



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

October 4, 2023
6:00 PM

MEETING CALLED TO ORDER

Date/Time: October 4, 2023 / 6:02 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Bronte, Gurman, Lindsey-Cerqueira, Miller, Tryfman, Vice Chair Baseman, Chair Milkowski
Commissioners Absent: None
Staff Present: Nestor Otazu, Cameron Kesinger, Robin D. Harris, Karen Myron

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: Anonymous

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 special meeting of September 6, 2023.

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

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

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NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

NEW BUSINESS

2. PROPOSED AMENDMENTS TO RESOLUTION RSC 16 RELATED TO THE PROACTIVE HABITABILITY INSPECTION PROGRAM FOR COMMISSIONER REVIEW AND DISCUSSION

Staff seeks review, feedback, and further discussion from the Rent Stabilization Commission on proposed amendments to Resolution RSC-16, adopted April 6, 2022, related to a proactive habitability inspection program.

Staff Presenter: Nestor Otazu, Deputy Director of the Rent Stabilization Division
Public Input: Dan Yukelson
Mark Elliot

Staff presented proposed modifications to RSC-16 and Commissioners asked questions and provided feedback related to several of the proposals.

Specifically, some Commissioners conveyed reservations about the shift from RSC 16's initial physical baseline inspection for all units to a landlord attestation and tenant flagging system and inquired whether other City resources could be dedicated to make the prior recommendation's initial baseline inspection viable.

Commissioner Bronte requested that the Commission be provided with an initial baseline inspection attestation checklist for Commission review. Commissioner Bronte also asked that Deputy Director Otazu clarify the changes that were made by staff to the original checklist presented during discussions leading to the adoption of RSC-16 in April 2022. Several Commissioners recommended that staff revisit the revised checklist to condense it for clarity, arguing that it was impractical as presented and overly broad in scope.

Deputy Director Otazu agreed to prepare the requested items for Commissioners and offered to present relevant portions of the Civil Code and the Health and Safety Code which define habitability to the Commission. The Commission expressed a desire to continue discussing the various recommendations in the staff report at a future meeting.

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PROJECT UPDATES

3. Rent Stabilization Division Monthly Staff Report for August 2023

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

Public Input: None

- Report received and filed.

COMMUNICATIONS FROM THE COMMISSION

- Commissioners expressed gratitude to staff for their recommendations and commitment to impartiality.
- Vice Chair Baseman requested information from staff about an upcoming Community Meeting in the Municipal Gallery.

COMMUNICATIONS FROM STAFF

- Deputy Director Otazu responded to Vice Chair Baseman's inquiry by sharing information for an upcoming Community Meeting in the Municipal Gallery on October 16, 2023 from 10:00 AM-12:00 PM and indicated that the meeting will also be broadcast on BHTV Channel 10 and allow for Zoom access.
- Deputy Director Otazu stated that the Division is still working to schedule a date with the City Council subcommittee for an Ad Hoc meeting regarding a prospective rent subsidy program.

4. 2023 Meeting Schedule

- Received and filed.

5. 2024 DRAFT Meeting Schedule

- Commissioners requested to change the October meeting to October 7th and the July meeting to July 1st.
- All other meeting dates will be on the first Wednesday of the month.

ADJOURNMENT

Date / Time: October 4, 2023 / 8:18 PM

PASSED AND APPROVED THIS 6th DAY OF DECEMBER, 2023



Lou Milkowski, Chair