



**CITY OF BEVERLY HILLS**

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

**RENT STABILIZATION COMMISSION REGULAR MEETING**

**MINUTES**

September 7, 2022  
6:00 PM

**MEETING CALLED TO ORDER**

Date/Time: September 7, 2022 / 6:03 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Baseman, Gurman, Lindsey-Cerqueira, Maden, Milkowski, Sokoloff, Vice Chair Bronte, Chair Tryfman  
Commissioners Absent: Commissioner Miller  
Staff Present: Helen Morales, Cameron Kesinger, 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: David Gingold

**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 August 3, 2022.

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

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

Rent Stabilization Commission Regular Meeting Minutes  
September 7, 2022

NOES: None

CARRIED

## 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 August 3, 2022 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization  
Public Input: David Gingold, Michael Hartounian, Anonymous, Frances Harper, Ramin Zar

The Commission received the staff report and public comment, and continued its conversation regarding potential pass through costs. After some discussion, a straw poll was taken to determine if there was general support for recommending pass through costs. The poll result was split 4-4, therefore the discussion continued.

*The Commission took a recess at 7:44 PM*

*The Commission reconvened at 7:56 PM*

After continued discussion, the Commission worked toward motion language that would summarize its recommendation to the City Council.

Motion: MOVED by Commissioner Baseman, SECONDED by Chair Tryfman to recommend to the City Council that, with respect to legally mandated costs or improvements, landlords and tenants split such costs 50/50, with the tenants paying their portion over a straight-line depreciation schedule specific to the improvement, at 2% of the rent each month, with an exception for those tenants who are low-income, senior, or disabled.

After additional discussion, which included minor amendments and clarifications to the motion, City Attorney staff member Harris read back the amended motion for the Commission's consideration.

Rent Stabilization Commission Regular Meeting Minutes  
September 7, 2022

Motion: MOVED by Commissioner Baseman, SECONDED by Chair Tryfman to recommend to the City Council, for Chapter 6 tenants, that landlords may, pursuant to an application approved by the City's Rent Stabilization Division, pass through to tenants 50% of the cost of any improvement mandated by any governmental statute, rule, or regulation enacted after March 24, 1981, in accordance with the cost recovery calculation amortization period and depreciation schedule established by guidelines of the Rent Stabilization Division, and subject to a hardship waiver for low-income tenants, provided that no pass-through costs shall be allowed which exceed 2% of the rent in place at the time the cost recovery application is filed, and provided further, if the total amount of the pass-through amount allocated to tenants exceeds 2%, the cost amortization period may be extended (3-3).

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

FAILED

Absent objection, the item was continued to the next meeting.

**NEW BUSINESS**

**3. 2022 CONFLICT OF INTEREST CODE REVIEW**

Annual review of the Rent Stabilization Commission's Conflict of Interest Code

Public Input: None

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Milkowski to adopt the 2022 Conflict of Interest Code, with Exhibits A and B for the Rent Stabilization Commission of the City of Beverly Hills as presented (6-0).

AYES: Commissioners Baseman, Maden, Milkowski, Sokoloff, Vice Chair Bronte, Chair Tryfman  
NOES: None

CARRIED

**PROJECT UPDATES**

**4. Rent Stabilization Division Monthly Staff Report for July 2022**

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

- Report received and filed.

Rent Stabilization Commission Regular Meeting Minutes  
September 7, 2022

## **COMMUNICATIONS FROM THE COMMISSION**

- The Commissioners expressed thanks and appreciation to each other for a healthy and respectful discussion.
- Vice Chair Bronte extended good wishes to all for the month's upcoming holidays.

## **COMMUNICATIONS FROM STAFF**

- Management Analyst Cameron Kesinger advised the Commission that e-notices were sent out advising the public of the upcoming trainings this fall. Additionally, the City has several cooling centers available to the public as we endure the extended heat wave.
- Deputy Director of Rent Stabilization Helen Morales provided specific dates for individual topics covered at the upcoming trainings:
  - Means and Method Training – September 28 from 10:00 AM – 12:00 PM
  - Legal Services and Housing Rights Center – October 19 from 6:00 – 8:00 PM
  - Rent Stabilization Ordinance update for Tenants – November 16 from 6:00 – 8:00 PM
  - Annual Registration Process Training – December 5 from 6:00 – 8:00 PM

### **5. 2022 Meeting Schedule**

- Received and filed.

## **ADJOURNMENT**

Date / Time: September 7, 2022 / 9:36 PM

PASSED AND APPROVED THIS 3<sup>RD</sup> DAY OF OCTOBER, 2022



---

Kathy Bronte, Vice Chair