

CITY OF LOS ANGELES HOUSING DEPARTMENT
RENT STABILIZATION DIVISION

RENT ADJUSTMENT COMMISSION (RAC) AGENDA

MEETING LOCATION

LAHD, Sunset Office, Hearing Room
1910 Sunset Blvd. – 3rd Floor, Room 309
Los Angeles, CA 90026
Thursday, September 19, 2024
12:00 P.M.

TELEPHONIC MEETING

Telephone number: (US) +1 413-340-2468 PIN: 456 443 524 # (pound sign)

Meeting Link: meet.google.com/obo-hyrd-mad

**The above number gives all persons an opportunity to attend via a call-in option
or an internet-based service option.**

TELECONFERENCE LOCATION

Serrania Avenue Park Kiosk, 20726 Wells Drive, Woodland Hills, CA 91364

COMMISSIONERS

Carole Brogdon, Chairperson
Dash Stolarz, Vice Chairperson
Paula Leftwich
Kirkpatrick Tyler
Presiliano Sandoval
Dr. Loraine Lundquist
Jerod Gunsberg

Ann Sewill, General Manager
Anna Ortega, Assistant General Manager
Marcella DeShurley, Director – Rent Stabilization
Edward Jacobs, Senior Housing Investigator I

I. COMMISSION BUSINESS

- A. Call to Order, Roll Call, Establish Quorum
- B. LAHD Report
- C. RAC Chairperson's Report
- D. Internal Review Committee (IRC) Chairperson's Report
- E. Informational Material

II. INTEREST ON SECURITY DEPOSITS

- A. Report from LAHD staff on recommendations for the interest rate on Security Deposits for 2025.**

B. Discussion by the RAC and consideration of motion to adopt the interest rate for Tenants' Security Deposits for 2025.

III. RAC DISCUSSION OF NEW BUSINESS AND REQUESTS TO SCHEDULE ITEMS

Opportunity for Commissioners to identify topics of interest within the subject matter of the Commission and to request the scheduling of that item on future agendas of the Commission. Maximum discussion is five minutes per topic.

IV. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS WITHIN THE JURISDICTION OF THE RAC

Opportunity for the public to address the Commissioners to identify topics of interest.

V. FUTURE MEETINGS (tentative)

RAC:	October 3, 2024	October 17, 2024
	November 7, 2024	November 21, 2024
IRC:	September 26, 2024	October 10, 2024

RAC APPEALS BOARD

I. PUBLIC COMMENT PERIOD ON AGENDA ITEMS WITHIN THE JURISDICTION OF THE RAC APPEALS BOARD (AB)

Opportunity for the public to address the Commissioners on AB agenda items.

II. CONSENT CALENDAR: LAHD RECOMMENDATION TO DENY SPECIFIC NOTICE OF APPEAL FOR PROCEDURAL DEFICIENCIES

The RAC AB will review and determine whether the following appeals should be denied based on the LAHD's recommendation that the appeals have procedural deficiencies:

A. NO ERROR OF FACT OR LAW

Denial of the application for appeal is recommended as the appellant did not specify an error of fact or law as required by Los Angeles Municipal Code Section 161.1002.2:

1. Property Address: 13611 W. Vanowen St., Van Nuys, CA 91405
Type of Case: Combo
Case Number: 827552
Appellant(s): Alfredo Silva, Lianna Nava Sardyan & Carlos Melgar (Tenants)

General Manager's Hearing Date:	July 25, 2024
General Manager's Hearing Officer:	Andre Brown
General Manager's Hearing Decision Date:	August 7, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to accept the building or unit into the Rent Escrow Account Program (REAP) and the corresponding rent reduction. This case is recommended for denial because the appeal did not set forth an error of fact or law.

III. APPEALS OF GENERAL MANAGER'S HEARING DECISION

The Rent Adjustment Commission (RAC) will convene as the Appeals Board to consider and make determinations regarding appeals of the General Manager's decisions for the following cases:

A. Property Address: 1474 W. Ridge Way, Los Angeles, CA 90026
Type of Case: Combo
Case Number: 787145
Appellant(s): Philip Zarboulas (Owner)

General Manager's Hearing Date: Feb. 7, 2024 & May 8, 2024
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: Feb. 15, 2024 & June 5, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to accept the building or unit into the Rent Escrow Account Program (REAP) and the corresponding rent reduction.

B. Property Address: 7110 N. Firmament Ave., Los Angeles, CA 91406
Type of Case: Combo
Case Number: 807295
Appellant(s): Mash21 Properties LLC (Owner)

General Manager's Hearing Date: March 19, 2024 & June 25, 2024
General Manager's Hearing Officer: Robert Klepa
General Manager's Hearing Decision Date: April 5, 2024 & June 28, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to accept the building or unit into the Rent Escrow Account Program (REAP) and the corresponding rent reduction.

C. Property Address: 1865 S. Benecia Ave., Los Angeles, CA 90025
Type of Case: Combo
Case Number: 816743
Appellant(s): Gregory Segal (Owner)

General Manager's Hearing Date: June 27, 2024
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: July 5, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to accept the building or unit into the Rent Escrow Account Program (REAP) and the corresponding rent reduction.

D. Property Address: 901 N. Micheltorena St., Los Angeles, CA 90026
Type of Case: REAP
Case Number: 798214
Appellant(s): Matthew Salib (Owner)

General Manager's Hearing Date: Aug. 22, 2023, Jan 23, 2024 &, June 25, 2024
General Manager's Hearing Officer: Brent Rosenbaum & Robert Klepa
General Manager's Hearing Decision Date: Sep. 1, 2023, Feb. 16, 2024 & June 28, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to accept the building or unit into the Rent Escrow Account Program (REAP) and the corresponding rent reduction.

IV. ADJOURNMENT

Person(s) wishing to speak during consideration of a specific item must complete a "Speaker Card" form and submit it to a Department staff person. In accordance with the RAC Working Rules, for any item listed on the agenda, any individual or representative of any group may address the RAC prior to any action being taken by the RAC on that specific agenda item. Comments will be limited to three minutes per speaker, and there shall be a cumulative total of up to twelve minutes allowed per agenda item unless a time extension is allowed by the RAC.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure access to its programs, services and activities. Sign language interpreters, assisted listening devices, language translators or other auxiliary aids and/or services may be provided upon request. To ensure availability, requests need to be called in to the Hearing Section or RAC Support Section at least three working days before the meeting. Please contact the Hearing Section at (213) 808-8600 or RAC Support at (213) 808-8838. The TDD telephone number for public information is (213) 978-3231. Mail all RAC correspondence to: Rent Adjustment Commission, P.O. Box 17100, Los Angeles, CA 90057.

For other questions or comments regarding specific appeals, hearings, or case scheduling please contact Hearing Section at (213) 808-8600. For general questions regarding Rent Stabilization, Code Enforcement, or SCEP please call (866) 557-RENT (7368) or (213) 273-8888. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing in this agenda, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that Section is filed no later than the 90th day following the date on which the City's decision became final.

Language translation may be provided upon request. To ensure availability, requests need to be submitted to the LAHD Hearing Section **at least three working days** before the meeting by telephoning **(213) 808-8600** or e-mailing: lahd.gmhearings@lacity.org.

La traducción del lenguaje puede ser proporcionado bajo solicitud. Para asegurar la disponibilidad, la solicitud puede ser sometida al LAHD sección de audiencias **por lo menos tres días laborales antes de día de la sesión llamando al (213) 808-8600** o correo electrónico: lahd.gmhearings@lacity.org.

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting Claudia Castillo at claudia.castillo@lacity.org.

Meetings are recorded.