



CITY OF BEVERLY HILLS

Library Auditorium
444 North Rexford Drive
Beverly Hills, CA 90210

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

August 3, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: August 3, 2022 / 6:02 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Baseman, Gurman, Lindsey-Cerqueira, Maden, Milkowski, Miller, Sokoloff, Vice Chair Bronte
Commissioners Absent: Chair Tryfman
Staff Present: Ryan Gohlich, Helen Morales, Karen Myron, Robin D. Harris, Shana Epstein

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: 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 July 6, 2022.

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

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

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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.

This item was not discussed; no Commissioners participated via teleconference.

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

3. 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 July 6, 2022 Rent Stabilization Commission regular meeting.*

Prior to the staff presentation, Director of Public Works Shana Epstein provided information to, and answered questions from, the Commission regarding water rates and billing.

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: None

The Commission took a recess at 7:32 PM

The Commission reconvened at 7:47 PM

The Commission began considering the various types of potential pass through costs, and after initial discussion, took a straw poll regarding whether or not Chapter 6 tenants should potentially be subjected to an increase due to expenditures mandated by law, such as seismic retrofit. The majority of the Commission supported the idea, and continued with the discussion, but did not reach the point of a formal recommendation on the matter. The item will be continued to the next meeting.

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NEW BUSINESS

None

PROJECT UPDATES

4. Rent Stabilization Division Monthly Staff Report for June 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

- The Commissioners expressed thanks and appreciation to each other for a healthy and respectful discussion.

COMMUNICATIONS FROM STAFF

- Director of Community Development Ryan Gohlich noted that the Planning Division will be hosting a Community Meeting to provide information and gather input on Accessory Dwelling Units (ADUs) in the City. The meeting will take place on Wednesday, August 10 at 6:00 PM in the Library Auditorium.
- Deputy Director of Rent Stabilization Helen Morales advised the Commission that registration and Rent Stabilization Ordinance (RSO) basics training beginning in September. Both landlords and tenants will receive information on the upcoming training sessions.

5. 2022 Meeting Schedule

- Received and filed.

ADJOURNMENT

Date / Time: August 3, 2022 / 9:00 PM

PASSED AND APPROVED THIS 7TH DAY OF SEPTEMBER, 2022



Kathy Bronte, Vice Chair