

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, September 17, 2026 (12:00 P.M.)

TELEPHONIC MEETING

Telephone number: (US) +1 478-419-0223 PIN: 586 789 682 # (pound sign)

Meeting Link: meet.google.com/cyo-wqdk-dan

**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
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. 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: October 1, 2026 October 15, 2026

IRC: September 24, 2026 October 8, 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: 1311 W. Martin Luther King Jr., Los Angeles, CA 90037
Type of Case: Referral to REAP
Case Number: 908323
Appellant(s): Avraham Kordian (Owner)

General Manager's Hearing Date: Dec. 2, 2025 & March 12, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: Dec. 19, 2026 & March 24, 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: 4416 S. San Pedro St., Los Angeles, CA 90011
Type of Case: Referral to REAP
Case Number: 971725
Appellant(s): Oyhuk Chung (Owner)

General Manager's Hearing Date: March 16, 2026
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: April 22, 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: 1817 S. Arapahoe St., Los Angeles, CA 90006
Type of Case: Referral to REAP
Case Number: 964808
Appellant(s): Peter Hu (Owner)

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 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: 858 S. Shenandoah St., Los Angeles, CA 90035
Type of Case: Referral to REAP
Case Number: 845567
Appellant(s): Afari I2008 Sep Property Trust (Owner)

General Manager's Hearing Date: July 10, 2025, Nov. 25, 2025
& March 17, 2026
General Manager's Hearing Officer: Glenn Calsada
General Manager's Hearing Decision Date: July 17, 2025, Dec. 10, 2025
& April 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.

B. 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: 4112 S. Central Ave., Los Angeles, CA 90011
Type of Case: CODE
Case Number: 863637
Appellant(s): VJPL Inc. (Owner) via Frank A. Weiser (Attorney)

General Manager's Hearing Date: March 24, 2026
General Manager's Hearing Officer: Robert Klepa
General Manager's Hearing Decision Date: April 14, 2026

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.

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: 10338 W. Wilkins Ave., Los Angeles, CA 90024
Type of Case: Combo
Case Number: 923102
Appellant(s): Ramin Nemati (Tenant)

General Manager's Hearing Date: March 31, 2026
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: April 10, 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.

B. Property Address: 143 E. 49th St., Los Angeles, CA 90011
Type of Case: Combo
Case Number: 867403
Appellant(s): Daniel Pacheco (Owner)

General Manager's Hearing Date: Oct. 7, 2025 & Feb. 24, 2026
General Manager's Hearing Officer: Andre Brown
General Manager's Hearing Decision Date: Nov. 24, 2025 & March 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.

C. Property Address: 4811 N. Ben Ave., Los Angeles, CA 91607
Type of Case: Combo
Case Number: 959208
Appellant(s): G&MB Melandri Trust (Owner)
via Giovanni Melandri & Maria Melandri (Trustees)

General Manager's Hearing Date: January 30, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: February 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.

D. Property Address: 226 W. 89th St., Los Angeles, CA 90003
Type of Case: Combo
Case Number: 840577
Appellant(s): Sonna Harfield (Owner)

General Manager's Hearing Date: Jan. 28, 2025, April 8, 2025 &
Jan. 27, 2026
General Manager's Hearing Officer: Glenn Calsada
General Manager's Hearing Decision Date: Feb. 7, 2025, April 15, 2025
& Feb. 13, 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.

E. Property Address: 12000 W. Runnymede St., North Hollywood, CA 91605
Type of Case: Combo
Case Number: 818992
Appellant(s): Akop Kesablyan (Owner)

General Manager's Hearing Date: March 11, 2026
General Manager's Hearing Officer: Angela Shaw
General Manager's Hearing Decision Date: April 15, 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.

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.

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.