

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

RENT ADJUSTMENT COMMISSION (RAC) AGENDA

SPECIAL

TELEPHONIC MEETING

Thursday, April 22, 2021

12:00 P.M.

Telephone number: (US) +1 401-589-5066 PIN: 355 665 798 # (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 Manager
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. RAC QUARTERLY REPORT

- A. Review and approval of the RAC Quarterly Report for the 1st Quarter (January to March) 2021.

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:	May 6, 2021	May 20, 2021
	June 3, 2021	June 17, 2021
IRC:	May 13, 2021	May 27, 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:

1. Property Address: 734 ½ E. 55th St., Los Angeles, CA 90011
Type of Case: CODE
Case Number: 685327
Appellant(s): Annie Phillips (Owner)

General Manager's Hearing Date:	Feb. 3, 2020 & Feb. 16, 2021
General Manager's Hearing Officer:	Beth Rosen-Prinz & Robert Klepa
General Manager's Hearing Decision Date:	Feb. 25, 2020 & Feb. 23, 2021

The appellant filed an appeal of the General Manager's Hearing Officer's decision to refer the violation(s) to the City Attorney's office.

B. UNTIMELY APPEAL

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

1. Property Address: 1607 W. 12th St., Los Angeles, CA 90015
Type of Case: Combo
Case Number: 684768
Appellant(s): Ferman Ceja (Owner)

General Manager's Hearing Date: March 1, 2021
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: March 9, 2021

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.

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: 4932 N. Maywood Ave., Los Angeles, CA 90041
Type of Case: Combo
Case Number: 698729
Appellant(s): Michael Wu (Owner)

General Manager's Hearing Date: Oct. 23, 2019, Jan. 15, 2020 & Dec. 7, 2020
General Manager's Hearing Officer: Angela Shaw & Beth Rosen-Prinz
General Manager's Hearing Decision Date: Nov. 26, 2019, Feb. 11, 2020 & Dec. 11, 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: 5315 S. Arlington Ave., Los Angeles, CA 90043
Type of Case: Combo
Case Number: 705708
Appellant(s): Dorla Wise (Owner)

General Manager's Hearing Date: Oct. 23, 2019, Jan. 15, 2020 & Dec. 9, 2020
General Manager's Hearing Officer: Angela Shaw & Beth Rosen-Prinz
General Manager's Hearing Decision Date: Nov. 26, 2019, Feb. 11, 2020 & Dec. 15, 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: 309 W. 41st St., Los Angeles, CA 90037
Type of Case: Combo
Case Number: 705579
Appellant(s): Michael M. Fafalios (Agent of Owner)

General Manager's Hearing Date: February 18, 2020
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: March 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 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.