

12.5. [FUNDING][ExFin] Neighborhood Purposes Grant for Friends of the Mar Vista Library – Approval of a Neighborhood Purposes Grant in the amount of \$1,500 for Friends of the Mar Vista Library for the purpose of supporting a one-day, lima-bean-themed arts-and-crafts festival.

**Neighborhood Council Funding Program
APPLICATION for Neighborhood Purposes Grant (NPG)**



This form is to be completed by the applicant seeking the Neighborhood Purposes Grant and submitted to the Neighborhood Council from whom the grant is being sought. All applications for grants must be reviewed and approved in a public meeting. Upon approval of the application the Neighborhood Council (NC) shall submit the application along with all required documentation to the Office of the City Clerk, NC Funding Program.

Name of NC from which you are seeking this grant: Mar Vista Neighborhood Council

SECTION I - APPLICANT INFORMATION

1a)	<u>Friends of the Mar Vista Library</u> <i>Organization Name</i>	<u>95-3894714</u> <i>Federal I.D. # (EIN#)</i>	<u>California</u> <i>State of Incorporation</i>	<u>8/8/2014</u> <i>Date of 501(c)(3) Status (if applicable)</i>
1b)	<u>12006 Venice Blvd</u> <i>Organization Mailing Address</i>	<u>Los Angeles</u> <i>City</i>	<u>CA</u> <i>State</i>	<u>90066</u> <i>Zip Code</i>
1c)	<u></u> <i>Business Address (if different)</i>	<u></u> <i>City</i>	<u></u> <i>State</i>	<u></u> <i>Zip Code</i>
1d)	PRIMARY CONTACT INFORMATION:			
	<u>Patricia Richmond</u> <i>Name</i>	<u>877-829-5500</u> <i>Phone</i>	<u>psrichmond900@gmail.com</u> <i>Email</i>	
2)	Type of Organization- Please select one:			
	<input type="checkbox"/> Public School <i>(not to include private schools)</i> Attach Signed letter on School Letterhead		or	<input checked="" type="checkbox"/> 501(c)(3) Non-Profit <i>(other than religious institutions)</i> Attach IRS Determination Letter
3)	<u></u> <i>Name / Address of Affiliated Organization (if applicable)</i>	<u></u> <i>City</i>	<u></u> <i>State</i>	<u></u> <i>Zip Code</i>

SECTION II - PROJECT DESCRIPTION

4) Please describe the purpose and intent of the grant.

This grant will fund a Mar Vista/lima bean-themed arts and crafts fair for the children of our community. Arts and Crafts activities designed for families with elementary/middle school-aged children will include Book Readings, Face Painting, Lima Bean Mandalas, Lima Bean Rainmakers, interactive painting on the Mobile Graffiti Yard, and an interactive poetry art installation, which will be donated to the library. The Kids & Craftz Festival will be held at the Mar Vista Library to further utilize the library as a community space and increase student library card enrollment.

5) How will this grant be used to primarily support or serve a public purpose and benefit the public at-large. (Grants cannot be used as rewards or prizes for individuals)

These funds will be used to implement a one day lima bean-themed arts and crafts festival that will be free and open to the public. The funds will be used to for staff, materials, and promotion. The theme was chosen to educate the community of the agricultural history of Mar Vista. This festival will benefit the community by providing families with a free arts experience that is historically relevant to the culture of our community.

Mar Vista Kids & Craftz mission is to engage the children of Mar Vista with a safe space to explore creativity, support the library as a cultural center of the community, and increase student library card membership.

We hope to create a memorable experience that grows into an annual children's festival.

Neighborhood Council Funding Program
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installation, which will be donated to the library. The Kids & Craftz Festival will be held at the Mar Vista Library to further utilize the library as a community space and increase student library card enrollment.

