
Profile

Jonathan

First Name

Middle Initial

Sedaghat

Last Name

Suffix

[REDACTED]

Email Address

[REDACTED]

Street Address

Suite or Apt

Beverly Hills

City

CA

State

90210

Postal Code

Mailing Address (optional)

[REDACTED]

Home:

Primary Phone

Work Phone

Cell Phone

Which Boards would you like to apply for?

Rent Stabilization Commission: Submitted

Question applies to multiple boards

Have you applied previously for a Commission appointment? If so, which Commission(s)?

No.

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Housing Provider (landlord)

Question applies to Rent Stabilization Commission

Occupation

Real Estate Investor

Question applies to Rent Stabilization Commission

Do you work in Beverly Hills?

Yes No

Question applies to Rent Stabilization Commission

Have you ever been a paid lobbyist/legislative advocate? If so, when and before which commission(s)?

No.

Question applies to Rent Stabilization Commission

Are you a member or alumnus of the Team Beverly Hills Program?

No.

Question applies to Rent Stabilization Commission

Have you applied previously for a commission appointment? If so, which commission(s)?

No.

Question applies to Rent Stabilization Commission

1. Please list community activities you are presently involved in and activities in which you have participated in the past, including years of service:

None.

Question applies to Rent Stabilization Commission

2. Please describe any technical expertise (real estate experience, landlord/tenant law, apartment building management, property management), or other background information (education, business, or personal) that may be useful to you as a Rent Stabilization Commissioner.

I own hundreds of apartment buildings subject to The City of Los Angeles' Rent stabilization ordinance. I also own several apartment buildings in Beverly Hills. I own and operate a property management company which manages all of my properties. I am extremely familiar with the day to day operations of owning and managing multifamily properties, especially those subject to some form of "rent control".

Question applies to Rent Stabilization Commission

3. Have you attended any of the Rent Stabilization facilitated sessions or City Council meetings within the last twelve months? Please indicate if you were in attendance, and please comment on your reactions.

No.

Question applies to Rent Stabilization Commission

4. Select one How would you rate your ability to read and interpret rules and regulations regarding rent stabilization? *

Proficient

Question applies to Rent Stabilization Commission

5. Have you ever been evicted from a residential real property?

Yes No

Question applies to Rent Stabilization Commission

6. Have you ever been evicted for just cause?

Yes No

Question applies to Rent Stabilization Commission

7. Describe your experience in dealing with residential rental property? (include any and all experience including as a tenant, landlord, manager of property or any other experience).

As mentioned above, I have bought hundreds of rental properties, I also manage all of my properties. I am extremely involved in the day to day operations. I have also been a tenant in the past. I was renting up for over 20 years until I bought my residence in Beverly Hills last year. So I am extremely familiar with both sides of rental properties. From being a tenant, to an owner, and also very familiar with the management of such properties.

Question applies to Rent Stabilization Commission

8. Rent Stabilization Commission meetings will be held in the evening. How much time would you be able to devote to the Rent Stabilization Commission? How often are you out of town? What other commitments may cause conflicts with your attendance at Commission meetings? (Average time anticipated is 10-15 hours per month.)

I am okay with 10-15 hours per month. In the evenings, I usually spend time with my wife and my two boys, ages 5 and 3.

Question applies to Rent Stabilization Commission

9. What do you see as the community rent stabilization issues currently facing Beverly Hills?

Unfortunately there is a ton of anti landlord sentiment. Especially facing landlords that rent apartments to tenants. I think a lot of the people that are suggesting these laws and legislations fail to consider how expensive it is to operate multifamily and rental properties. For instance, utility costs, and insurance costs have been skyrocketing. However, for some reason, some people dont think landlords should be able to raise their rent minimally even a few percent annually to keep up with these costs.

Question applies to Rent Stabilization Commission

10. How do you view the balance between the rights of property owners and tenants (both commercial and multi-family residential) and the balance between a tenant's right to occupy a unit and a housing provider's right to operate their business of one or more multi-family residential properties in the City of Beverly Hills?

