

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, May 15, 2025
12:00 P.M.

TELEPHONIC MEETING

Telephone number: (US) +1 929-251-5987 PIN: 138 880 951 # (pound sign)

Meeting Link: meet.google.com/yex-vbgk-wiz

**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. RAC REGULATIONS 415.02 & 415.03 - REDUCTION IN HOUSING SERVICES

Discussion and approval of revisions to RAC Regulations 415.02 & 415.03 "Reduction in Housing Services".

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:	June 5, 2025	July 17, 2025
	August 7, 2025	August 21, 2025
IRC:	May 22, 2025	May 29, 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: 4119 W. Normal Ave., Los Angeles, CA 90029
Type of Case: Combo
Case Number: 794783
Appellant(s): Ron Louder (Manager)

General Manager's Hearing Date:	March 12, 2025
General Manager's Hearing Officer:	Angela Shaw
General Manager's Hearing Decision Date:	March 27, 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.

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: 4720 S. Vermont Ave., Los Angeles, CA 90037
Type of Case: Combo
Case Number: 911610
Appellant(s): Jerry Corona (Property Supervisor)

General Manager's Hearing Date: March 5, 2025
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: March 28, 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.

2. Property Address: 1134 S. Pacific Ave., San Pedro, CA 90731
Type of Case: Combo
Case Number: 855650
Appellant(s): Dulce Heart (Tenant)

General Manager's Hearing Date: March 13, 2025
General Manager's Hearing Officer: Robert Klepa
General Manager's Hearing Decision Date: April 4, 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.

C. 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: 841 W. 74th St., Los Angeles, CA 90044
Type of Case: Combo
Case Number: 816838
Appellant(s): Jesus Barron (Owner's Father/Manager)

General Manager's Hearing Date: March 12, 2025
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: March 27, 2025

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. This case is recommended for denial because the AB does not have jurisdictional authority to hear or act upon a referral to the City Attorney.

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: 1126 Calzona St., Los Angeles, CA 90023
Type of Case: TRIP
APN: 5191-004-017
Appellant(s): Rafael Naranjo (Owner)

General Manager's Hearing Date: February 20, 2025
General Manager's Hearing Officer: Robert Klepa
General Manager's Hearing Decision Date: March 11, 2025

The appellant filed an appeal of the General Manager's Hearing Officer's decision to affirm the Department's Decision to order the landlord to pay the charges imposed for relocation fees.

B. Property Address: 1106 N. Vine St., Hollywood, CA 90038
Type of Case: Combo
Case Number: 867142
Appellant(s): Valley Outdoor Media Group Inc. & Ovi Lalo
(Lessee and 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.

C. Property Address: 1200 S. Crescent Heights Blvd., Los Angeles, CA 90035
Type of Case: Combo
Case Number: 889544
Appellant(s): Sterling, Rochelle HTR Sterling Trust (Owner)

General Manager's Hearing Date: March 10, 2025
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: March 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: 1200 S. Crescent Heights Blvd., Los Angeles, CA 90035
Type of Case: Combo
Case Number: 890162
Appellant(s): Sterling, Rochelle HTR Sterling Trust (Owner)

General Manager's Hearing Date: March 10, 2025
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: March 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.

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.