
Profile

Daniel

First Name

M

Middle Initial

Yukelson

Last Name

Suffix

[Redacted]

Email Address

[Redacted]

Street Address

Suite or Apt

[Redacted]

City

[Redacted]

State

90212

Postal Code

Mailing Address (optional)

Mobile: [Redacted]

Primary Phone

Work Phone

[Redacted]

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. I am a past Public Works Commissioner and past Planning Commissioner. I had previously applied for the Rent Stabilization Commission.

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Housing Provider (landlord)

Question applies to Rent Stabilization Commission

Occupation

Executive

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)?

Yes. I am a past Public Works Commissioner and past Planning Commissioner. I had previously applied for the Rent Stabilization Commission.

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:

• Chairperson (2011-2012), Vice Chairperson (2010-2011), and Commissioner (2008 to 2014) - Planning Commission, Beverly Hills • Vice Chairperson (2008), and Commissioner (2006 to 2008) - Public Works Commission, Beverly Hills • Committee Member, City of Beverly Hills Mass Transit Committee (2007) • Member, American Institute of Certified Public Accountants • Member, California Society of Certified Public Accountants • Member, Wilshire Rotary Club of Los Angeles (2006 to Present) I had previously served on the Board of Directors of the Westside Jewish Community Center, and on the Board of Directors of the Los Angeles Police Reserve Foundation and was a Specialist Reserve Officer. Also, I had served as Treasurer of numerous campaigns for City Council and School Board in the City of Beverly Hills, and served on the Transportation Committee to advise on the location of subway stops in the city. Lastly, I participated in the City's C.E.R.T. (Community Emergency Response Training) (2007).

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 am the Executive Director (CEO) of the Apartment Association of Greater Los Angeles, and in my role, I help to advise and educate rental housing providers on new laws and regulations, real estate issues, property maintenance, and financial matters in an effort to increase the level of professionalism among rental property owners of which many of whom are independent "mom and pop" owners. I have owned and managed rental housing for more than 10-years, including one property in Beverly Hills. I have a Bachelors of Science degree in Business Administration from the California State University at Northridge (1985) and have more than 35years of work experience as a senior financial executive within a variety of industries. I possess good business judgment and strong analytical skills. In my role as a senior financial executive, I regularly contribute to the planning and coordinating of office / facility construction and design, negotiating of leases, and hiring of contractors, architects and other related professionals.

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, and I will continue attending Rent Stabilization Commission Meetings. Based upon my exposure to the Rent Stabilization Commission thus far, I am extremely interested in offering creative solutions to issues being addressed. I find there is much room for compromise as some of the matters addressed may place renters and housing providers at polar opposite positions. At the end of the day, I believe that renters are the customers of rental housing providers and deserve excellent customer service and understanding. I am proud and feel fortunate to have renters in my building who have been with us for a vey long time. Based upon my observations of Rent Stabilization Commission meetings, it is clear to me that in order to be an effective Commissioner, one must have, among other things, the following skills and character: 1. Must be a quick study and able to focus on "key" issues. 2. Must always be well prepared. 3. Must possess a great deal of patience and willingness to seek compromise. 4. Must act as a consensus builder. 5. Must possess balanced judgment. 6. Must be open minded. 7. Must be confident and have confidence in rendering any judgment / decision. As a member of the Rent Stabilization Commission, in addition to my many years of business experience, I would certainly bring all of these skills and characteristics to bear in matters addressed by the Commission, and would make only the most well thought-out, reasonable and good sense judgments on projects or building code issues that are brought before me. The goal of this Commission's decision making should be to best serve the interests of the Beverly Hills Community as a whole and not one segment of the City.

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).

I have personally owned rental property for more than 10 years. I have excellent relations with renters at my 2 properties, and live among those that rent from me in Beverly Hills. Years ago, my wife and I were renters until we purchased our first home in Beverly Hills. I have never evicted a renter at any of my buildings.

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 willing to dedicate as much time as necessary to the Rent Stabilization Commission. Having served on previous commissions, including a very time consuming Planning Commission for 6 years, I rarely missed a meeting and only for major family events. Now my children are grown, so I can dedicate even more time. If selected, given my current position at the Apartment Association of Greater Los Angeles, all time spent in serving as a Rent Stabilization Commissioner would be welcomed and supported by my employer.

