



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

February 2, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: February 2, 2022 / 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Baseman, Lindsey-Cerqueira, Maden, Milkowski, Miller, Sokoloff, Vice Chair Bronte, Chair Tryfman
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: Alma Ordaz, Mark Elliot

APPROVAL OF AGENDA

By Order of the Chair and absent objection from the Commission, the agenda was approved as amended, hearing item #4, the discussion regarding a possible change to the start time of the Commission's regular meetings, ahead of the Consent Calendar.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Rent Stabilization Commission regular meeting of January 5, 2022.

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

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

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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 Baseman, SECONDED by Commissioner Maden 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 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 January 5, 2022 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Mark Lomeli – Apartment Association of Greater Los Angeles, Nurit Toeg Hay

The Commission took a recess at 7:11 PM.

The Commission reconvened at 7:21 PM.

The Commission received the staff report and public comment, and continued discussion regarding minimum standards of habitability and a complaint-based versus proactive inspection program.

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Motion: MOVED by Chair Tryfman, to recommend that the City adopt a three-tier proactive inspection system similar to that of the City of San Jose

After a brief discussion and prior to a second and a vote, Chair Tryfman withdrew her motion. Staff will present additional information on the topic at the next meeting. By Order of the Chair and absent objection from the Commission, the item was continued to the March 2, 2022 Rent Stabilization Commission regular meeting.

NEW BUSINESS

4. CONSIDERATION OF AND POSSIBLE MODIFICATION TO AND ADOPTION OF A RESOLUTION REPEALING RESOLUTION NO. RSC 1 AND ESTABLISHING THE DATE AND TIME OF REGULAR MEETINGS OF THE BEVERLY HILLS RENT STABILIZATION COMMISSION

Resolution for the Commission's consideration, and possible modification to and adoption of.

Motion: MOVED by Chair Tryfman, SECONDED by Vice Chair Bronte to adopt the resolution repealing Resolution No. RSC 1 and changing the start time of the Commission's regular meetings to 6:30 PM (2-3-1).

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

FAILED

The start time for regular meetings of the Rent Stabilization Commission will remain at 6:00 PM.

PROJECT UPDATES

5. Rent Stabilization Division Monthly Staff Reports for December 2021

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

- Report received and filed.

COMMUNICATIONS FROM THE COMMISSION

- Vice Chair Bronte extended holiday wishes for the month of February, wishing happy Year of the Tiger, Groundhog Day, Valentine's Day, and Presidents' Day to all.

COMMUNICATIONS FROM STAFF

- None

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6. 2022 Meeting Schedule

- Received and filed.

ADJOURNMENT

Date / Time: February 2, 2022 / 8:43 PM

PASSED AND APPROVED THIS 2ND DAY OF MARCH, 2022

Donna Tryfman

Donna Tryfman, Chair