice Chair Goldman as delegate and Chair Rorie as alternate to represent the Rent Stabilization Commission at the Legislative Action Day in Sacramento, scheduled for February 5, 2026. Motion by Commissioner Kurpies, seconded by Commissioner Topchian, and approved with a vote of 7-0.

B. 2026 RENT STABILIZATION COMMISSION REGULAR MEETING SCHEDULE

SUBJECT: The Rent Stabilization Commission will consider approving or requesting modifications to the Rent Stabilization Commission Regular Meeting Schedule for Calendar Year 2026.

Acting Rent Stabilization Manager Gloria Aviles gave a report on the item.

Chair Rorie recommended moving or cancelling the December 11, 2025, Rent Stabilization Commission meeting due to a City Staff Appreciation event.

Commissioner Kurpies requested cancelling the May 28, 2026, Rent Stabilization Commission meeting.

ACTION: Cancel December 11, 2025, Rent Stabilization Commission meeting and approve the Rent Stabilization Commission Regular Meeting Schedule for Calendar Year 2026, as amended. Motion by Chair Rorie, seconded by Commissioner Bass, and approved with a vote of 7-0.

10. UNFINISHED BUSINESS:

A. UPDATE ON VALUATION GUIDELINES BY AD HOC COMMITTEE

SUBJECT: Vice Chair Goldman will provide an update on the work of the Valuation Guidelines Ad-Hoc Committee. The committee has been meeting with staff to review the current guidelines used in determining rent adjustments and to consider potential revisions.

Vice Chair Goldman provided an update on the work of the Valuation Guidelines Ad-Hoc Committee. The committee has researched how other cities calculate valuations, the items listed in the valuation guidelines, and what items may need to be included based on previous appeals cases the Commission has heard. She mentioned the Committee may need to ask for an extension to complete their work.

Commissioner Topchian asked what cities the Ad Hoc Committee used for research.

Vice Chair Goldman responded that the Committee was looking at Santa Monica, Berkely, San Francisco, and Los Angeles.

Acting Rent Stabilization Manager Gloria Aviles gave a timeline of next steps for the Ad Hoc Committee.

11. ITEMS FROM STAFF: None

12. PUBLIC COMMENT: None

13. ITEMS FROM COMMISSIONERS: Commissioner Bass expressed his gratitude to staff and thanked them for their work. He also congratulated Chair Rorie on tonight's meeting.

Chair Rorie mentioned he attended the Business License Commission meeting and encouraged Commissioners to attend other commission meetings related to their liaison appointments. He also spoke about the Los Angeles City cap on rental increases and how low the City of West Hollywood's rental increase has been historically.

Vice Chair Goldman mentioned she attended the Community Provider Open House and Volunteer Fair and thanked staff for their work throughout the year.

Commissioner Topchian thanked staff for their work throughout the year.

Commissioner Copeland thanked staff for their help and hard work. She wished everyone Happy Holidays and mentioned she attended the Historic Preservation Commission meeting.

Commissioner Kurpies thanked the Commission for accommodating his request to attend via teleconference and thanked Legal Counsel Martz and Acting Secretary Hernandez for their assistance with the process.

*Rent Stabilization Commission
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14. ADJOURNMENT: The meeting was adjourned at 8:00 pm. The next meeting of the Rent Stabilization Commission will be held on Thursday, January 22, 2026, at 7:00 p.m. in West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Jennifer Baram, Rent Stabilization Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 22nd day of January 2026.

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>.

ATTEST:

Signed by:


Frank D. Rorie, Chair

Jennifer Baram

Jennifer Baram, Commission Secretary