

CITY OF LOS ANGELES HOUSING DEPARTMENT  
RENT STABILIZATION DIVISION

**RENT ADJUSTMENT COMMISSION (RAC) AGENDA**

**MEETING LOCATION**

LAHD, Sunset Office, Hearing Room  
1910 Sunset Blvd. – 3<sup>rd</sup> Floor, Room 309  
Los Angeles, CA 90026  
Thursday, May 1, 2025  
12:00 P.M.

**TELEPHONIC MEETING**

**Telephone number: (US) +1 650-249-3120 PIN: 461 571 698 # (pound sign)**

**Meeting Link: [meet.google.com/pkz-rjsf-wrz](https://meet.google.com/pkz-rjsf-wrz)**

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

**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 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>	May 15, 2025	June 5, 2025
	July 17, 2025	August 7, 2025
<b>IRC:</b>	May 8, 2025	May 22, 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. NO ERROR OF FACT OR LAW OR ABUSE OF DISCRETION

The RAC AB will review and determine whether the following appeals should be denied due procedural deficiencies:

- Property Address: 4522 W. St. Elmo Dr., Los Angeles, CA 90019  
Type of Case: Combo  
Case Number: 851023  
Appellant(s): M&J Property Management (Management Company)

General Manager's Hearing Date:	February 26, 2025
General Manager's Hearing Officer:	Angela Shaw
General Manager's Hearing Decision Date:	March 13, 2025

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 or an abuse of discretion.

2. Property Address: 2839 E. Cincinnati St., Los Angeles, CA 90033  
Type of Case: Combo  
Case Number: 844447  
Appellant(s): Alfred O. Holguin (Owner)

General Manager's Hearing Date: February 12, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: March 6, 2025

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 or an abuse of discretion.

## **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: 617 E. 25<sup>th</sup> St., Los Angeles, CA 90011  
Type of Case: Combo  
Case Number: 840132  
Appellant(s): Rosa Vega & Edgar, Juan, and Julian Salmeron (Owners)

General Manager's Hearing Date: Dec. 10, 2024 & Feb. 10, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: Dec. 23, 2024 & Feb. 20, 2025

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: 35 E. Club House Ave., Los Angeles, CA 90291  
Type of Case: Combo  
APN: 816878  
Appellant(s): Mark Greenblatt (Managing Member)

General Manager's Hearing Date: April 15, 2024, Aug. 12, 2024  
& Jan. 6, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: April 24, 2024, Aug. 23, 2024  
& Jan. 24, 2025

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: 516 N. Bay View Ave., Wilmington, CA 90744  
Type of Case: Combo  
Case Number: 834655  
Appellant(s): Kevin Zelaya (Regional Property Supervisor)

General Manager's Hearing Date: March 14, 2024, July 16, 2024, Sep. 9, 2024 & Jan. 22, 2025

General Manager's Hearing Officer: Brent Rosenbaum  
General Manager's Hearing Decision Date: April 17, 2024, July 23, 2024, Sep. 17, 2024 & Feb. 5, 2025

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: 16519 S. Ainsworth St., Los Angeles, CA 90044  
Type of Case: Combo  
Case Number: 814571  
Appellant(s): John Rivera (Senior Property Manager)

General Manager's Hearing Date: February 12, 2025  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: February 20, 2025

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: 1106 N. Vine St., Hollywood, CA 90038  
Type of Case: Combo  
Case Number: 867054  
Appellant(s): Valley Outdoor Media Group Inc. & Ovi Lalo (Lessee & Owner)

General Manager's Hearing Date: February 26, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: March 6, 2025

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](mailto: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](mailto: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](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.**