CITY OF LOS ANGELES
HOUSING + COMMUNITY INVESTMENT DEPARTMENT
RENT STABILIZATION DIVISION

RENT ADJUSTMENT COMMISSION (RAC)
AGENDA

Thursday, March 5, 2020
12:00 P.M.

Garland Office
Hearing Room
1200 West 7th Street – 1st Floor
Los Angeles, CA 90017

Note: Please see security desk upon entering the building.

COMMISSIONERS
Carole Brogdon, Chairperson
Leonora Gershman Pitts
Paula Leftwich
Dash Stolarz
Hovig Kharmandalian
Gerae Vernon

Rushmore D. Cervantes, General Manager
Anna Ortega, Director – Rent Stabilization
Edward Jacobs, Management Analyst

I. COMMISSION BUSINESS
A. Call to Order, Roll Call, Establish Quorum
B. HCIDLA 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:**
- March 19, 2020
- April 2, 2020
- April 16, 2020
- May 7, 2020

**IRC:**
- March 12, 2020
- March 26, 2020

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### 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: HCIDLA 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 HCIDLA’s recommendation that the appeals have procedural deficiencies:

**A. 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:

- 676538   201 W. 65th St., Los Angeles, CA 90003

**B. NO ERROR OF FACT OR LAW**

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 161.1002.2:

- 642434   8413 S. Kittyhawk Ave., Los Angeles, CA 90045
- 711325   8932 N. Columbus Ave., North Hills, CA 91343
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: 20 E. Privateer St., Marina del Rey, CA 90292  
Type of Case: REAP Only  
Case Number: 640592  
Appellant: Alan Pomerantz (Owner)  

general Manager’s Hearing Date: April 18, 2018, October 24, 2018 & November 20, 2019  
General Manager’s Hearing Officer: Angela Shaw  
General Manager’s Hearing Decision Date: May 9, 2018, November 7, 2018 & January 16, 2020  

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: 507 S. Chicago St., Los Angeles, CA 90033  
Type of Case: Combo  
Case Number: 721644  
Appellant: Merline Martinez (Property Agent)  

general Manager’s Hearing Date: December 16, 2019  
General Manager’s Hearing Officer: Beth Rosen-Prinz  
General Manager’s Hearing Decision Date: January 8, 2020  

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: 1635 S. Beverly Glen Blvd., Los Angeles, CA 90024  
Type of Case: Combo  
Case Number: 679933  
Appellant: James Killian (Management)  

general Manager’s Hearing Date: May 22, 2019 & December 4, 2019  
General Manager’s Hearing Officer: Angela Shaw  
General Manager’s Hearing Decision Date: July 1, 2019 & January 13, 2020  

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: 2848 S. Harcourt Ave., Los Angeles, CA 90016
Type of Case: Combo
Case Number: 696893
Appellant: Diahanne Payne (Agent)

General Manager’s Hearing Date: September 24, 2019 & January 6, 2020
General Manager’s Hearing Officer: Brent Rosenbaum
General Manager’s Hearing Decision Date: October 4, 2019 & January 16, 2020

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: 5902 N. Tujunga Ave., North Hollywood, CA 91601
Type of Case: Combo
Case Number: 72939
Appellant: Dipa Parmar (Owner)

General Manager’s Hearing Date: January 6, 2020
General Manager’s Hearing Officer: Brent Rosenbaum
General Manager’s Hearing Decision Date: January 16, 2020

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.
A. AB 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’s 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, 1200 W. 7th St, Suite 100, 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 HCIDLA Hearing Section at least three working days before the meeting by telephoning (213) 808-8600 or e-mailing: hcidla.gmhearings@lacity.org.

La traducción del lenguaje puede ser proporcionado bajo solicitud. Para asegurar la disponibilidad, la solicitud puede ser sometida al HCDLA sección de audiencias por lo menos tres días laborales antes de día de la sesión llamando al (213) 808-8600 o correo electrónico: hcidla.gmhearings@lacity.org.

B. NOTICE TO PAID REPRESENTATIVES

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.