

CITY OF LOS ANGELES
HOUSING + COMMUNITY INVESTMENT DEPARTMENT
RENT STABILIZATION DIVISION

**RENT ADJUSTMENT COMMISSION (RAC)
AGENDA**

**TELEPHONIC MEETING
Thursday, December 3, 2020
12:00 P.M.**

Telephone number: (US) +1 516-261-2122 PIN: 904 080 246 # (pound sign)

Members of the public who wish to listen and/or offer public comment must call the telephone number listed above and use the meeting ID/PIN listed above.

COMMISSIONERS

Carole Brogdon, Chairperson
Dash Stolarz, Vice Chairperson
Leonora Gershman Pitts
Paula Leftwich
Hovig Kharmandalian
Gerae Vernon

Ann Sewil, General Manager
Anna Ortega, Assistant General Manger
Marcella DeShurley, Director – Rent Stabilization
Edward Jacobs, Management Analyst

I. COMMISSION BUSINESS

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

II. HEARINGS REPORT

Review of the Hearings Section appeals workload.

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:	December 17, 2020	January 7, 2020
	January 21, 2020	February 4, 2021
IRC:	December 10, 2020	January 14, 2021

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: HCIDLA 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 HCIDLA's recommendation that the appeals have procedural deficiencies:

A. CONTINUED

The General Manager's decision was to continue the hearing; therefore, denial of the application for appeal is recommended as the subject General Manager's decision was not the final decision for case number:

690068	1411 N. Poinsettia Pl, Hollywood, CA 90046
703166	10726 N. Sutter Ave, Los Angeles, CA 91331

B. 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:

645549	277 S. Bonnie Brae Ave, Los Angeles, CA 90057
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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: 10856 W. Rose Avenue, Los Angeles, CA 90034
Type of Case: Combo
Case Number: 702095
Appellant: JBKS Investments LLC;
Amy Dundon (Trustee of the EAD Trust)

General Manager's Hearing Date: July 22, 2019, Oct. 7, 2019
& Jan. 13, 2020
General Manager's Hearing Officer: Beth Rozen-Prinz
General Manager's Hearing Decision Date: Aug. 19, 2019, Nov 5, 2019
& Jan. 23, 2020

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: 307 S. Boyle Avenue, Los Angeles, CA 90033
Type of Case: Combo
Case Number: 687217
Appellant: L J L Investments LLC (Owner)

General Manager's Hearing Date: Aug. 20, 2019, Oct. 2, 2019
& Dec. 18, 2019
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: Sep. 11, 2019, Nov. 15, 2019
& Jan. 28, 2020

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, 1200 W. 7th St, Suite 100, Los Angeles, CA 90017.

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 HCIDLA Hearing Section **at least three working days** before the meeting by telephoning **(213) 808-8600** or e-mailing: hcidla.gmhearings@lacity.org.

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