



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

January 5, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: January 5, 2022 / 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Baseman, Gurman, Lindsey-Cerqueira, Maden, Milkowski, Miller, Sokoloff, Vice Chair Bronte, Chair Tryfman
Commissioners Absent: None
Staff Present: 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 December 1, 2021.

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

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

Rent Stabilization Commission Regular Meeting Minutes
January 5, 2022

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 Commissioner Maden, SECONDED by Commissioner Baseman to adopt the resolution as presented (6-0).

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

NOES: None

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 AMOUNTS 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 Chapters 5 and 6 of Title 4 of the Beverly Hills Municipal Code related to relocation fee amounts. *Continued from the December 1, 2021 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization

Public Input: Mark Elliot

Motion: MOVED by Vice Chair Bronte, SECONDED by Commissioner Sokoloff to reconsider the moving expenses element of the relocation fees paid as noted in the proposed resolution (2-4).

AYES: Commissioner Sokoloff, Vice Chair Bronte

NOES: Commissioners Baseman, Maden, Milkowski, Chair Tryfman

FAILED

Rent Stabilization Commission Regular Meeting Minutes
January 5, 2022

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

AYES: Commissioners Baseman, Maden, Milkowski, Chair Tryfman

NOES: Commissioner Sokoloff, Vice Chair Bronte

CARRIED

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 December 1, 2021 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization

Public Input: Francis Harper, Chuck Moffitt, Anonymous, Mark Elliot – Beverly Hills Renters Alliance, Mark Elliot (individual)

The Commission received the staff report and public comment, and continued the previous month's discussion of the key components related to habitability standards, first discussing whether or not to recommend the establishment of an administrative board, and whether or not to recommend proactive habitability inspections.

The Commission took a recess at 7:22 PM.

The Commission reconvened at 7:34 PM.

Motion: MOVED by Commissioner Milkowski, SECONDED by Chair Tryfman to recommend the establishment of an administrative hearing board comprised of the Rent Stabilization Commission to determine habitability violations and associated rent reductions as appropriate, and to decline to recommend the establishment of a proactive habitability inspection process.

After a brief discussion and prior to a vote, Commissioner Milkowski withdrew his original motion and offered an amended motion in order to separate the two current elements of discussion.

Motion: MOVED by Commissioner Milkowski, SECONDED by Chair Tryfman to recommend that the Rent Stabilization Commission act as an administrative hearing board to determine habitability violations and associated rent reductions.

Prior to completing the roll call vote, Commissioner Milkowski accepted a recommended amendment.

Rent Stabilization Commission Regular Meeting Minutes
January 5, 2022

Motion: MOVED by Commissioner Milkowski, SECONDED by Chair Tryfman to recommend that the Rent Stabilization Commission act as an administrative hearing board to determine habitability violations and associated rent reductions with the assistance of appropriate City professionals, if required.

After additional discussion and prior to a vote, Commissioner Milkowski restated the motion.

Motion: MOVED by Commissioner Milkowski, SECONDED by Chair Tryfman to recommend that the Rent Stabilization Commission act as an administrative hearing board to determine associated rent reductions related to habitability violations as determined by the City (5-1).

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

NOES: Commissioner Maden

CARRIED

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Milkowski to recommend that the City process of a complaint-based system addressing habitability violations be maintained with a baseline inspection conducted when units change tenancy.

Prior to a vote, Chair Tryfman tabled the motion to allow for additional discussion.

Due to the amount of discussion still to be had regarding proactive inspections, Chair Tryfman withdrew her original motion.

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Milkowski to table the discussion and to continue the discussion on habitability, proactive inspections, and related issues at the next meeting (6-0).

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

NOES: None

CARRIED

NEW BUSINESS

None

PROJECT UPDATES

5. Rent Stabilization Division Monthly Staff Reports for November 2021

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

Rent Stabilization Commission Regular Meeting Minutes
January 5, 2022

- Report received and filed.

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Milkowski thanked Chair Tryfman for a well-run first meeting as Chair.

COMMUNICATIONS FROM STAFF

- None

6. 2022 Meeting Schedule

- Received and filed. Chair Tryfman suggested possibly moving the Commission's regular start time to 6:30 PM; further discussion on this will take place at the next meeting.

ADJOURNMENT

Date / Time: January 5, 2022 / 8:56 PM

PASSED AND APPROVED THIS 2ND DAY OF FEBRUARY, 2022

Donna Tryfman

Donna Tryfman, Chair