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## Profile

Jason Grant  
First Name Middle Initial Last Name Suffix

[Redacted]  
Email Address

[Redacted] [Redacted]  
Street Address Suite or Apt

Beverly Hills CA 90210  
City State Postal Code

## Mailing Address (optional)

Same as above

Mobile: [Redacted]  
Primary Phone

## Work Phone

## Cell Phone

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## 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. Planning Commission

## How long have you resided in Beverly Hills?

28 Years

Question applies to Rent Stabilization Commission

**Are you a (Please select one): \***

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Tenant

Question applies to Rent Stabilization Commission

**Occupation**

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Real Estate Investor

Question applies to Rent Stabilization Commission

**Do you work in Beverly Hills?**

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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)?**

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No

Question applies to Rent Stabilization Commission

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

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Yes

Question applies to Rent Stabilization Commission

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

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Yes, Planning 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:**

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Member of Team Beverly Hills. Participant in AYSO Region 76 Assistant Coaching. Community User of numerous City facilities including Pickle Ball Courts, SM Paths, Farmer's Market, Etc.

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.**

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I am involved in many aspects of real estate. I have been involved in many real estate acquisitions in the past 15 years. I specialize in the planning of ground up apartments in the city of Los Angeles. I am a property owner, property manager and have strong knowledge of landlord/tenant rights and laws. I have a bachelor's of business degree as well as a minor in Real Estate finance. I have been a renter in both the City of Los Angeles and currently in the City of Beverly Hills living in a multifamily zone in the Northeast Pocket.

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.**

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I have watched several of the previous meetings that are recorded. I fully comprehend the nuances that are forced by renters paying for their homes to landlords who view these homes as investments. I have constant reactions to the statements made by speakers and the commission.

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? \***

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Intermediate

Question applies to Rent Stabilization Commission

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

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Yes  No

Question applies to Rent Stabilization Commission

**6. Have you ever been evicted for just cause?**

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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).**

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I have found my experience as a property owner of residential rental property to be one that is very involved. As an owner, one is also a manager, should they, like me, choose to, and given the housing crisis and sensitivity of the investments of housing, I find the experience to be encumber some. To function ethically and properly. I find that Landlords must have a deep understanding of all of the rules at both the local and state level.

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.)**

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I have a lot of time to devote to this commission. I am an entrepreneur that works for myself, with no employees. I work from home and live 3 blocks from City Hall. I am married with no children.

Question applies to Rent Stabilization Commission

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

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I see affordability as an issue for tenants. I see state laws impacting our local City as an issue as blanket laws created for a majority of the state are sometimes negatively impactful to outlier communities like Beverly Hills. I see the issue of "fairness" as a challenge to commissioners trying to be fair to both tenants and housing providers at the same time. I see market conditions as an issue as well as physical living conditions.

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?**

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I view the balance as a delicate one, especially multifamily since it is someone's home. I believe a tenant's right to occupy a unit is clearly defined in a lease and by statutory law via local and state regulations. A landlord must be clear on what those laws are and a landlord should be hands on providing a safe environment for tenants. The balance is so delicate that I believe a lot of issues are case-by-case but it's also critical to have a set of rules to point to

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?**

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I feel an appropriate relationship among commissioners is one of a group friendship, one that discusses issues more than the minimum in the commission meetings. Commissioners should speak their mind and be unafraid to challenge one another but always be open minded and willing to listen. Times are rapidly changing and we must all adapt. I think relationships between the Commission and applicants should be kept professional and minimal. I would prefer to recuse myself should a difficult topic with a personal friend be brought to decision-making.

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?)**

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I am intent on helping improve the community I have spent my life in and plan to spend my entire life in. This specific commission is in relation to work that I do as a professional, which I am passionate about, and as such, I have a deep understanding and deep thoughts on the issues that arise. More than anything, I want to be on this commission because I think I can add immense value.

