



CITY OF BEVERLY HILLS

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

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

July 6, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: July 6, 2022 / 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Public Input: Michael Mavadat

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 May 4, 2022.

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

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

NOES: None

CARRIED

Rent Stabilization Commission Regular Meeting Minutes
July 6, 2022

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

2. POSSIBLE AMENDMENTS TO THE RENT STABILIZATION ORDINANCE (RSO) REGARDING SURCHARGES AND THE AMOUNT OF ANNUAL MAXIMUM ALLOWABLE RENT INCREASES

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 for additional tenants. Staff also seeks recommendations regarding possible amendments to Chapters 5 and 6 regarding the amount of the maximum allowable annual rent increases. *Continued from the May 4, 2022 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Kelley Aaron, Cheryl Feldman, Mark Elliot, John Luca

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Milkowski to recommend making no modifications to the Rent Stabilization Ordinance that involve rent increases or the calculation thereof.

After a brief discussion, including a proposed amendment by Commissioner Sokoloff to consider 8% as a cap on rental increases instead of 10%, Chair Tryfman withdrew her motion and reopened the discussion regarding increases.

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Baseman to recommend to the City Council that no modifications are made to the Rent Stabilization Ordinance regarding calculations of maximum allowable rent increases (3-3).

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

FAILED

The Commission took a recess at 7:45 PM

The Commission reconvened at 7:56 PM

Motion: MOVED by Commissioner Sokoloff, SECONDED by Vice Chair Bronte to recommend to the City Council that the annual rent increase for Chapter 6 be determined by the greater of 3% or CPI with a maximum allowable rent increase of 8% (4-2).

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

Rent Stabilization Commission Regular Meeting Minutes
July 6, 2022

NOES: Commissioners Baseman, Miller

CARRIED

Motion: MOVED by Chair Tryfman, SECONDED by Vice Chair Bronte to continue the remaining elements of the discussion to the next meeting (6-0).

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

NOES: None

CARRIED

NEW BUSINESS

None

PROJECT UPDATES

3. Rent Stabilization Division Monthly Staff Reports for April and May 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 commended staff for their hard work at a very late hour, at a recent City Council meeting.
- Vice Chair Bronte wished everyone a belated happy Memorial Day and Father's Day, and hopes that everyone had a nice Independence Day holiday.
- Commissioner Milkowski thanked the City Council for reappointing Vice Chair Bronte, Commissioner Baseman, and himself for their second terms; and commended staff for their hard work and knowledge of Rent Stabilization matters.
- Chair Tryfman thanked everyone for a healthy meeting discussion.

COMMUNICATIONS FROM STAFF

- Director of Community Development Ryan Gohlich reminded the Commission of the following:
 - Due to the extreme drought, all water customers are currently limited to two days of outdoor watering, with no watering between 9:00 AM and 6:00 PM. For properties north of Santa Monica Boulevard, watering is permitted on Mondays and Fridays; for properties south of Santa Monica Boulevard, watering is permitted on Tuesdays and Saturday. Additional information regarding water restrictions and conservation tips can be found at www.bhsaves.org.

Rent Stabilization Commission Regular Meeting Minutes
July 6, 2022

- The City Council Installation of re-elected Councilmembers Mirisch and Friedman, and City Treasurer Fisher, as well as newly elected Councilmember Nazarian will take place on Tuesday, July 12 at 7:00 PM on the Crescent Drive side of City Hall; the public is welcome to attend.

4. 2022 Meeting Schedule

- Received and filed.

ADJOURNMENT

Date / Time: July 6, 2022 / 9:14 PM

PASSED AND APPROVED THIS 3RD DAY OF AUGUST, 2022



Kathy Bronte, Vice Chair