

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, November 6, 2025 (12:00 P.M.)

TELEPHONIC MEETING

Telephone number: (US) +1 307-939-2159 PIN: 825 338 232 # (pound sign)

Meeting Link: meet.google.com/qjh-thge-hpg

**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
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 REGULATIONS & GUIDELINES - JCO SUBSTANTIAL RENOVATION

Discussion, review and approval of RAC Regulations and Guidelines concerning JCO Substantial Renovation pursuant to LAMC Sections 165.03, 165.07, and 165.08.

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: November 20, 2025 December 4, 2025

IRC: November 13, 2025 December 11, 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: 12411 W. Washington Pl., Los Angeles, CA 90066
Type of Case: Combo
Case Number: 857577
Appellant(s): Edmond Bina (Property Manager)

General Manager's Hearing Date: April 10, 2025 & July 23, 2025
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: April 22, 2025 & Aug. 14, 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: 12411 W. Washington Pl., Los Angeles, CA 90066
Type of Case: Combo
Case Number: 857578
Appellant(s): Edmond Bina (Property Manager)

General Manager's Hearing Date: April 10, 2025 & July 23, 2025
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: April 22, 2025 & Aug. 14, 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.

3. Property Address: 6405 S. 11th Ave., Los Angeles, CA 90043
Type of Case: Combo
Case Number: 896958
Appellant(s): East West Estates (Property Manager)

General Manager's Hearing Date: July 9, 2025
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: August 12, 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.

4. Property Address: 912 S. Holt Ave., Los Angeles, CA 90035
Type of Case: Combo
Case Number: 846206
Appellant(s): Michael Imanoeel (Manager)

General Manager's Hearing Date: April 22, 2025 & July 24, 2025
General Manager's Hearing Officer: Robert Klepa
General Manager's Hearing Decision Date: April 30, 2025 & Aug. 7, 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.

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: 2007 W. 39th St., Los Angeles, CA 90008
Type of Case: Combo
Case Number: 860349
Appellant(s): Jose Ramirez (Property Manager)

General Manager's Hearing Date: June 4, 2025
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: June 11, 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.

B. Property Address: 202 W. 65th St., Los Angeles, CA 90003
Type of Case: Combo
Case Number: 866597
Appellant(s): Humberto Lopez (Property Manager)

General Manager's Hearing Date: July 16, 2025
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: July 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.

C. Property Address: 825 N. Forest Ave., Los Angeles, CA 90033
Type of Case: Combo
Case Number: 873845
Appellant(s): LA78 LP (Owner)

General Manager's Hearing Date: July 16, 2025
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: July 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.

D. Property Address: 2834 W. 9th St., Los Angeles, CA 90006
Type of Case: Combo
Case Number: 854044
Appellant(s): SL Esquities Woodlawn LLC & Joseph Lee (Owner)

General Manager's Hearing Date: July 8, 2025
General Manager's Hearing Officer: Glenn Calsada
General Manager's Hearing Decision Date: July 18, 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.