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- 12.9. [FUNDING][T&I] Joint MVCC, Venice NC and Del Rey NC Town Hall Meeting re: Culver City Stormwater Project – Approval of an appropriation not to exceed \$500 for venue fees, outreach and refreshments for a T&I sponsored and jointly organized MVCC, Venice NC and Del Rey NC stakeholder town hall on the Culver City Stormwater Project in late September/early October 2019.

**Motion Regarding a Joint MVCC, Venice NC and Del Rey NC Town Hall Meeting
about the Culver City Stormwater Project**

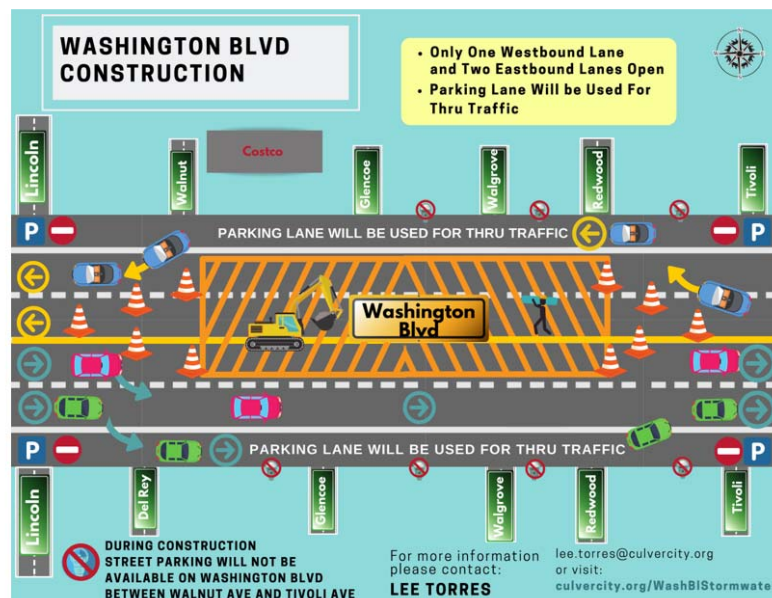
Transportation and Infrastructure Committee
August 7, 2019

Motion PASSED 3-2-3

Background: After attending a City of Culver City community meeting on April 30, 2019, members of the Del Rey NC and MVCC began discussing the lack of outreach to stakeholders in the City of Los Angeles that will be affected by the traffic and parking impacts of this project. The project will remove all parking and reduce the travel lanes to one Westbound and two Eastbound on Washington Blvd between Tivoli and Walnut Aves for at least 1 year (see map below). It was decided that a town hall meeting organized by the Del Rey NC and MVCC at which Culver City would be asked to give a targeted presentation to City residents was the preferred solution. In July, the Venice NC was contacted and became part of this effort.

The meeting will be scheduled in late September/early October, based on the availability of a venue (either Westminster Elementary or Mark Twain Middle School) and representatives from the City of Culver City. The timing will coincide with Culver City's update of their project plan, which has been rescheduled to start in January 2020. More information can be obtained at:

<https://www.culvercity.org/city-hall/city-government/city-projects/washington-boulevard-stormwater-and-urban-runoff-project>



Motion: The MVCC Transportation and Infrastructure (T&I) Committee requests an appropriation not to exceed \$500.00 for venue fees, outreach and refreshments for this T&I sponsored and jointly organized MVCC, Venice NC and Del Rey NC stakeholder town hall on the Culver City Stormwater Project to take place in late September/early October 2019.

In addition, the T&I Committee requests that a line item be added to the annual MVCC budget for town hall/community meetings in the amount of \$1,000.00

12.10. [FUNDING][Shure/Wheeler] Outreach to Stakeholders Regarding Proposed Construction –
Approval of an appropriation not to exceed \$1,000 for door hangers – including distribution costs
- to inform stakeholders of proposed construction projects.

CATEGORY: Administrative

JOINT DIRECTORS: Stacy Shure (PLUM Chair), Kathryn Wheeler (Outreach Chair)

PURPOSE: Outreach to stakeholders regarding proposed construction

BACKGROUND:

The MVCC PLUM Committee provides an excellent service to Mar Vista stakeholders. Unfortunately, there are still far too many people unaware of this important committee and the need for stakeholders to provide necessary input.

