

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

**RENT ADJUSTMENT COMMISSION (RAC)  
AGENDA**

**TELEPHONIC MEETING  
Thursday, January 7, 2021  
12:00 P.M.**

**Telephone number: (US) +1 414-436-8682 PIN: 177 111 052 # (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 Sewill, General Manager  
Anna Ortega, Interim 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)**

<b>RAC:</b>	January 21, 2021	February 4, 2021
	February 18, 2021	March 4, 2021
<b>IRC:</b>	January 14, 2021	January 28, 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. CITY ATTORNEY REFERRAL**

The General Manager's decision was referral to the City Attorney; therefore, denial of the application for appeal is recommended as the AB does not have the jurisdictional authority to hear or act upon the subject of the appeal for case numbers:

705248      13621 W. Maclay St., Los Angeles, CA 91340

**B. UNTIMELY APPEAL**

Denial of the Notice of Appeal is recommended as the Notice of Appeal was not timely appealed for this case number:

714718      3321 W. 71<sup>st</sup> St., Los Angeles, CA 90043

### 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: 8413 S. Kittyhawk Ave., Los Angeles, CA 90045  
Type of Case: Combo  
Case Number: 642434  
Appellant(s): Ofir Malul (Owner)

General Manager's Hearing Date: Dec. 5, 2018, June 12, 2019  
& Dec. 18, 2019  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: Dec. 21, 2018, June 21, 2019  
& Jan. 16, 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: 975 S. Catalina St., Los Angeles, CA 90006  
Type of Case: Combo  
Case Number: 727836  
Appellant(s): Brian Chun (Member)

General Manager's Hearing Date: February 10, 2020  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: February 26, 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.

**C.** Property Address: 2821 S. Sycamore Ave., Los Angeles, CA 90016  
Type of Case: Combo  
Case Number: 666261  
Appellant(s): Devon and Robert Dionne (Owners)

General Manager's Hearing Date: Feb. 14, 2019, June 18, 2019,  
Oct. 24, 2019 & Feb. 4, 2020  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: March 15, 2019, Aug. 22, 2019  
Dec. 5, 2019 & Feb. 26, 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 HCDLA Hearing Section at least three working days before the meeting by telephoning (213) 808-8600 or e-mailing: [hcdla.gmhearings@lacity.org](mailto:hcdla.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: [hcdla.gmhearings@lacity.org](mailto:hcdla.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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto:claudia.castillo@lacity.org).

Meetings are recorded.