



**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**

May 3, 2023  
6:00 PM

**MEETING CALLED TO ORDER**

Date/Time: May 3, 2023 / 6:03 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Commissioners Baseman, Bronte, Gurman, Lindsey-Cerqueira, Miller, Vice Chair Maden, Chair Milkowski  
Commissioners Absent: Commissioner Tryfman  
Staff Present: Timothea Tway, 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 February 1, 2023.

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

AYES: Commissioners Baseman, Bronte, Lindsey-Cerqueira, Vice Chair Maden, Chair Milkowski

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NOES: None  
ABSTAIN: Commissioner Gurman

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 February 1, 2023 Rent Stabilization Commission regular meeting.*

Staff Presenter: Cameron Kesinger, Senior Management Analyst  
Public Input: Easter Keiko Noda

The Commission received the staff report and public comment, and continued its discussion of potential recommended changes regarding surcharges.

Motion: MOVED by Vice Chair Maden, SECONDED by Commissioner Baseman to retain the utility fee surcharge pass through language as currently provided in the Beverly Hills Municipal Code for Chapter 5 tenants, and to add the same language for Chapter 6 tenants (4-2).

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

NOES: Commissioners Bronte, Lindsey-Cerqueira

CARRIED

**NEW BUSINESS**

**3. RENT STABILIZATION PROGRAM DRAFT 2022 ANNUAL REPORT**

Annual activity report detailing the Rent Stabilization Division's activities and summary for the 2022 calendar year.

The Commission reviewed the draft report and provided comments but took no formal action on this item.

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## PROJECT UPDATES

### 4. Rent Stabilization Division Monthly Staff Reports for January, February, and March 2023

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 Bronte extended good wishes for holidays in the month of May
- Vice Chair Maden requested improved communication to both landlords and tenants regarding the process for allowable rent increases. Commissioners Baseman and Miller expressed related concerns regarding recent limitations on landlords' ability to impose rental increases.

## COMMUNICATIONS FROM STAFF

- Senior Management Analyst Cameron Kesinger provided information regarding the allowable increase for both Chapter 5 and Chapter 6 tenants. Also of note - the rental registration deadline of February 13 has passed. Any landlord who has not registered this year should do so as soon as possible.
- Director of Community Development Timothea Tway advised the Commission of the following:
  - The first Office Hours with Dr. Gold will take place on Tuesday, May 9 at 7:00 PM. This is a virtual format that allows members of the community to share questions and comments.
  - The City will celebrate 50 years of extraordinary art at the Spring Art Show on May 20 and 21 at Beverly Gardens Park.

### 5. 2023 Meeting Schedule

- Received and filed.

## ADJOURNMENT

Date / Time: May 3, 2022 / 7:29 PM

PASSED AND APPROVED THIS 7<sup>TH</sup> DAY OF JUNE, 2023



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Lou Milkowski, Chair