
Profile

Michael D Carbajal
First Name Middle Initial Last Name Suffix

[Redacted]
Email Address

[Redacted] Suite or Apt

Beverly Hills CA 90212
City State Postal Code

Mailing Address (optional)

Home: [Redacted]
Primary Phone

Work Phone

Cell Phone

[Redacted]

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)?

Yes, Human Relations.

How long have you resided in Beverly Hills?

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Tenant

Question applies to Rent Stabilization Commission

Occupation

Spacecraft Engineering Trainer at Virgin Galactic

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?

Yes

Question applies to Rent Stabilization Commission

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

Human Relations

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:

Team Beverly Hills and Next Beverly Hills since 2019

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 have gained a wealth of experience and knowledge about both tenant and landlord rights in the past year. I have been frequently in contact with the Rent Stabilization Division of Beverly Hills regarding my former landlord. This experience has inspired me to pursue a Commissioner position with Rent Stabilization.

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.

Yes, I have watched the Rent Stabilization Commission regular meetings on granicus.com I am always impressed with the amount of knowledge that the Commissioners have on each subject.

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? *

Intermediate

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).

Yes, as myself, the renter. I have dealt with the Rent Stabilization Division as well as hiring several attorneys to communicate with my former landlord in Beverly Hills.

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.)

Evening are the ideal time for me.

Question applies to Rent Stabilization Commission

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

I think Beverly Hills has some very good rights in place for both tenants and landlords. I do see some particular issues that I would like changed. Namely, the timeline of the moveout fee that the City requires the landlord to pay the tenant in certain situations.

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?

I think that each situation has to be carefully analyzed individually. We have clear rules in place, but each situation is unique and one of the benefits of living in the great city of Beverly Hills is that we have a local government that cares about every situation and takes the time to assess it in detail.

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 have always separated professional life from personal. What we vote on has no bearing on personal friendships at all. Having two separate roles is part of what being a professional is all about.

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?)

I really feel strongly about the role due to my personal experiences as a tenant in Beverly Hills and dealing with tentant/landlord issues, attorneys, courts, etc.

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

Question applies to Rent Stabilization Commission

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):

I do not

Question applies to Rent Stabilization Commission

Completed applications may be returned to the City Clerk's Office, Room 290, 455 North Rexford Drive, Beverly Hills, CA 90210. If you have any questions, please contact the City Clerk at 310-285-2400.

IMPORTANT NOTICE

In order that we may preserve the integrity of the application and interview process, please direct all inquiries to the City Clerk, City Manager or the Director of Community Development. Please DO NOT contact the City Councilmembers or the members of the Rent Stabilization Commission regarding the Rent Stabilization Commission vacancies.

Serving on the Beverly Hills Rent Stabilization Commission

The Rent Stabilization Commission will be one of twelve (12) Commissions appointed by the City Council to carry out a variety of delegated functions. The City Manager, Department heads, and other City staff who work for the City Council provide staff support to the Commissions. The Community Development Department provides primary staff support to the Rent Stabilization Commission, Architectural Commission, the Design Review Commission, Cultural Heritage Commission, Traffic and Parking Commission, and the Planning Commission. As with the other City Departments, Community Development staff also provides support to other Commissions and to the City Council.

There are six (6) Rent Stabilization Commission positions serving staggered, four-year terms. Two