



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
LOS ANGELES COUNTY
RENTAL HOUSING OVERSIGHT COMMISSION
HALL OF RECORDS
320 WEST TEMPLE STREET, ROOM 150
LOS ANGELES, CALIFORNIA 90012**

<https://dcba.lacounty.gov/rental-housing-oversight-commission/>

Monday, October 16, 2023

1:00 PM

Present: Vice Chair Ani Papirian, Commissioner Pamela Agustin-Anguiano, Commissioner Odest T. Riley Jr. and Commissioner Clint Patterson.

Absent: Chair KeAndra Cylear-Dodds

Call to Order, Land Acknowledgement and Roll Call of the October 16, 2023, Rental Housing Oversight Commission meeting.

Vice Chair Ani Papirian, called the regular meeting to order at 1:00 p.m. followed by Roll Call. Commission staff played a recording of the land acknowledgement.

I. GENERAL PUBLIC COMMENT

Public Comment

1. Opportunity for members of the public to address the Commission on items of interest that are within the jurisdiction of the Commission.
No members of the public were present.

II. ADMINISTRATIVE MATTERS

2. Review and take appropriate action on the Rental Housing Oversight Commission draft regular meeting minutes of October 2, 2023.

On motion of Commissioner Clint Patterson., seconded by Commissioner Pamela Agustin-Anguiano, this item was approved with the following vote:

Ayes: 4 - Vice Chair Ani Papirian,
Commissioner Pamela Agustin-Anguiano, Commissioner
Odest T. Riley Jr. and Commissioner Clint Patterson.

Absent: 1- Chair KeAndra Cylear-Dodds

3. Appeal hearing vote for case #RSQ22-08787 on subject property 1115 ¾ W. 93rd Street, Los Angeles, CA 90044.

On motion of Commissioner Odest T. Riley Jr., seconded by Commissioner Clint Patterson, the modification of determination made by the Department of Consumer and Business Affairs (DCBA) (as decided by the Commission on October 2, 2023), was approved with the following vote:

Ayes: 4 - Vice Chair Ani Papirian,
Commissioner Pamela Agustin-Anguiano, Commissioner
Odest T. Riley Jr. and Commissioner Clint Patterson.

Absent: 1- Chair KeAndra Cylear-Dodds

III. PUBLIC HEARING

4. Appeal Hearing and possible action for Case number RSQ21-09767 for subject property 953 W. 1st Street, Apt. 1, San Pedro, CA 90731. (Continued from the meeting of September 18th, 2023).

Shawna Wilson, Commission staff, reported that the Appellant advised that they no longer wished to proceed with their appeal request and would not be present for the meeting. The Respondent was absent, Department of Consumer and Business Affairs (DCBA) present.

During discussion Commissions decided to proceed with this case in lieu of the absence and withdrawal of the appeal by appellant. Commissioner Odest T. Riley Jr. stated that the tenant appeared and DCBA has done their due diligence, which is enough to decide.

Ms. Ashely Ross, Department of Consumer and Business Affairs (DCBA) gave a self-introduction and provided the Commission with a Power Point Presentation and updated summary of findings. This included updated calculations of rent paid for the month of October, bringing total overpayment amount to \$16,142.15 with a base rent of \$1,198.81. Also, Ms. Anait Zakaryan Nunez, DCBA, requested to amend the original enforcement decision of who is liable as landlord. Ms. Ashely Ross continued to explain Mr. John Vilicich, was the original owner of property at the time the Application for Rent Adjustment was filed, but passed in October 2022. Based on affidavit of death of trustee, on November 30, 2022, Ms. Rosalyn Frauman and her brother became co-successors/landlords as co-trustees of subject

property.

During discussion, the Commissioners questioned who would be held liable. Briget Greeson-Alvarez, County Counsel, added that the Commission is subject to only hear information submitted with original appeal. During further discussion, Mary Safaryan, DCBA, stated that the parties listed on the property as co-trustees are the responsible parties. Respondents Annette Barajas and husband Leo Barajas, Jr. arrived to the hearing at 1:22 p.m. Ms. Annette Barajas adds in response to questions posed by the Commission that she now makes rent payments to Yorkshire Realty. In response to further questions from the Commission, Shawna Wilson, Commission staff, stated that all communications regarding this appeal have been conducted with Ms. Rosalyn Frauman.

