



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

December 1, 2021
6:00 PM

MEETING CALLED TO ORDER

Date/Time: December 1, 2021 / 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Bronte, Gurman, Lindsey-Cerqueira, Maden, Miller, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski
Commissioners Absent: None
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, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

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

Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Bronte to adopt the minutes as presented (6-0).

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

Rent Stabilization Commission Regular Meeting Minutes
December 1, 2021

NOES: None

CARRIED

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

Recent legislation was adopted allowing the Rent Stabilization Commission to continue virtual meetings during the COVID-19 declared emergency subject to certain conditions and the proposed resolution implements the necessary requirements.

Motion: MOVED by Vice Chair Baseman, 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

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

3. 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 TO INCLUDE A MOM AND POP REDUCTION FOR OWNER OCCUPANCY

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 addition of a Mom and Pop reduction in relocation fee for owner occupancy. *Continued from the November 3, 2021 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Danielle Leidner-Peretz – Apartment Association of Greater Los Angeles

Prior to the Commission's discussion, City Attorney staff member Harris advised that because the Commission has yet to define "mom and pop", Commissioner Miller should not participate in associated discussions, as it may be determined that she is a "mom and pop" property owner.

Commissioner Miller left the virtual meeting room at 6:23 PM.

The Commission discussed the potential definition of "mom and pop", considering the number of rental units that would define the category, and taking into account the definitions established by the cities of Los Angeles and Culver City.

Rent Stabilization Commission Regular Meeting Minutes
December 1, 2021

Motion: MOVED by Commissioner Tryfman, SECONDED by Chair Milkowski to define “mom and pop” landlords in the City of Beverly Hills as those who own four individual units or less, regardless of the number of buildings or properties that contain such units, plus one single family home, in the City of Beverly Hills. This definition shall exclude real estate investment trusts, corporations, limited liability companies in which at least one member is, or is controlled by, a corporation, and partnerships in which at least one partner is, or is controlled by, a corporation (6-0).

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

NOES: None

CARRIED

Under this definition, Commissioner Miller is not considered a “mom and pop” landlord, and is permitted to participate in the remaining discussion.

Commissioner Miller returned to the meeting at 7:07 PM.

Motion: MOVED by Commissioner Tryfman for “mom and pop” landlords as defined, to have a 25% reduction across all categories of relocation fees assessed, however for tenants with a length of tenancy of 15 years or more, the reduction will be 20%.

After discussion and prior to a second and a vote, Commissioner Tryfman revised her motion.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman for “mom and pop” landlords, as defined, to have a 25% reduction across all categories of relocation fees assessed, however for tenants with a length of tenancy of 10 years or more, the reduction will be 15% (5-1).

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

NOES: Commissioner Bronte

CARRIED

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman that documentation for determination of “mom and pop” status be appropriately proven by a declaration signed under penalty of perjury (6-0).

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

NOES: None

CARRIED

Rent Stabilization Commission Regular Meeting Minutes
December 1, 2021

The Commission took a recess at 7:48 PM.

The Commission reconvened at 7:57 PM.

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 BEVERLY HILLS HABITABILITY STANDARDS; PROACTIVE INSPECTIONS; AN ADMINISTRATIVE BOARD TO ADDRESS HABITABILITY VIOLATIONS AND ASSOCIATED RENT REDUCTIONS; AND TO RESTRICT RENT INCREASES.

Staff seeks recommendations regarding potential amendments to Chapter 5 and Chapter 6 of Title 4 of the City's Municipal Code in connection with Beverly Hills habitability standards, proactive inspections, an administrative board to address habitability violations and associated rent increases. *Continued from the November 3, 2021 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Danielle Leidner-Peretz – Apartment Association of Greater Los Angeles, Chuck Moffitt, Beverly Hills Renters Alliance, Mark Elliot

The Commission received the staff report and public comment, and discussed the key components related to habitability standards, including proactive inspections, addressing violations, and restricting rent increases during periods of violation. No formal recommendations were made, and the discussion will continue at the next Rent Stabilization Commission meeting.

Motion: MOVED by Commissioner Bronte, SECONDED by Commissioner Tryfman to continue the item to the January 5, 2022 Rent Stabilization Commission regular meeting (5-1).

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

CARRIED

NEW BUSINESS

None

PROJECT UPDATES

5. Rent Stabilization Division Monthly Staff Reports for September and October 2021

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

Report received and filed.

Rent Stabilization Commission Regular Meeting Minutes
December 1, 2021

COMMUNICATIONS FROM THE COMMISSION

- The Commissioners expressed thanks to their colleagues for their collaboration throughout the year, and thanks to Chair Milkowski and Vice Chair Baseman for their leadership.

COMMUNICATIONS FROM STAFF

- Deputy Director of Rent Stabilization Helen Morales advised the Commission that rental registration training would be taking place virtually on Wednesday, December 8, 2021 at 6:00 PM.
- Deputy Director Morales thanked the Commissions for their accomplishments thus far.
- Director of Community Development Ryan Gohlich also thanked the Commissioners for their hard work and perseverance, noting the challenges that are unique to the Rent Stabilization Commission.

6. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: December 1, 2021 / 9:20 PM

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2022

Donna Tryfman

Donna Tryfman, Chair