The hope is that the Door Hangers will be an effective Outreach means to increase stakeholder participation. These Door Hangers would be distributed to the homes within a 500-750 ft. radius of proposed new construction.

The Door Hangers are written to be "generic" so they may be used without needing to reprint for each new proposed construction. The single-sided cards cost between \$300-\$450 for 5,000 Door Hangers. Final price depends on the chosen printer, design, and quantity. The attached picture was on the lower end of the price scale.

The backs are blank if additional information needed to be provided (e.g., the exact address). If handwriting were too time consuming, a stamp set could be purchased to provide speed.

Distribution would be provided by an outside vendor. The vendor who distributed the 2019 Election Newsletter has provided a price of \$195 for up to 250 Door Hangers. This price point is perfect because there are about 240 homes within a 500-750 ft. radius of properties in Mar Vista. Obviously, the exact number would change due to the configuration of the neighborhood. He added that he would make special efforts to reach apartment managers to ensure that renters' receive this important information similar to what they provide for the DWP and other public services that use Door Hangers.

Both Board Directors and Chair of the PLUM and the Outreach Committees would like this motion to be passed immediately to ensure adequate stakeholder participation in upcoming construction.

THE MOTION:

The MVCC approves an expenditure of up to \$1,000 for the designing, printing, and distributing of PLUM Door Hangers. These Door Hangers are to be used to notify stakeholders of proposed building construction within 500-750 ft. of their home. These PLUM Door Hangers would provide needed outreach to stakeholders regarding construction during the input phase and encourage participation.

Safety Line

Proposed Construction



Mar Vista Community Council

Construction is being proposed in your immediate area. The MVCC is inviting you to attend the *Planning & Land Use Management Committee (PLUM)* meetings to learn more about this construction and provide your input.

*PLUM meets monthly or more
See Calendar for date(s)*

Check our Calendar today
<https://www.marvista.org/calendar.php>

MarVista.org

12.11. [FUNDING][Wheeler] Support of Nwana Block Party – Approval of an appropriation not to exceed \$150 for booth/tent rental at the Nwana 6th Annual Block Party held on Saturday, September 21, 2019. And, an additional expenditure not to exceed \$150 to purchase ad space in its newsletter.

CATEGORY: Funding

DIRECTOR: Kathryn Wheeler (Outreach Chair)

PURPOSE: Establish Outreach through Neighborhood Associations

BACKGROUND:

Neighborhood Associations are an important part of our community. Their boundaries are smaller and designed for specific sections of Mar Vista. These smaller venues provide a good opportunity for outreach to stakeholders.

Two constructive ways would be to have MVCC rent booth/tent space at their events as well as advertising in newsletters. Therefore, this motion is requested.

It is our hope to make the cost uniform across all Neighborhood Associations and provide a guide for future Outreach Committees. These costs were calculated with the input from the City as to what is considered customary, the MVCC Treasurer's recommendation based on experience, MVCC Outreach's budget, and the potential engagement from the community.

On September 21, 2019, the North Westdale Neighborhood Association (Zone 2) will hold their 6th Annual Fall Block Party at the rear parking lot of Saint Andrew's Church.

This event is an annual gathering of Nwana members providing a venue for MVCC Outreach.

Unfortunately, the agenda was not properly worded to make and pass a motion; thus this motion.

THE MOTION:

The MVCC approves an expenditure of up to \$150 for booth/tent rental at the Nwana 6th Annual Block Party held on Saturday, September 21, 2019. And, an additional expenditure of up to an additional \$150 may be used to purchase ad space in their newsletter.

This is a public event and is being held at a public venue. It is ADA accessible, free and the public is welcome. It is an opportunity for MVCC board members to interact with community members in a more informal setting.

