

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, September 4, 2025 (12:00 P.M.)

**TELEPHONIC MEETING**

**Telephone number: (US) +1 224-513-0272 PIN: 839 654 374 # (pound sign)**  
**Meeting Link: [meet.google.com/opa-dtry-jsn](https://meet.google.com/opa-dtry-jsn)**

**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  
Dr. Loraine Lundquist, Vice Chairperson  
Paula Leftwich  
Dash Stolarz  
Kirkpatrick Tyler  
Presiliano Sandoval  
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)**

**RAC:** September 18, 2025 October 2, 2025

**IRC:** September 11, 2025 September 25, 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**

Denial of the application for appeal is recommended as the appellant did not specify an error of fact or law as required by Los Angeles Municipal Code Section 161.1004:

1. Property Address: 5940 N. Lemp Ave., North Hollywood, CA 91601  
Type of Case: Combo  
Case Number: 848402  
Appellant(s): Steven & Robert Jacobsohn (Owners)

General Manager's Hearing Date: Jan. 8, 2025, March 12, 2025  
& June 24, 2025

General Manager's Hearing Officer: Andre Brown

General Manager's Hearing Decision Date: Jan. 16, 2025, May 27, 2025  
& July 2, 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.

2. Property Address: 120 S. Boyle Ave., Los Angeles, CA 90033  
Type of Case: Combo  
Case Number: 861910  
Appellant(s): Masashi Suzuki (Tenant)

General Manager's Hearing Date: July 7, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: July 16, 2025

The appellant filed an appeal of the General Manager's Hearing Officer's decision to reverse the Department'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: 1804 S. Kingsley Dr., Los Angeles, CA 90006  
Type of Case: Combo  
Case Number: 844468  
Appellant(s): Samuel Gardner III (Manager)

General Manager's Hearing Date: June 4, 2025  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: June 25, 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. 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: 7323 N. Remmet Ave., Canoga Park, CA 91303  
Type of Case: Combo  
Case Number: 869290  
Appellant(s): Lindsay Nielson (Special Administrator for the Owner)

General Manager's Hearing Date: May 8, 2025  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: June 17, 2025

The appellant filed an appeal of the General Manager's Hearing Officer's decision to affirm the Department'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 was received past the deadline.

### 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: 1200 W. 42<sup>nd</sup> St., Los Angeles, CA 90037  
Type of Case: Combo  
Case Number: 857503  
Appellant(s): Shenice Burroughs (Owner)

General Manager's Hearing Date: May 13, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: May 22, 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: 1411 S. Valencia St., Los Angeles, CA 90015  
Type of Case: Combo  
Case Number: 841550  
Appellant(s): Otilia Luna (Owner)

General Manager's Hearing Date: April 24, 2025  
General Manager's Hearing Officer: Brent Rosenbaum  
General Manager's Hearing Decision Date: May 8, 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: 427 S. Manhattan Pl., Los Angeles, CA 90020  
Type of Case: Combo  
Case Number: 859860  
Appellant(s): Rebecca Pavia & Lawrence Molbury (Tenants)

General Manager's Hearing Date: May 27, 2025  
General Manager's Hearing Officer: Robert Klepa  
General Manager's Hearing Decision Date: July 2, 2025

The appellant filed an appeal of the General Manager's Hearing Officer's decision to reverse the Department's decision to accept the building or unit into the Rent Escrow Account Program (REAP) and the corresponding rent reduction.

D. Property Address: 276 S. Union Ave., Los Angeles, CA 90026  
Type of Case: Combo  
Case Number: 843328  
Appellant(s): James Wheaton (Property Manager)

General Manager's Hearing Date: June 30, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: July 8, 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.**