Question applies to Rent Stabilization Commission

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

First and foremost, there are some outstanding issues that should be addressed to fully complete the City's rental stabilization ordinance. Another area that should be addressed is a permanent rental assistance and low cost loan program to help our most burdened renters - often, renters find themselves in a position of needing a couple of thousand dollars to get them by when a major expense such as a car repair or medical issue occurs. In addition, we need to encourage the development of more affordable rental housing in the City which may require incentive programs that housing providers and developers could avail themselves of. The City should consider a robust mediation program to address renter / housing provider disputes to avoid costly and unfortunate tenancy terminations, and to solve potential habitability issues. The City should also revisit the ordinance in an effort to create some balance so that housing providers are encouraged to stay in this business.

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?

Rental housing is the business of providing a service. Rental housing providers should, in an effort to serve customers who are renters, provide quality and safe housing, and deliver good customer service by responding to maintenance and other issues. At the same time, renters should pay for the housing services being provided. I do not believe that anyone with a heart really wants to remove anyone from their home, and I would hope that as members of the Beverly Hills Community that we can all work together and find solutions that are balanced and fair at all times. Evictions are always a last resort for housing providers, and ultimately a worse case scenario for both property owners and renters. As a property owner, I know full well that without renters, I would not be able to afford to be a housing provider. I certainly understand that one of the most challenging aspects of analyzing and making a decision regarding any proposed aspect of an ordinance is ensuring the equitable treatment and consideration of the rights of housing providers and renters.

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?

A City Commissioner, including a member of the Rent Stabilization Commission, must always maintain objectivity in rendering any judgment on matters brought before the Planning Commission, and must be able to pass judgment just as any judge would do in a court of law. A Rent Stabilization Commissioner must always strive to treat Applicants cordially, fairly and with patience, and render a decision only after all of the pertinent information has been carefully analyzed and discussed. My judgment will be rendered fairly and objectively based upon sound business judgment, and without any issue or concern of conflicted interest. At anytime should an issue arise that would lead a reasonable person to believe the slightest concern that a conflicted interest may be present, I would upon consultation with counsel, immediately recuse myself. I would not find difficulty in voting in opposition to a friend, whether the friend is an applicant or fellow commissioner. My friends respect me for my decision making ability, opinions and balanced judgment. I am "my own man" and always follow my instincts and good judgment. Someone early in my career once told me that "intuition" is one's recollection of all of the mistakes one has made in his or her life. Having learned from both my successes and my mistakes, I possess keen intuition and will render judgment accordingly. I do not and will not form opinions for the pleasure of my friends. My credibility and reputation has been earned only after many years of business experience, and is one of my greatest strengths. I am, at all times, cordial and respectful, I possess a great deal of fairness in dealing with others, and will always vote in the best interests of the City.

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 enjoy being involved and giving back as much as I can to our community. There is a select group of individuals in our City that are involved in some capacity with City government either as a commission member such as myself, special committee member, or Team Beverly Hills participant. Throughout my many years of involvement in City endeavors, I have greatly enjoyed the challenges and great satisfaction of making a contribution to our community, and just as importantly, have enjoyed the people I have met, including fellow residents and City staff. As a member of the Public Works and Planning Commissions, I most enjoyed addressing some of our City's most "heated" and complicated issues. I have no political aspirations and have no intentions of ever running for City Council. I am seeking this appointment so that I may make a greater contribution to our City, to have the opportunity to work more closely with City Counsel, and to undertake new and more exciting challenges in service to the City of Beverly Hills. As a fulltime professional working in multifamily rental housing, I am certain that I can make a tremendous contribution to the Rent Stabilization Commission and to our City, and look forward to discussing my extreme interest in this appointment, my background and qualifications with the ad hoc committee at its earliest convenience.

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):

9556-9560 1/2 Olympic, Beverly Hills 2423 Banner Avenue, Summerland (Santa Barbara County)

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 commissioners shall be landlords; two commissioners shall be tenants, and two Commissioners shall be At Large Members who are not Tenants, are not Managers of an apartment building, and are not Housing Providers who have a financial interest of 5% or more in a multi-family residential rental property (apartment building) either within or outside of the City. There are also three (3) alternates, one for each category.

One landlord member, one tenant member, and one at large member of the initially appointed commissioners and all the alternates shall be appointed for an initial term of four years. The other three Commissioners shall be appointed for an initial term of two years. Each Commissioner and alternate shall thereafter have the opportunity for reappointment to an additional four-year term. An appointment to fill a vacancy on the Commission shall be for a period of the unexpired term.

When there is an anticipated vacancy, the City Council announces and advertises the upcoming vacancy and invites interested persons to submit application forms. A subcommittee of City Council and Rent Stabilization Commission members will interview all interested candidates and will make recommendations to the full City Council. The City Council makes its final selection and appointment at a formal public meeting. The City Clerk swears in the new Rent Stabilization Commissioners sometime before their first meeting, generally immediately prior to their first