



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

December 2, 2020
6:00 PM

MEETING CALLED TO ORDER

Date/Time: December 2, 2020 / 6:09 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: Michael Newman

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 regular meeting of November 4, 2020.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to approve the minutes for the regular meeting of November 4, 2020 as presented (6-0).

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

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NOES: None

CARRIED.

2. Consideration, Potential Modification and Approval of Minutes

Consideration of Minutes of the Rent Stabilization Commission special meeting of November 18, 2020.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to approve the minutes for the special meeting of November 18, 2020 as presented (6-0).

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

NOES: None

CARRIED.

REPORTS FROM PRIORITY AGENCIES

No items

CONTINUED BUSINESS

3. Tenant Dispute with Landlord Over Inability to Pay Rent Due to Financial Impacts of Covid-19: Appeal Hearing for 430 N. Oakhurst Drive, PH3, Beverly Hills, CA 90210.

Appeal Hearing regarding Tenant dispute with Landlord over inability to pay rent due to financial impacts of COVID-19 for the residential property located at 430 N. Oakhurst Drive, PH3, Beverly Hills, CA 90210. *Continued from the November 18, 2020 Rent Stabilization Commission meeting.*

The Commission was notified that the tenant had withdrawn his appeal, therefore the item was not heard. The Tenant appeared at the hearing and affirmed that he wished to withdraw his appeal. The Counsel for the owner was also present at the meeting.

4. 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. *Continued from the November 4, 2020 Rent Stabilization Commission meeting.*

Speakers: Mark Elliot, Michael Newman, Chuck Moffitt, Tom Thompson

Deputy Director of Rent Stabilization Helen Morales provided a presentation on relocation fees in connection with the no-fault eviction provisions of the Rent Stabilization ordinance. The Commission further discussed many sub-topics of modifying relocation fees, including protections for teachers and students during the school year, increasing relocation fees for 3

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bedroom units, length of tenancy, and “mom and pop” exceptions. The Commission agreed to continue the item to the January 6, 2021 meeting for further discussion.

NEW BUSINESS

No items

PROJECT UPDATES

5. Rent Stabilization Division Monthly Staff Report for November 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 through October 2020.

COMMUNICATIONS FROM THE COMMISSION

COMMUNICATIONS FROM STAFF

6. Rent Stabilization Commission 2021 Final Meeting Schedule

The Rent Stabilization Commission 2021 meeting schedule is confirmed.

ADJOURNMENT

Date / Time: December 2, 2020 / 9:10 PM

PASSED AND APPROVED THIS 3rd DAY OF FEBRUARY, 2021



Lou Milkowski, Chair