



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

November 4, 2020
6:00 PM

MEETING CALLED TO ORDER

Date/Time: November 4, 2020 / 6:11 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Bronte, Cavanaugh Jacoby, Gurman, Maden, Miller, Owens, Tryfman, Vice Chair Baseman, Chair Milkowski
Commissioners Absent: None
Staff Present: Susan Healy Keene, Helen Morales, Alison Wehrle, Robin D. Harris

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Speakers: Mark Elliot

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. Consideration, Potential Modification and Approval of Minutes

Consideration of Minutes of the Rent Stabilization Commission special meeting of October 7, 2020.

The addition of a comma was requested to be added to the minutes.

Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Maden to approve the minutes for the special meeting of October 7, 2020 as amended (6-0).

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AYES: Commissioners Cavanaugh Jacoby, Maden, Owens, Tryfman, Vice
Chair Baseman, Chair Milkowski
NOES: None

CARRIED.

2. Consideration, Potential Modification and Approval of Minutes

Consideration of Minutes of the Rent Stabilization Commission regular meeting of October 7, 2020.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to approve the minutes for the regular meeting of October 7, 2020 as presented (6-0).

AYES: Commissioners Cavanaugh Jacoby, Maden, Owens, Tryfman, Vice
Chair Baseman, Chair Milkowski
NOES: None

CARRIED.

REPORTS FROM PRIORITY AGENCIES

3. City of Beverly Hills Housing Element Update

Principal Planner Timmi Tway provided a brief report to the Commission regarding the City's Housing Element Plan Update.

CONTINUED BUSINESS

No items

NEW BUSINESS

4. Discussion of Rules of Procedure for Rent Stabilization Commission Meetings. Presentation by the City Attorney's office regarding rules of procedure for Commission meetings.

Robin D. Harris of the City Attorney's Office provided a training to the Commission regarding rules of procedure for Commission meetings.

5. Consideration, Potential Modification and Adoption of Resolution of the Beverly Hills Rent Stabilization Commission Declining to Recommend that the City Council add a Cash for Keys Disclosure Notice Requirement to Chapter 5 and Chapter 6 of Title 4 of the City's Municipal Code.

This resolution sets forth the recommendation of the Commission made on October 7, 2020 to not recommend to the City Council that Chapters 5 and 6 of Title 4 of the City's Municipal Code be amended to add a cash for keys disclosure notice requirement.

Speakers: Mark Elliot. An email from Steve Mayer was read into the record.

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7. Discussion and Recommendations to the Beverly Hills City Council Regarding possible amendments to Chapter 5 and Chapter 6 of Title 4 of the City’s Municipal Code regarding current relocation fee amounts.

Staff seeks recommendations regarding potential amendments to Chapters 5 and 6 of Title 4 of the City’s Municipal Code related to the relocation fee amounts in connection with the no-fault eviction provisions of the Rent Stabilization Ordinance.

Deputy Director of Rent Stabilization Helen Morales provided a brief introduction on possible amendments to the City’s Municipal Code related to relocation fees associated with no-fault evictions, including historical context, local jurisdiction comparison, and an introduction to RSO relocation fee requirements and the HR&A report. The Commission took part in a dialog and agreed to continue the item for further analysis and discussion.

Speakers: Mark Elliot

Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Maden to continue the discussion of relocation fees to the December 2, 2020 regular meeting (6-0).

AYES: Commissioners Cavanaugh Jacoby, Maden, Owens, Tryfman, Vice Chair Baseman, Chair Milkowski

NOES: None

CARRIED.

PROJECT UPDATES

8. Rent Stabilization Division Monthly Staff Report for September 2020

Staff seeks to inform the Rent Stabilization Commission on the Rent Stabilization Division’s monthly activity.

Deputy Director of Rent Stabilization Helen Morales provided a brief overview of the RSD monthly staff report activities.

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM STAFF

9. Upcoming Appeal Hearing and Rent Stabilization Commission 2021 Draft Meeting Schedule

Deputy Director of Rent Stabilization Helen Morales reminded the Commission of a forthcoming City Council certificate presentation for the Commission on November 10, 2020, along with an upcoming Covid-19 appeal hearing scheduled for Wednesday, November 18, 2020 at 6:00pm. The Commission also reviewed the 2021 draft RSC meeting schedule and found no conflicts.

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ADJOURNMENT

Date / Time: November 4, 2020 / 8:51 PM

PASSED AND APPROVED THIS 2nd DAY OF DECEMBER, 2020



Lou Milkowski, Chair