Its very tricky. However, since I have been a renter myself and because I have thousands of rent controlled tenants, I am very familiar with both sides. Many rent controlled tenants are on a fixed income, and simply cant afford paying anymore rents. Landlords on the other side, need to be profitable, otherwise, whats the point of owning rental properties. It is a business after all, and if landlords arent profitable or at least breaking even, why would anyone want to own rental properties?

Question applies to Rent Stabilization Commission

11. How would you describe the appropriate relationship among the Commissioners and between the Commission and applicants? Would you find it difficult to vote against a friend? If yes, are you willing to advise staff and refrain from reviewing and voting on a particular application?

I consider myself to be extremely fair. Even if it were my friend, I would be able to be impartial. If I ever thought that I wouldnt be able to because of a close relationship, I would be fine simply advising and recuse myself from voting.

Question applies to Rent Stabilization Commission

12. Why do you want to be a member of the Rent Stabilization Commission? (Specifically, why have you chosen this form of community service over the many other avenues of community service available in our community?)

To be honest, I have never applied for something like this in the past. However, I cant imagine anybody being a better fit for something like this than me. If there are any other applicants that live in the City of Beverly Hills, and own rental properties in Beverly Hills, and have bought and manage hundreds of properties all subject to rent control, than by all means, please go with them. Not only do I own all these rental properties, but I manage them. Many property owners, simply outsource management to a third party. I dont. I handle the ins and outs daily of owning rental properties. It is extremely difficult, and I am an expert.

Question applies to Rent Stabilization Commission

13. Are you a licensed attorney practicing landlord tenant law?

Yes No

Question applies to Rent Stabilization Commission

If yes, please describe your area of practice. If no, please input "N/A"

N/A

14. I have interests in the following multi-family residential real property both within and outside of Beverly Hills, including but not limited to, ownership, trusteeship, sale, or management, including investment in or in association with partnerships, corporations, companies, joint ventures, and syndicates engaged in the ownership, rental, sale or management of multi-family residential real property during the three years immediately preceding the date of the submission of this application (Please list, if known):

