

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, August 6, 2026 (12:00 P.M.)

TELEPHONIC MEETING

Telephone number: (US) +1 609-795-1193 PIN: 290 423 609 # (pound sign)
Meeting Link: meet.google.com/nje-xqmm-nmg

**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
Dash Stolarz
Jerod Gunsberg
Nadine Isaacs
Branka Knezevic
Ara Sargsyan

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

II. HEARINGS REPORT

Review of the Hearings Section appeals workload.

III. RAC QUARTERLY REPORT

Review and approval of the RAC Quarterly Report for the 2nd Quarter (April to June) 2026.

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: August 20, 2026 September 3, 2026

IRC: August 13, 2026 August 27, 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: 1307 S. Ridgeley Dr., Los Angeles, CA 90019
Type of Case: Referral to REAP
Case Number: 844138
Appellant(s): Lauren Griffin (Owner)

General Manager's Hearing Date: Oct. 1, 2025 & Jan. 14, 2026
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: Oct. 16, 2025 & Feb. 19, 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 or an abuse of discretion.

2. Property Address: 500 S. Westmoreland Ave., Los Angeles, CA 90020
Type of Case: Referral to REAP
Case Number: 964683
Appellant(s): 500 S Westmoreland Ave/Associates LP (Owner)
via Gilbert Burciaga (Senior Property Manager)

General Manager's Hearing Date: February 10, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: February 26, 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 or an abuse of discretion.

3. Property Address: 846 S. Catalina St., Los Angeles, CA 90005
Type of Case: Referral to REAP
Case Number: 863084
Appellant(s): Moses Chee Kim (Owner)

General Manager's Hearing Date: Aug. 5, 2025 & Feb. 11, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: Aug. 21, 2025 & March 2, 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 or an abuse of discretion.

4. Property Address: 1747 N. Kingsley Dr., Los Angeles, CA 90027
Type of Case: Referral to REAP
Case Number: 950624
Appellant(s): Shawn Silver (Owner)

General Manager's Hearing Date: March 5, 2026
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: March 18, 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 or an abuse of discretion.

5. Property Address: 400 S. Kenmore Ave., Los Angeles, CA 90020
Type of Case: Referral to REAP
Case Number: 971967
Appellant(s): Alejandro Ulloa (Tenant, Unit #414)

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 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 or an abuse of discretion.

6. Property Address: 802 E. 7th St., Los Angeles, CA 90021
Type of Case: Referral to REAP
Case Number: 924532
Appellant(s): Continental Ventures LLC (Owner)
via Marisel Nuno (Owner's Representative)

General Manager's Hearing Date: February 3, 2026
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: March 12, 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 or an abuse of discretion.

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: 4070 S. Ursula Ave., Los Angeles, CA 90008
Type of Case: Referral to REAP
Case Number: 964380
Appellant(s): Atlena Dixon (Tenant, Unit #23)

General Manager's Hearing Date: March 16, 2026
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: March 23, 2026

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: 4807 S. Gramercy Pl., Los Angeles, CA 90062
Type of Case: Referral to REAP
Case Number: 907499
Appellant(s): Ronney Stewart (Tenant, Unit #20)

General Manager's Hearing Date: March 4, 2026
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: March 26, 2026

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.

3. Property Address: 254 S. Carondelet St., Los Angeles, CA 90057
Type of Case: Referral to REAP
Case Number: 935887
Appellant(s): Dicea Freeman (Tenant, Unit #3)

General Manager's Hearing Date: April 8 2026
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: April 23, 2026

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.

4. Property Address: 8825 N. Sepulveda Blvd., Los Angeles, CA 91343
Type of Case: Referral to REAP
Case Number: 921184
Appellant(s): Marilyn Lopez (Unit#1305), Amber Gant (Unit #1210),
Tamara Clark (Unit #1304), Jill M. Sanchez (Unit #1114),
Alissa Ross (Unit #2531), Naftali Gonzalez Tolento (Unit
#1102) (All tenants)

General Manager's Hearing Date: April 29, 2026
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: May 12, 2026

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: 6001 W. 6th St., Los Angeles, CA 90036
Type of Case: Referral to REAP
Case Number: 903121
Appellant(s): Jacqueline Novak (Tenant, 6009 W. 6th St.)

General Manager's Hearing Date: January 14, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: January 23, 2026

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 was received past the deadline.

2. Property Address: 5951 N. Fulcher Ave., North Hollywood, CA 91601
Type of Case: Referral to REAP
Case Number: 845755
Appellant(s): Rita Avedissian (Owner)

General Manager's Hearing Date: Aug. 26, 2024, March 24, 2025,
Sep. 29, 2025 & Jan. 20, 2026
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: Sep. 5, 2024, April 3, 2025,
Oct. 7, 2025 & Feb. 4, 2026

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.

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 LAHD at lahd.gmhearings@lacity.org.

Meetings are recorded.