

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, February 19, 2026 (12:00 P.M.)

**TELEPHONIC MEETING**

**Telephone number: (US) +1 650-667-3311 PIN: 681 349 283 # (pound sign)**  
**Meeting Link: [meet.google.com/gnt-kxdj-utx](https://meet.google.com/gnt-kxdj-utx)**

**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. 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.

**III. 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.

**IV. FUTURE MEETINGS (tentative)**

**RAC:** March 5, 2026 March 19, 2026

**IRC:** February 26, 2026 March 12, 2026

**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: 18 E. 24<sup>th</sup> Ave., Venice, CA 90291
- Type of Case: CODE Enforcement Case Referral to REAP
- Case Number: 820910
- Appellant(s): Kevin Scott (Owner’s Representative)

General Manager’s Hearing Date: Aug. 21, 2024, March 12, 2025 & Sep. 24, 2025

General Manager’s Hearing Officer: Andre Brown

General Manager’s Hearing Decision Date: Aug. 23, 2024, March 27, 2025 & Oct. 9, 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: 913 S. Catalina St., Los Angeles, CA 90006  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 863099  
Appellant(s): Sung Yoon (Owner)

General Manager's Hearing Date: September 9, 2025  
General Manager's Hearing Officer: Robert Klepa  
General Manager's Hearing Decision Date: October 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. This case is recommended for denial because the appeal did not set forth an error of fact or law.

3. Property Address: 1240 S. Lake St., Los Angeles, CA 90006  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 872248  
Appellant(s): Francisco Chavez (Owner)

General Manager's Hearing Date: September 16, 2025  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: September 30, 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: 18219 W. Chase St., Los Angeles, CA 91325  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 862271  
Appellant(s): Pompa & Riju Malakar (Owner & Son)

General Manager's Hearing Date: September 10, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: October 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.

## **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: 1418 W. 23<sup>rd</sup> St., Los Angeles, CA 90007  
Type of Case: COMBO  
Case Number: 878351  
Appellant(s): Debra Whiteside (Owner)

General Manager's Hearing Date: September 10, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: October 2, 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: 4440 N. Sepulveda Blvd., Sherman Oaks, CA 91403  
Type of Case: REAP Only  
Case Number: 815857  
Appellant(s): S-Oak Blvd Apartments Owner LLC (Owner)

General Manager's Hearing Date: April 19, 2023, Oct. 18, 2023,  
Dec. 27, 2023, July 24, 2024,  
Feb. 5, 2025 & Aug. 27, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: April 26, 2023, Nov. 17,  
2023, Jan. 18, 2024, Aug. 5,  
2024, March 4, 2025 & Oct.  
1, 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: 322 N. Benton Way, Los Angeles, CA 9026  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 872487  
Appellant(s): Djamel Hamdad (Resident)

General Manager's Hearing Date: July 2, 2025 & Oct. 22, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: July 16, 2025 & Nov. 6, 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.

**C.** Property Address: 1352 N. Orange Dr., Hollywood, CA 90028  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 869082  
Appellant(s): Rachel Leber (Management Agent)

General Manager's Hearing Date: June 24, 2025 & Sep. 9, 2025  
General Manager's Hearing Officer: Glen Calsada  
General Manager's Hearing Decision Date: July 10, 2025 & Sep. 25, 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: 1139 E. 95<sup>th</sup> St., Los Angeles, CA 90002  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 895407  
Appellant(s): Joon Yong Lee (Owner)

General Manager's Hearing Date: October 6, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: October 16, 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.

**E.** Property Address: 10913 W. Moorpark St., North Hollywood, CA 91602  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 896617  
Appellant(s): Phillip Scheid (Manager)

General Manager's Hearing Date: November 10, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: November 19, 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 90017.

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 LAHD at [lahd.gmhearings@lacity.org](mailto:lahd.gmhearings@lacity.org).

**Meetings are recorded.**