153 S Palm Drive 114 E 77th Street 1200 E 34th Street 1235 - 1237 E 45th Street 1263 E 49th Street 127 E 76th Street 155 E 88th Street 5464 3rd Avenue 905 West 76th Street 1163 E 34th Street 633 W 54th Street 1735 West 64th Street 2001 West 70th Street 2614 West Blvd 4523 Wesley Avenue 727 West 81st Street 1101 S Bronson Avenue 1117 S Bronson Avenue 845 S Kenmore Avenue 620 West 84th Street 1214 W Martin Luther King Jr Boulevard 10310 South Broadway 1405 2nd Avenue 120 W 85th Place 127 W 80th Street 1620 W 58th Street 1719 Exposition Boulevard 227 E 94th Street 313 W 83rd Street 344 W 88th Place 3683 / 3685 5th Avenue 4919 9th Avenue 556 W 88th Place 8734 Regina Court 908 E 32nd Street 3652 Clarington Avenue 1601 S Gramercy Place 1556-1558 6th Avenue 4053 W 23rd St La 2912 9th Avenue 2827 S La Brea Avenue 3973 Denker Avenue 2935 Duray Place 8819 Orchard Avenue 1048 - 1050 W 58th Place 1421 W 90th Place 1437 W 59th Street 1526 W 52nd Street 1525 - 1527 W 82nd Street 1906 W Jefferson Boulevard 237 W 98th Street 312 E Colden Avenue 367 Douglas Street 832 W 83rd Street 3108 S Durango Avenue 1628 W 60th Street 6207 S Budlong Avenue 1346 W 66th Street 117 W 48th Street 1443 West 53rd Street 1505 West 60th Street 238 West 61st Street 523 West 84th Street 606, 608 West 87th Street 4505 Ascot Avenue 5526 Cimarron Street 1457 Lake Shore Avenue 1614 W Middleton Place 3317 Obama Boulevard 4220 S Wall Street 1429 W 46th Street 460 E 46th Street 921 E 51st Street 314 W 63rd Place 1458 S Cloverdale Avenue 4412 Crocker Street 8201 S Hoover Street 3314 Mentone Avenue 144 N Swall Drive 9216 Alden Drive 2232 W 24th Street 2906 S Orange Drive 2841 S Redondo Boulevard 2019 2nd Avenue 1942 S La Cienega Boulevard 3663 Whittier Boulevard 3842 West 28th Street 1448 West 59th Street 1012 West 74th Street 122 East 74th Street 707 West 79th Street 826 West 81st Street 700 West 91st Street 401 East 93rd Street 6900 De Longpre Avenue 1325 Ingraham Street 2726 Alsace Avenue 2401 S Sycamore Avenue 5456 San Vicente Boulevard & 1201 Burnside 4320 Finley Avenue 11680 Ohio Avenue 3038 West Boulevard 3035 West Boulevard 4126 S. Somerset Drive 3861 Potomac Avenue 1624 S. St. Andrews 1427 S. Redondo 1636 S. St Andrews Place 2709 Edgehill Drive 4168 S. Marlton Avenue 4721 9th Avenue 2734 W 42nd Street 4549 W 2nd Street 2338 W 20th Street 2407 S Victoria Avenue 3300 W 3rd Street 936 S Burlington Avenue 2649 S Redondo Boulevard 12520 Pacific Avenue 12536 Pacific Avenue 12540 Pacific Avenue 12550 Pacific Avenue 3588 S. Centinela Avenue 3771 S. Centinela Avenue 4156 Inglewood Boulevard 4170 Inglewood Boulevard 12710 Matteson Avenue 12734 Matteson Avenue 12723 Caswell Avenue 2344 Walnut Avenue 2917 Leeward Avenue 2222 S. Marvin Avenue 1837 S Marvin Avenue 4703 St. Charles Place 3805 Montclair Street 208 E 48th Street 154 E 62nd Street & 6209 Wall Street 1723-1725 Miramar Street 4203 S Olive Street 314 S Oxford Avenue 8410 South Figueroa Street 1038 N. Bonnie Brae St 2827 Edgehill Drive 339 N Heliotrope Drive 327 S Serrano Avenue 4808 Saturn Street 2920-2922 Alsace Avenue 1517 Winona Boulevard 1345 S Constance Street 8552 & 8560 Alcott Street 318 W 84th Place 5036 Coliseum Street 5050 Coliseum Street 1917 Montrose Avenue 1911 Palm Grove Avenue 2734 Council Street 4234 Degnan Boulevard 1222 E 47th Place 509 E 48th Street 5428-5432 S Figueroa Street 400 S Union Avenue 1321 W 39th Street 179 W 40th Place 714 W 43rd Street 735 W 45th Street 1120 E 49th Street 428-430 E 60th Street 149 W 62nd Street 213 E 64th Street 842-844 1/2 W 68th Street 5743 S Gramercy Place 1965 Thurman Avenue 5118 Woodlawn Avenue 1110 Sierra Bonita Avenue 836 Kingsley Drive 1638 W 12th Place 4523 2nd Avenue 1743 W 48th Street 611 W 52nd Street 1406 W 58th Place 1022-1024 W 60th Street 153 E 67th Street 115 E 90th Street 1324 W 99th Street 2664 S Cochran Avenue 1232 W 51st Place 862 W 64th Street 137 W 83rd Street 8817 Baring Cross Street 151 West 62nd Street 155 West 62nd Street 437 W 50th Street 1046 W Martin Luther King Jr Boulevard 1932 W 25th Street 1555 W 35th Street (3421 Denker Avenue) 1647 W 38th Place 600 W 41st Drive 201 E 45th Street 719 W 47th Street 1343 (1345) East 51st Street 1351 E 51st Street 1447 Constance Street 1524 Crown Hill Avenue 8119 S Hoover Street 520 S Rampart Boulevard 6524 S Victoria Avenue 2801 West Boulevard 1541 Rockwood Street 4865 St Elmo Drive 826 Wilcox Avenue