



CITY OF BEVERLY HILLS

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

In-Person / Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION SPECIAL MEETING

MINUTES

August 7, 2023
6:00 PM

MEETING CALLED TO ORDER

Date/Time: August 7, 2023 / 6:00 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, Vardan Vardanyan, 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: Alan Bronowicz, Mark Elliot

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 June 7, 2023.

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

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

Rent Stabilization Commission Special Meeting Minutes
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NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

None

CONTINUED BUSINESS

None

NEW BUSINESS

2. PRESENTATION FROM COMMUNITY PRESERVATION DIVISION REGARDING ENFORCEMENT OF HABITABILITY AND SUBSTANDARD HOUSING VIOLATIONS RELATED TO MULTIFAMILY BUILDINGS

Staff requests that the Commission receive a presentation from the Community Preservation Division providing an overview of issues related to habitability and substandard housing violations in properties subject to the Rent Stabilization ordinance, as well as the role of Code Enforcement Officers in applying enforcement and preserving the quality of life, safety, and functionality of aging housing stock.

Staff Presenter: Vardan Vardanyan, Code Enforcement Officer
Public Input: Max Sherman, Mark Elliot

The Commission received the presentation from staff, asked questions regarding the procedures of Code Enforcement Officers in various situations and the responsibilities of tenants and landlords, and provided suggestions for future conversations regarding habitability. Deputy Director of Rent Stabilization Nestor Otazu indicated that staff would return with a list of habitability issues which was distributed at previous Commission discussions related to the topic, as well as more information on the viability of presenting habitability-related data sorted by new categories, including the number of cases opened by property, by landlord or tenant, and from the same individual. There was no formal action on this item.

PROJECT UPDATES

3. Rent Stabilization Division Monthly Staff Reports for May and June 2023

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

Public Input: None

- Report received and filed.

Rent Stabilization Commission Regular Meeting Minutes
August 7, 2023

COMMUNICATIONS FROM THE COMMISSION

- Commissioner Miller expressed her gratitude that all the Commissioners were gathered again, thanked staff for their work, and communicated that she was hopeful that the two vacancies on the Commission would be filled soon.
- Commissioner Bronte thanked staff for the presentation and wished the community a happy Labor Day and return to school.
- Commissioner Tryfman thanked the Commissioners and members of the public for their contributions and outlined her and Commissioner Gurman's scheduling challenges in participating in the interview selection process for new commissioners on the Rent Stabilization Commission over the next few weeks.

COMMUNICATIONS FROM STAFF

- Deputy Director Otazu advised of the most recent calculations for Chapter 5 and 6 allowable rent increases, presented a reminder about registration, and advised that more information would be forthcoming regarding a rent subsidy program pursuant to discussions with a City Council Ad Hoc Committee
- Deputy Director Otazu also introduced Customer Service Representatives Angie Ventura and Gigi Villarreal, and thanked them for the assistance they provide to the Rent Stabilization Division.

4. 2023 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: August 7, 2022 / 7:04 PM

PASSED AND APPROVED THIS 6TH DAY OF SEPTEMBER, 2023



Lou Milkowski, Chair