



CITY OF BEVERLY HILLS

Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

April 6, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: April 6, 2022 / 6:03 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Gurman, Lindsey-Cerqueira, Maden, Milkowski, Miller, Sokoloff, Vice Chair Bronte, Chair Tryfman
Commissioners Absent: Commissioner Baseman
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: Steve Mayer

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 March 2, 2022.

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

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

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NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. 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, 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 habitability standards, proactive inspections, an administrative board to address habitability violations and associated rent increases. *Continued from the March 2, 2022 Rent Stabilization Commission regular meeting.*

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

Motion: MOVED by Commissioner Maden, SECONDED by Commissioner Miller to adopt the resolution as presented (6-0).

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

NOES: None

CARRIED

NEW BUSINESS

3. POSSIBLE AMENDMENTS TO THE RENT STABILIZATION ORDINANCE REGARDING SURCHARGES ALLOWING HOUSING PROVIDERS TO PASS THROUGH COSTS TO TENANTS, INCLUDING ADDING SEISMIC RETROFIT FOR CHAPTER 6 TENANTS; AND THE MAXIMUM ALLOWABLE RENT INCREASE

Staff seeks recommendations regarding possible amendments to the Rent Stabilization Ordinance for both Chapter 5 and Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding surcharges that allow housing providers to pass through costs to tenants relating to water service penalties and/or surcharges, refuse fees, and for Chapter 5 tenants only, capital expenditures, improvement expenses mandated by law, including seismic retrofit utility expense, and additional tenants.

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

The Commission received the staff report and public comment, asked questions regarding the material presented, and requested additional information regarding specific elements of discussion, including a comparison of the pass through application process with surrounding jurisdictions, examples of rent increases tied to specific pass-through costs that may occur, information on seismic retrofit timelines, information from surrounding jurisdictions related to adding additional tenants, information from surrounding jurisdictions regarding utility fee pass-through charges, and information regarding what constitutes a fair rate of return for landlords.

Absent objection from the Commission, the item was continued to the May 4, 2022 Rent Stabilization Commission meeting.

PROJECT UPDATES

4. Rent Stabilization Division Monthly Staff Reports for February 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

- Commissioner Miller noted that she had watched the City Council's Study Session discussion regarding rental increases and the end of the moratorium, and inquired if any progress had been made on the topic. Staff advised that additional information, including a proposed amended ordinance, will be presented to the City Council at its April 12 meeting.
- Vice Chair Bronte wished a happy Passover, Easter, and Earth Day to all who celebrate.
- Chair Tryfman presented a plaque to Commissioner Milkowski, in recognition of his service as the Rent Stabilization Commission's inaugural Chair.

COMMUNICATIONS FROM STAFF

None

5. 2022 Meeting Schedule

- Received and filed.

ADJOURNMENT

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PASSED AND APPROVED THIS 4TH DAY OF MAY, 2022

Donna Tryfman

Donna Tryfman, Chair