



**CITY OF BEVERLY HILLS**

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

In-Person / Telephonic / Video Conference Meeting

**RENT STABILIZATION COMMISSION REGULAR MEETING**

**MINUTES**

February 1, 2023  
6:00 PM

**MEETING CALLED TO ORDER**

Date/Time: February 1, 2023 / 6:01 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Baseman, Bronte, Lindsey-Cerqueira, Miller, Tryfman, Vice Chair Maden, Chair Milkowski  
Commissioners Absent: Commissioner Gurman  
Staff Present: Timothea Tway, 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: 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 January 4, 2023.

Motion: MOVED by Commissioner Baseman, SECONDED by Commissioner Bronte to adopt the minutes as presented (5-0-1).

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AYES: Commissioners Baseman, Bronte, Lindsey-Cerqueira, Vice Chair  
Maden, Chair Milkowski  
NOES: None  
ABSTAIN: Commissioner Tryfman

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 Tryfman, SECONDED by Commissioner Lindsey-Cerqueira to adopt the resolution as presented (6-0).

AYES: Commissioners Baseman, Bronte, Lindsey-Cerqueira, Tryfman, Vice  
Chair Maden, Chair Milkowski  
NOES: None

CARRIED

**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 January 4, 2023 Rent Stabilization Commission regular meeting.*

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

The Commission received the staff report and continued its conversation regarding potential recommended changes regarding surcharges.

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Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Lindsey-Cerqueira to recommend to the City Council to modify the Rent Stabilization Ordinance by repealing the Water Service Penalty surcharge pass-through from Chapters 5 and 6 (4-2).

AYES: Commissioners Bronte, Lindsey-Cerqueira, Tryfman, Chair Milkowski

NOES: Commissioner Baseman, Vice Chair Maden

CARRIED

Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Bronte to recommend to the City Council to maintain the current language around the refuse fee pass through charge in Chapters 5 and 6 (5-1).

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

NOES: Commissioner Lindsey-Cerqueira

CARRIED

The Commission will continue discussion of Utility pass-through charges at the next regular meeting on March 1, 2023.

**NEW BUSINESS**

None

**PROJECT UPDATES**

**4. Rent Stabilization Division Monthly Staff Report for December 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 wished to follow up on whether staff had made progress on her request to research the possibility of a liaison from the Rent Stabilization Commission to the City Council regarding the allowable rent increase discussion for the upcoming June-June period.
- Commissioner Bronte wished other Commissioners and the public happy holidays for the month of February.

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## COMMUNICATIONS FROM STAFF

- Deputy Director Helen Morales reminded housing providers of the rent increase regulation for the period from June 1, 2022 to June 30, 2023, which limits rent increases to 3.1% and allows an increase only if a housing provider had a tenant who was eligible for a rent increase from the period of July 1, 2019 through June 30, 2020 and did not impose an increase or imposed an increase of less than 3.1% at that time.
- Additionally, staff reminded housing providers and tenants that the Los Angeles County eviction protections have been extended through March 31, 2023.

### 5. 2023 Meeting Schedule

- Received and filed.

## ADJOURNMENT

Date / Time: February 1, 2023 / 7:33 PM

PASSED AND APPROVED THIS 3<sup>RD</sup> DAY OF MAY, 2023



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Lou Milkowski, Chair