

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, February 20, 2025
12:00 P.M.

TELEPHONIC MEETING

Telephone number: (US) +1 413-561-4976 PIN: 407 914 845 # (pound sign)
Meeting Link: meet.google.com/ejk-ejww-wpt

**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

Tiena Johnson Hall, 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. HEARINGS REPORT

Review of the Hearings Section appeals workload.

III. RAC QUARTERLY REPORT

Review and approval of the RAC Quarterly Report for the 4th Quarter (October to December) 2024.

IV. 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.

V. 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.

VI. FUTURE MEETINGS (tentative)

RAC:	March 6, 2025	March 20, 2025
	April 3, 2025	April 17, 2025
IRC:	February 27, 2025	March 13, 2025

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. UNTIMELY APPEAL

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

- Property Address: 4253 S. Lincoln Blvd., Los Angeles, CA 90292
Type of Case: Combo
Case Number: 860980
Appellant(s): Claudia Burkoy (Tenant)

General Manager's Hearing Date:	October 2, 2024
General Manager's Hearing Officer:	Angela Shaw
General Manager's Hearing Decision Date:	November 26, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to continue the matter to a future date. This case is recommended for denial because the appeal was received past the deadline.

B. 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:

1. Property Address: 1008 E. 25th St., Los Angeles, CA 90011
Type of Case: Combo
Case Number: 836135
Appellant(s): Adrian Davila (Owner's Son)

General Manager's Hearing Date: December 10, 2024
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: December 27, 2024

The appellant filed an appeal of the General Manager's Hearing Officer's decision to continue the matter to a future date. This case is recommended for denial because the General Manager's decision was to continue the hearing; therefore, the application for appeal is not based on a final decision.

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: 854 W. Martin Luther King Jr Blvd., Los Angeles, CA 90037
Type of Case: Combo
Case Number: 772019
Appellant(s): Xuwei Chen (Owner)

General Manager's Hearing Date: November 6, 2024
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: November 22, 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: 854 W. Martin Luther King Jr Blvd., Los Angeles, CA 90037
Type of Case: Combo
Case Number: 876596
Appellant(s): Xuwei Chen (Owner)

General Manager's Hearing Date: November 6, 2024
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: November 22, 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: 854 W. Martin Luther King Jr Blvd., Los Angeles, CA 90037
Type of Case: Combo
Case Number: 884753
Appellant(s): Xuwei Chen (Owner)

General Manager's Hearing Date: November 6, 2024
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: November 22, 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: 1233 S. Westgate Ave., Los Angeles, CA 90025
Type of Case: Combo
Case Number: 843872
Appellant(s): Westgate Wonder LLC (Owner)

General Manager's Hearing Date: Sep. 26, 2024 & Dec. 4, 2024
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: Oct. 11, 2024 & Dec. 13, 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.