After discussion, on motion of Commissioner Odest T. Riley Jr, seconded by Clint Patterson, Commissions affirmed the DCBA decision with the modified overpayment amount of \$16,142.15 and reduced the base rent to \$1,198.81.

Ayes: 4 - Vice Chair Ani Papirian,
Commissioner Pamela Agustin-Anguiano, Commissioner
Odest T. Riley Jr. and Commissioner Clint Patterson.

Absent: 1- Chair KeAndra Cylear-Dodds

Following discussion, in response to questions posed by the Commission, Ms. Ashley Ross, DCBA, explained the payment options that are given to landlords according to RSTPO after DCBA issues the final decision.

4.a Public Comment

County Counsel Bridget Greeson-Alvarez stated all parties were given adequate time to discuss this case and, no members of the public were present either on-line or in-person, therefore public comments were closed.

BREAK

The Commission paused the meeting for a recess at 1: p.m. and reconvened s

IV. REPORT

5. Report back by County Counsel, discussion, and possible action on various State and County ordinance and how they impact Commission.

Bridget Greeson-Alvarez, County Counsel, has requested to continue this item to the meeting of October 30, 2023.

6. Staff report on the status of new Commission nominations.

Shawna Wilson, Commission, staff, shared that new Commission two candidates have been notified of their status and forwarded to management. The new Commissioner candidates should be placed on the Board calendar as the next step. In response to questions posed by the Commission, staff is expecting to receive Mr. Gonzalez, Mobile-home representative and Mr. Spiro, Tenant representative..

V. DISCUSSION

7. Discussion and possible action on the 2024 RHOC Hearing/Meeting Calendar.

Shawna Wilson, staff reported on upcoming hearing dates October 30th, November 13th, possibly November 27th and December 11th. Commission staff, Shawna Wilson, will follow up with appellants to confirm further dates and report back to the Commission at the next meeting. The next meeting is to be held at East LA Community Center.

On motion of Odest T. Riley Jr., seconded by Pamela Agustin-Aguiano, both schedules are approved, as amended with the following vote:

Ayes: 4 - Vice Chair Ani Papirian, Commissioner Pamela Agustin-Anguiano, Commissioner Odest T. Riley Jr. and Commissioner Clint Patterson.

Absent: 1- Chair KeAndra Cylear-Dodds

8. Discussion and clarification on the County Ordinances involving the 30-day and 90-day notices for rent increases and rent relocation assistance.

This item was continued without discussion to the meeting of October 30, 2023, along with item 5, to be presented by Bridget Greeson-Alvarez, County Counsel.

9. Discussion and possible action on format of a quarterly status update regarding cases heard and their impact.

During discussion, the Commission expressed interest in following the status of payments, or conclusions thereafter appeals decisions Mary Safaryan, DCBA, noted that the department only receives the information that the constituents provide to the department. In addition, she added there is also a motion going before the Board on November 21, 2023, where there will be proposed changes to the Ordinance. DCBA will provide updated information to the Commission as it becomes available. Shawna Wilson, Commission staff, suggested that DCBA could add a survey for the constituents to submit following appeal hearings.

Mary Safaryan, DCBA suggested a 12-month report will provide the best information.

On motion of Commissioner Clint Patterson, seconded by Commissioner Pamela Agustin-Aguiano, the Commission's request that DCBA provides a follow-up survey on a semi-annual basis was approved with the following vote:

Ayes: 4 - Vice Chair Ani Papirian, Commissioner Pamela Agustin-Anguiano, Commissioner Odest T. Riley Jr. and Commissioner Clint Patterson.

Absent: 1- Chair KeAndra Cylear-Dodds

Matters Not Posted

- 10.** Matters not on the posted Agenda to be presented and placed on the Agenda of a future meeting.
In response to requests made by the Commission, the discussions of items 5 and 8 were continued without further discussion to next meeting.

Adjournment

- 11.** Adjournment for the regular meeting of October 16, 2023.
On motion of Vice Chair Ani Papirian, there being no objections, this meeting was adjourned at 2:26p.m.