



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

August 4, 2021
6:00 PM

MEETING CALLED TO ORDER

Date/Time: August 4, 2021 / 6:04 PM

PLEDGE OF ALLEGIANCE

SWEARING IN OF COMMISSIONERS SOKOLOFF AND LINDSEY-CERQUEIRA

New Commissioners Zachary Sokoloff and Kandace Lindsey-Cerqueira were sworn in by City Clerk Huma Ahmed.

ROLL CALL

Commissioners Present: Commissioners Bronte, Gurman, Lindsey-Cerqueira, Miller, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski
Commissioners Absent: Commissioner Maden
Staff Present: Ryan Gohlich, Helen Morales, Karen Myron, 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: None

APPROVAL OF AGENDA

By Order of the Chair and absent objection from the Commission, the agenda was approved as amended, taking items #3 and #4 ahead of item #2.

CONSENT CALENDAR

1. Consideration, Potential Modification and Approval of Minutes

Consideration of Minutes of the Rent Stabilization Commission regular meeting of February 3, 2021.

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Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Lindsey-Cerqueira to approve the minutes for the regular meeting of December 2, 2020 as presented (5-0-1).

AYES: Commissioners Bronte, Miller, Tryfman, Vice Chair Baseman, Chair Milkowski

NOES: None

ABSTAIN: Commissioner Sokoloff

CARRIED

REPORTS FROM PRIORITY AGENCIES

No items

CONTINUED BUSINESS

2. 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 February 3, 2021 Rent Stabilization Commission meeting.*

This item was not discussed, and will be continued to the September 1, 2021 Rent Stabilization Commission regular meeting.

NEW BUSINESS

3. Discussion and Recommendations to the Beverly Hills City Council Regarding modifications to the Beverly Hills Urgency Ordinance No. 20-O-2818 relative to the residential eviction and RSO rent increase moratoriums.

Staff seeks recommendations regarding potential amendments to the Beverly Hills Urgency Ordinance No. 20-O-2818 related to modifications to the residential eviction and RSO rent increase moratoriums.

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Janet Gagnon – Apartment Association of Greater Los Angeles

The Commission received the staff report and public comment, and discussed the potential recommendations at hand.

Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Bronte to recommend to the City Council that the urgency ordinance remain as-is (3-3).

AYES: Commissioners Bronte, Sokoloff, Tryfman

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NOES: Commissioner Miller, Vice Chair Baseman, Chair Milkowski

FAILED

Motion: MOVED by Vice Chair Baseman, SECONDED by Commissioner Miller to recommend to the City Council that the eviction moratorium for non-payment of rent due to COVID-19 end on the same date as the state moratorium ends, as such date may be amended, and that the one-year clock for repayment of rent begin running at that time (4-2).

AYES: Commissioners Miller, Sokoloff, Vice Chair Baseman, Chair Milkowski

NOES: Commissioners Bronte, Tryfman

CARRIED

After continued discussion, the majority of the Commission expressed interest, via straw poll, in modifying or ending the moratorium on rent increases.

Motion: MOVED by Vice Chair Baseman, SECONDED by Commissioner Miller to recommend to the City Council that the moratorium on rent increases ends on the same day as the moratoriums for evictions for non-payment of rent ends at the State level, with the provisions that rent increases be implemented immediately except that there would be no rent increase within the next six months, irrespective of the natural anniversary date for rent increases in the first year only (2-4).

AYES: Commissioner Miller, Vice Chair Baseman

NOES: Commissioners Bronte, Sokoloff, Tryfman, Chair Milkowski

FAILED

Discussion and the Commission's potential recommendation regarding moratoriums on rent increases will be continued to the next meeting.

Commissioner Gurman left the meeting at 9:18 PM.

After further continued discussion, the majority of the Commission expressed interest, via straw poll, to keep the moratorium regarding no-fault evictions as-is. This will also be continued to the next meeting for further discussion and potential recommendation.

PROJECT UPDATES

4. Rent Stabilization Division Monthly Staff Report for July 2021

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

Report received and filed; no formal action was taken on this item.

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COMMUNICATIONS FROM THE COMMISSION

- Commissioner Sokoloff thanked fellow Commissioners for an engaging first meeting. Chair Milkowski thanked Commissioners Sokoloff and Lindsey-Cerqueira for joining the Commission.

COMMUNICATIONS FROM STAFF

- None

ADJOURNMENT

Date / Time: August 4, 2021 / 9:56 PM

PASSED AND APPROVED THIS 6TH DAY OF OCTOBER, 2021



Lou Milkowski, Chair