Question applies to Rent Stabilization Commission

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

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Yes  No

Question applies to Rent Stabilization Commission

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

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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):**

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I have never invested or tried to in the City of Beverly Hills. Outside of Beverly Hills, in the trailing 3 year period, I am involved in the following properties in Los Angeles: 3004 W Sunset Blvd 428 Arnaz Dr 5121-5125 W Pico Blvd 1136 S Alvarado St 3751 S Delmas Terrace 12034 Venice Blvd 12443 Milton Street 12447 Milton street 723 N Occidental Blvd 4867 W. Melrose Ave 308 N Oxford Ave 801 N Alvarado St 900 N Alvarado St

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 meeting.

### **Legal Authorities and Responsibilities**

The Beverly Hills Municipal Code sets out the areas over which the Rent Stabilization Commission has authority, either as a decision-making body or advisory to the City Council. The Commission is responsible for making recommendations to the City Council regarding amendments to Chapter 5 and 6 of Title 4 of the Beverly Hills Municipal Code.

The Commission acts as an advisory to the City Council to provide recommendations for amendments to the Rent Stabilization Ordinance.

### **Operation, Staffing and Time Commitment**

The Rent Stabilization Commission meets the 1st Wednesday of each month with additional meetings as necessary. Meetings are open to the public and are held in Room 280A, which is adjacent to the City Council Chamber on the second floor of Beverly Hills City Hall. Meetings begin at 6:00 p.m. and typically end by 9:00 p.m.; however, depending on the number of projects and their related scopes of work, a meeting may run into the mid-evening hours. The meetings are conducted by the Chair, or in his/her absence, the Vice Chair. From time to time, Commissioners may serve on Ad Hoc committees or subcommittees of three members appointed by the Chair to study particular issues and make recommendations to the full Commission. The Chair and Vice-Chair positions are rotated on an annual basis. On those occasions where a Commission decision is appealed to the City Council, the Chair or Vice Chair represents the Commission at the hearing by the City Council.

Approximately one week before each meeting, Commissioners receive an agenda and binder of staff reports as requested by the Commissioners or brought forward by staff. Depending on the length and complexity of the agenda, Commissioners can expect to spend between four to ten hours reading the reports in advance of the meeting. In general, Commissioners can expect to spend 10-15 hours per month on meetings and related activities.

To constitute a quorum of the Commission, the following six commissioners must be present: two commissioners who are landlord members or the landlord alternate; two who are tenant members or the tenant alternate and two who are at large members or the at large alternate. The Commission must conduct its meetings and formulate its decisions in accordance with its Rules of Procedure and with State law ("Brown Act") which requires all meetings to be open to the public. All meetings of the Rent Stabilization Commission are video recorded and available for viewing on the City's website. Minutes of the meetings are taken by a staff recording secretary.

State law requires compliance with conflict of interest requirements, which involve filing a financial disclosure form with the City Clerk, which is available to the public to inspect. Interested persons may contact the City Clerk's office to inspect a sample report. A Commissioner may not deliberate or participate in any case in which that Commissioner has an interest. The City Attorney's office, which also provides staff support to the Commission, can provide guidance to individual Commissioners who may have questions on a case-by-case basis. Commissioners will find that interested parties to an application (both pro and con) will attempt to engage them in conversation about a pending case. It is important for Commissioners to maintain an impartial distance from those interested in applications coming before the Commission and must maintain this impartiality, sometimes in the context of impassioned pleas from their fellow residents, business colleagues, friends, and acquaintances.

Helpful skills for Commissioners to have include: the ability to read and understand landlord tenant

laws and rent stabilization ordinance provisions; the ability to view the rent stabilization ordinance provisions in both the light of the tenant and the landlord, and lots of diplomacy and patience!

Service on any City Commission is a responsibility, which may involve a significant time commitment, and should not be undertaken lightly. Aside from attending regularly scheduled meetings, preparation for meetings and special meetings sometimes warrants an additional time commitment, especially during service as Chair or Vice Chair. Commissioners may also be requested to attend certain City Council meetings, community meetings and/or other City functions, such as Team Beverly Hills.

### **Resources**

- Beverly Hills Municipal Code
- City Commissioners' Handbook
- Rent Stabilization Ordinance

Community Development staff provides each new Commissioner with a thorough briefing and copies of the above materials.