



CITY OF BEVERLY HILLS

455 North Rexford Drive
Beverly Hills, CA 90210

Telephonic / Video Conference Meeting

RENT STABILIZATION COMMISSION REGULAR MEETING

SYNOPSIS

November 3, 2021
6:00 PM

MEETING CALLED TO ORDER

Date/Time: November 3, 2021 / 6:01 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Bronte, Gurman, Lindsey-Cerqueira, Miller, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski
Commissioners Absent: Commissioner Maden
Staff Present: Ryan Gohlich, Helen Morales, Karen Myron, Michal Masini, Robin D. Harris, Debby Figoni

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.

Speakers: None

APPROVAL OF AGENDA

By Order of the Chair, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Rent Stabilization Commission regular meeting of October 6, 2021.

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

AYES: Commissioners Bronte, Miller, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski

NOES: None

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 Vice Chair Baseman, SECONDED by Commissioner Bronte to adopt the resolution as presented (5-1).

AYES: Commissioners Bronte, Miller, Sokoloff, Vice Chair Baseman, Chair Milkowski

NOES: Commissioner Tryfman

CARRIED

REPORTS FROM PRIORITY AGENCIES

• **DROUGHT UPDATE**

Presentation from the City's Water Conservation Administrator on current drought conditions

Public Input: None

Water Conservation Administrator Debby Figoni provided a presentation regarding current drought conditions, and shared tips for using water wisely. Both residential and commercial water customers are encouraged to sign up for the City's free Water Tracker program at water.beverlyhills.org.

CONTINUED BUSINESS

3. DISCUSSION AND RECOMMENDATIONS TO THE BEVERLY HILLS CITY COUNCIL REGARDING POSSIBLE AMENDMENTS TO CHAPTER 5 AND CHAPTER 6 OF TITLE 4 OF THE CITY'S MUNICIPAL CODE REGARDING CURRENT RELOCATION FEE AMOUNTS.

Staff seeks recommendations regarding potential amendments to Chapters 5 and 6 of Title 4 of the City's Municipal Code related to the relocation fee amounts in connection with the no-fault eviction provisions of the Rent Stabilization Ordinance. *Continued from the October 6, 2021 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization

Public Input: Danielle Leidner-Peretz – Apartment Association of Greater Los Angeles

Prior to the Commission's comments on this item, City Attorney staff member Harris advised that Commissioner Miller not participate in discussions related to "mom and pop" owned

properties, as that term remains yet to be defined, and it may be determined that Commissioner Miller is a “mom and pop” property owner. Because only two landlord Commissioners were present at the meeting, Commissioner Miller’s recusal resulted in a lack of quorum for such discussion, and the Commission was unable to discuss relocation fees tied to “mom and pop” properties.

Motion: MOVED by Commissioner Tryfman, SECONDED by Commissioner Bronte to direct the City Attorney’s Office to prepare a resolution stating that in light of the affected parties (AAGLA and BH Renters Alliance) requesting that relocation fees not be addressed and no recommendation to the City Council be made at this time, the Commission is tabling the request, and requesting that the City Council maintain its direction to the Commission to revisit consideration of relocation fees in three months, or such time as the City Council deems appropriate (3-3).

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

FAILED

Motion: MOVED by Vice Chair Baseman, SECONDED by Commissioner Miller to direct the City Attorney’s Office to prepare a resolution memorializing the Commission’s recommendation to the City Council that relocation fees be adjusted based on the formula of three times the median rent for the same sized unit based on the number of bedrooms, in the City’s rent registry, commencing July 1, 2022, plus an additional \$1,000 for moving expenses plus an additional \$2,000 for a household with a qualifying member (senior, disabled, or minor tenant); if insufficient data exists for a particular year, the prior year’s data shall be used (4-2).

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

CARRIED

The resolution will return to the Commission for consideration and potential adoption at a future Rent Stabilization Commission meeting.

The Commission took a recess at 8:30 PM.

The Commission reconvened at 8:39 PM.

NEW BUSINESS

4. DISCUSSION AND RECOMMENDATIONS TO THE BEVERLY HILLS CITY COUNCIL REGARDING POSSIBLE AMENDMENTS TO CHAPTER 5 AND CHAPTER 6 OF TITLE 4 OF

THE CITY'S MUNICIPAL CODE REGARDING BEVERLY HILLS HABITABILITY STANDARDS; PROACTIVE INSPECTIONS; A MEDIATION BOARD TO ADDRESS HABITABILITY VIOLATIONS AND ASSOCIATED RENT REDUCTIONS; AND TO RESTRICT RENT INCREASES.

Staff seeks recommendations regarding potential amendments to Chapter 5 and Chapter 6 of Title 4 of the City's Municipal Code in connection with Beverly Hills habitability standards, proactive inspections, a mediation board to address habitability violations and associated rent increases.

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Danielle Leidner-Peretz – Apartment Association of Greater Los Angeles

The Commission received the staff report and public comment, and briefly discussed types and quantities of complaints regarding habitability, the concept of a mediation board, and additional resources that may be required to address habitability issues. Staff will provide additional information regarding these elements at the December meeting.

Motion: MOVED by Commissioner Tryfman, SECONDED by Vice Chair Baseman to continue the item to the December 1, 2021 meeting (6-0).

AYES: Commissioners Bronte, Miller, Sokoloff, Tryfman, Vice Chair Baseman, Chair Milkowski

NOES: None

CARRIED

PROJECT UPDATES

None

COMMUNICATIONS FROM THE COMMISSION

None

COMMUNICATIONS FROM STAFF

- Staff reminded the Commission that the LA Marathon will be passing through the City on the morning of Sunday November 7, and the City's Holiday Lighting event will take place on the evening of Thursday, November 18.

5. 2021 Meeting Schedule

- Received and filed

6. 2022 Meeting Schedule

- Received and filed

ADJOURNMENT

Date / Time: November 3, 2021 / 9:26 PM