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, December 3, 2026 (12:00 P.M.)

TELEPHONIC MEETING
Telephone number: (US) +1 413-276-7275 PIN: 708 451 676 # (pound sign)
Meeting Link: meet.google.com/oxz-shwg-yza

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
Antonio Gallo

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 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.

IV. 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.

V. FUTURE MEETINGS (tentative)

RAC:	January 7, 2027	January 21, 2027
IRC:	December 10, 2026	January 14, 2027

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:	2478 S. Purdue Ave., Los Angeles, CA 90064
Type of Case:	Referral to REAP
Case Number:	958182
Appellant(s):	Tcasa Purdue LLC (Owner) via Chris Hong (Agent for Ownership)

General Manager's Hearing Date:	September 23, 2026
General Manager's Hearing Officer:	Angela Shaw
General Manager's Hearing Decision Date:	October 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. 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: 19108 W. Sherman Way, Reseda, CA 91335
Type of Case: Referral to REAP
Case Number: 883681
Appellant(s): Metabo Group LLC (Owner)
via Mehrdad Poursalimi (Managining Member)

General Manager's Hearing Date:	Nov. 4, 2025, March 18, 2026 & July 23, 2026
General Manager's Hearing Officer:	Andre Brown
General Manager's Hearing Decision Date:	Dec. 18, 2025, April 17, 2026 & July 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.

B. Property Address: 603 N. Avenue 66, Los Angeles, CA 90042
Type of Case: Referral to REAP
Case Number: 854706
Appellant(s): Dreil Martha S TR/Hsu Family Trust (Owner)
via Martha Vandriel (Owner & Property Manager)

General Manager's Hearing Date:	Dec. 2, 2024, Feb. 10, 2025, May 19, 2025, Aug. 25, 2025, Nov. 24, 2025, March 31, 2026 & July 27, 2026
General Manager's Hearing Officer:	Beth Rosen-Prinz
General Manager's Hearing Decision Date:	Dec. 26, 2024, Feb. 20, 2025, June 3, 2025, Sep. 4, 2025, Dec. 9, 2025, April 10, 2026 & Aug. 10, 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: 943 S. Genesee Ave., Los Angeles, CA 90036
Type of Case: Referral to REAP
Case Number: 921319
Appellant(s): Novian Trust/Novian Isac TR (Owner)
via Michael N. Soumekh (General Contractor)

General Manager's Hearing Date: May 11, 2026 & Aug. 24, 2026
General Manager's Hearing Officer: Beth Rosen-Prinz
General Manager's Hearing Decision Date: May 22, 2026 & Sep. 3, 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: 1265 S. Barry Ave., Los Angeles, CA 90025
Type of Case: Referral to REAP
Case Number: 914510
Appellant(s): Kenter Park LP (Owner)

General Manager's Hearing Date: May 20, 2026 & Aug. 26, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: June 2, 2026 & Sep. 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.

E. Property Address: 2021 S. Longwood Ave., Los Angeles, CA 90016
Type of Case: Referral to REAP
Case Number: 948970
Appellant(s): Gerald & Toya Durant (Owners)

General Manager's Hearing Date: June 23, 2026 & Sep. 9, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: July 9, 2026 & Sep. 17, 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.

F. Property Address: 609 E. 22nd St., Los Angeles, CA 90011
Type of Case: Referral to REAP
Case Number: 931277
Appellant(s): Gustavo Islas (Owner)

General Manager's Hearing Date: June 10, 2026 & Sep. 9, 2026
General Manager's Hearing Officer: Brent Rosenbaum
General Manager's Hearing Decision Date: June 29, 2026 & Sep. 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.

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.