

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 7, 2026 (12:00 P.M.)

**TELEPHONIC MEETING**

**Telephone number: (US) +1 413-251-0295 PIN: 596 078 809 # (pound sign)**  
**Meeting Link: [meet.google.com/tip-maam-yrb](https://meet.google.com/tip-maam-yrb)**

**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 and Compliance  
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



## 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: 38 E. Dudley Ave., Venice, CA 90291  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 913089  
Appellant(s): Michael Poole (Owner)

General Manager's Hearing Date: December 29, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: January 8, 2026

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: 655 S. Chicago St., Los Angeles, CA 90023  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 880917  
Appellant(s): Jose R. Gonzalez (Owner)

General Manager's Hearing Date: December 23, 2025  
General Manager's Hearing Officer: Brent Rosenbaum  
General Manager's Hearing Decision Date: January 5, 2026

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: 662 E. 120<sup>th</sup> St., Los Angeles, CA 90059  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 860278  
Appellant(s): Sam Minor (Owner)

General Manager's Hearing Date: December 22, 2025  
General Manager's Hearing Officer: Beth Rosen-Prinz  
General Manager's Hearing Decision Date: January 8, 2026

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: 901 W. 62<sup>nd</sup> Pl., Los Angeles, CA 90044  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 896375  
Appellant(s): Francisco Lopez (Owner)

General Manager's Hearing Date: November 12, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: December 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.

5. Property Address: 4319 S. 8<sup>th</sup> Ave., Los Angeles, CA 90008  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 897949  
Appellant(s): Sam Araghi (Owner)

General Manager's Hearing Date: December 16, 2025  
General Manager's Hearing Officer: Brent Rosenbaum  
General Manager's Hearing Decision Date: December 23, 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.

6. Property Address: 5542 W. Sierra Vista Ave., Los Angeles, CA 90038  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 899255  
Appellant(s): Suzan Paek (Property Manager) on behalf of 5542 Sierra Vista LLC (Owner)

General Manager's Hearing Date: December 23, 2025  
General Manager's Hearing Officer: Glenn Calsada  
General Manager's Hearing Decision Date: January 8, 2026

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.

7. Property Address: 15315 W. Bledsoe St., Sylmar, CA 91342  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 903569  
Appellant(s): Gosen, James and Mirvat M TRS Gosen Family Trust (Owner)

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

8. Property Address: 19340 Wyandotte St., Reseda, CA 91335  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 874484  
Appellant(s): SEJ Reseda LLC c/o Elias Shokrian (Owner)

General Manager's Hearing Date: November 4, 2025  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: December 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. 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: 949 W. Adams Blvd., Los Angeles, CA 90007  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 901078  
Appellant(s): Jose Garcia & Natalie Gauthreaux (Tenants in Unit #8)

General Manager's Hearing Date: Aug. 12, 2025 & Nov. 25, 2025  
General Manager's Hearing Officer: Glenn Calsada  
General Manager's Hearing Decision Date: Aug. 21, 2025 & Dec. 10, 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: 4451 S. Crocker St., Los Angeles, CA 90011  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 912801  
Appellant(s): Eddie Montes (Owner)

General Manager's Hearing Date: December 3, 2025  
General Manager's Hearing Officer: Brent Rosenbaum  
General Manager's Hearing Decision Date: December 30, 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: 5312 E. Allan St., Los Angeles, CA 90032  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 860298  
Appellant(s): Beatrice Gonzales (Owner)

General Manager's Hearing Date: December 10, 2025  
General Manager's Hearing Officer: Angela Shaw  
General Manager's Hearing Decision Date: December 30, 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.

### D. 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: 2009 S. Magnolia Ave., Los Angeles, CA 90007  
Type of Case: CODE Enforcement Case Referral to REAP  
Case Number: 853707  
Appellant(s): Jesus Chavez Jr. (Owner)

General Manager's Hearing Date: Aug. 19, 2025 & Nov. 18, 2025  
General Manager's Hearing Officer: Andre Brown  
General Manager's Hearing Decision Date: Aug. 29, 2025 & Dec. 15, 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. 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.**