



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

October 6, 2021
6:00 PM

MEETING CALLED TO ORDER

Date/Time: October 6, 2021 / 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Bronte, Lindsey-Cerqueira, Maden, Miller, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski
Commissioners Absent: Commissioner Gurman
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 item #5, the resolution authorizing public meetings to be held via teleconference, ahead of the Consent Calendar, and taking item #4, the resolution regarding moratoria, ahead of item #3, relocation fee amounts.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Rent Stabilization Commission regular meeting of August 4, 2021.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to approve the minutes for the regular meeting of August 4, 2021 as presented (5-0-1).

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AYES: Commissioners Bronte, Sokoloff, Tryfman, Vice Chair Baseman,
Chair Milkowski
NOES: None
ABSTAIN: Commissioner Maden

CARRIED

2. CONSIDERATION OF MINUTES

Consideration of Minutes of the Rent Stabilization Commission special meeting of September 13, 2021.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to approve the minutes for the special meeting of September 13, 2021 as presented (5-0-1).

AYES: Commissioners Bronte, Sokoloff, Tryfman, Vice Chair Baseman,
Chair Milkowski
NOES: None
ABSTAIN: Commissioner Maden

CARRIED

REPORTS FROM PRIORITY AGENCIES

No items

CONTINUED BUSINESS

3. DISCUSSION AND RECOMMENDATIONS TO THE BEVERLY HILLS CITY COUNCIL REGARDING POSSIBLE AMENDMENTS TO CHAPTER 5 AND CHAPTER 6 FOR 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 September 13, 2021 Rent Stabilization Commission special meeting.*

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

The Commission received the staff report and public comment. Elements of discussion included the definition of “mom and pop” owned properties and potentially affected Commissioners’ ability to participate when making recommendations for those properties; the model to use when determining relocation amounts; whether or not to adjust the additional relocation fee for households that include a senior, disabled, or minor occupant; whether or not to reduce the relocation fee for “mom and pop” properties for evictions related to owner occupancy; and which model to use (as detailed in the staff report) when determining relocation fee amounts.

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The Commission took a recess at 9:11 PM

The Commission reconvened at 9:18 PM

After discussion, there was general consensus to use the new occupancy relocation fee model described in the staff report. At the next meeting, staff will bring forward additional information including both median and average rent amounts for the Commission's consideration in recommending relocation fee amounts. The Commission will also discuss potential changes to the senior/disabled/minor category for additional relocation fees.

4. DISCUSSION AND RECOMMENDATIONS TO THE BEVERLY HILLS CITY COUNCIL REGARDING POTENTIAL MODIFICATIONS TO THE BEVERLY HILLS URGENCY ORDINANCE NO. 20-O-2818 RELATIVE TO THE RESIDENTIAL EVICTION AND RSO RENT INCREASE MORATORIUMS AND CONSIDERATION OF POTENTIAL MODIFICATION TO AND ADOPTION OF A RESOLUTION MEMORIALIZING RECOMMENDATIONS OF THE COMMISSION.

A resolution of the Beverly Hills Rent Stabilization Commission recommending to the City Council amendments to City Council Ordinance No. 20-O-2818 in connection with the temporary moratoria on evictions and rent increases during the period of local emergency. *Continued from the September 13, 2021 Rent Stabilization Commission special meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: None

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to adopt the resolution as presented (4-2).

After conducting an initial roll call vote, the question arose as to whether Commissioner Miller should vote on the motion rather than Commissioner Maden, as Commissioner Miller was the second voting landlord member when the Commission first made its recommendation at the September 13, 2021 special meeting. It was decided so, and Commissioner Miller, rather than Commissioner Maden, participated in the final roll call vote.

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

NOES: Commissioners Bronte, Sokoloff

CARRIED

NEW BUSINESS

5. RESOLUTION OF THE RENT STABILIZATION COMMISSION OF THE CITY OF BEVERLY HILLS AUTHORIZING PUBLIC MEETINGS TO BE HELD VIA TELECONFERENCING PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND MAKING FINDINGS AND DETERMINATIONS REGARDING THE SAME

Staff Presenter: Ryan Gohlich, AICP, Director of Community Development
Public Input: None

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Motion: MOVED by Commissioner Lindsey-Cerqueira, SECONDED by Commissioner Bronte to adopt the resolution as presented (5-1).

AYES: Commissioners Bronte, Maden, Sokoloff, Vice Chair Baseman, Chair Milkowski

NOES: Commissioner Tryfman

CARRIED

6. 2021 CONFLICT OF INTEREST CODE REVIEW

Annual review of the Rent Stabilization Commission's Conflict of Interest Code

Public Input: None

Motion: MOVED by Commissioner Bronte, SECONDED by Commissioner Tryfman to adopt the 2021 Conflict of Interest Code, with Exhibits A and B for the Rent Stabilization Commission of the City of Beverly Hills as presented (6-0).

AYES: Commissioners Bronte, Maden, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski

NOES: None

CARRIED

PROJECT UPDATES

7. Rent Stabilization Division Monthly Staff Report for August 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.

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

8. 2021 Meeting Schedule

- Received and filed

9. 2022 DRAFT Meeting Schedule

- In October 2022, a special meeting will be held on Monday, October 3, 2022, as the regular meeting date falls on Yom Kippur.

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ADJOURNMENT

Date / Time: October 6, 2021 / 9:46 PM

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER, 2021



Lou Milkowski, Chair