



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

March 2, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: March 2, 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: 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 presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Rent Stabilization Commission regular meeting of February 2, 2022.

Motion: MOVED by Commissioner Baseman, SECONDED by Chair Tryfman 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 Vice Chair Bronte 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

• **Beverly Hills Police Chief Mark Stainbrook's Introduction to the Commission and brief BHPD Update**

Chief Stainbrook provided a brief introduction, and answered questions from the Commissioners.

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 February 2, 2022 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Mark Elliot

Motion: MOVED by Commissioner Milkowski, SECONDED by Chair Tryfman, to recommend that the City Council (1) adopt a proactive habitability inspection program, with an initial baseline inspection and inspections every four years, (2) to require that the costs of the proactive inspection program be split equally between landlords and tenants; (3) to base the inspection program on the habitability standards established by State law; (4) to establish the Rent Stabilization Commission as an administrative hearing board to determine rent reductions related to habitability violations; (5) that the proactive inspection program commence following the end of the repayment period for back rent; (6) once an inspector makes a habitability violation report, the landlord is prohibited from imposing a rent increase until such violation has been cleared; and to direct the City Attorney's Office to bring back at the next meeting, a resolution that memorializes these recommendations (3-3).

The Commission reconvened at 7:32 PM.

FAILED

AYES: Commissioner Milkowski, Chair Tryfman

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NOES: Commissioners Baseman, Maden, Sokoloff, Vice Chair Bronte

FAILED

Motion: MOVED by Commissioner Baseman, SECONDED by Commissioner Maden to recommend that the City Council (1) establish a proactive habitability inspection program, with an initial baseline inspection of all units subject to the Rent Stabilization Ordinance, with units assigned to one of three tiers, based on the baseline inspection, 100% of the units in Tier 3 would be inspected every two years, 50% of the units in Tier 2 would be inspected every four years, and 25% of the units in Tier 1 would be inspected every six years; the criteria for assignment to tiers is modeled after the information from the City of San Jose's system, as outlined on page 3-8 of this meeting's agenda packet; in addition, a baseline inspection would occur for any unit upon change of ownership; (2) to require that the costs of the proactive inspection program be split equally between landlords and tenants; (3) to base the inspection program on the habitability standards established by State law; (4) to establish the Rent Stabilization Commission as an administrative hearing board to determine rent reductions related to habitability violations; (5) that the proactive inspection program commence following the end of the repayment period for back rent; (6) once an inspector makes a habitability violation report, the landlord is prohibited from imposing a rent increase until such violation has been cleared; and to direct the City Attorney's Office to bring back at the next meeting, a resolution that memorializes these recommendations (4-2).

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

CARRIED

NEW BUSINESS

None

PROJECT UPDATES

4. Rent Stabilization Division Monthly Staff Reports for January 2022

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 wished everyone a happy St. Patrick's Day
- The Commission looks forward to conducting meetings in-person beginning next month.

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COMMUNICATIONS FROM STAFF

- The City Council is scheduled to resume in-person meetings beginning on March 15, 2022. Commission meetings will soon follow, with the first in-person meeting of the Rent Stabilization Commission expected to take place on April 6, 2022.
- The City Council Installation Ceremony will take place on Tuesday, April 5, 2022 at 7:00 PM at the Wallis.

5. 2022 Meeting Schedule

- Received and filed.

ADJOURNMENT

Date / Time: March 2, 2022 / 8:57 PM

PASSED AND APPROVED THIS 6TH DAY OF APRIL, 2022

Donna Tryfman

Donna Tryfman, Chair