12.12. [FUNDING][Wheeler] Support of MVNA Shakeout Event – Approval of an expenditure not to exceed \$150 for booth/tent rental at the MVNA Shake-Out event to be held on Saturday, October 19, 2019. And, an additional expenditure not to exceed \$150 to purchase ad space in its newsletter.

CATEGORY: Funding

DIRECTOR: Kathryn Wheeler (Outreach Chair)

PURPOSE: Establish Outreach through Neighborhood Associations

BACKGROUND:

Neighborhood Associations are an important part of our community. Their boundaries are smaller and designed for specific sections of Mar Vista. These smaller venues provide a good opportunity for outreach to stakeholders.

Two constructive ways would be to have MVCC rent booth/tent space at their events as well as advertising in newsletters. Therefore, this motion is requested.

It is our hope to make the cost uniform across all Neighborhood Associations and provide a guide for future Outreach Committees. These costs were calculated with the input from the City as to what is considered customary, the MVCC Treasurer's recommendation based on experience, MVCC Outreach's budget, and the potential engagement from the community.

On October 19, 2019, the Mar Vista Neighborhood Association (Zone 4) will hold a Shake-Out event at the Mar Vista Recreational Center.

The Shake-out event is designed to provide information and resource materials to the community in an effort to help everyone be more prepared for an earthquake.

Unfortunately, the agenda was not properly worded to make and pass a motion; thus this motion.

THE MOTION:

The MVCC approves an expenditure of up to \$150 for booth/tent rental at the MVNA Shake-Out event to be held on Saturday, October 19, 2019. And, an additional expenditure of up to \$150 may be used to purchase ad space in their newsletter.

This is a public event and is being held at a public park. It is ADA accessible, free and the public is welcome. It is an opportunity for MVCC board members to interact with community members in a more informal setting.

12.13. [ADMINISTRATIVE][Wheeler] Revision to Name of Renters' Subcommittee – Approval of a renaming the Renters' Subcommittee to Renters' Engagement Subcommittee (RES) for clarity of the subcommittee's purpose and ease of use.

CATEGORY: Administrative

DIRECTOR: Kathryn Wheeler (Outreach Chair)

PURPOSE: Bring clarity and ease of use to subcommittee's name

BACKGROUND:

The Renters' Subcommittee was created to help engage renters in MVCC and was placed under the Outreach Committee. However, many (upon hearing the subcommittee's name without using the word "outreach" or mentioning that it falls under Outreach) have mistaken the purpose of the subcommittee and caused confusion among stakeholders.

Discussing this confusion at the August 1, 2019 JOINT Outreach & Renters' meeting, it was unanimously agreed that adding "engagement" would be helpful to everyone by providing a more descriptive word.

Additionally, the word "engagement" would allow for a useful acronym, i.e., RES, (if desired) encouraging its use among Social Media outlets.

Unfortunately, the agenda was not properly worded to make and pass a motion; thus this motion.

THE MOTION:

The MVCC approves to rename the Renters' Subcommittee to Renters' Engagement Subcommittee (RES) for clarity of the subcommittee's purpose and ease of use.

12.14. [FUNDING][Wheeler] Storage Unit Supplies - Approval of an appropriation not to exceed \$500 for storage items including shelving, containers, and other products necessary to organize and provide easy access to current and future MVCC materials and supplies.

CATEGORY: Funding

DIRECTOR: Kathryn Wheeler (Outreach Chair)

PURPOSE: Make MVCC supplies, materials, and resources accessible

BACKGROUND:

MVCC has various materials and supplies that are not currently accessible. The contents are in various unmarked boxes or bags that are broken, torn, or rotting. Many items are unusable and should be recycled or disposed of properly. Items that are deemed usable should be organized and stored properly.

THE MOTION:

Funding Motion submitted by Kathryn Wheeler (Outreach Chair). The MVCC authorizes a board reimbursement of up to \$500 to Kathryn Wheeler for storage items including shelving, containers, and other products necessary to organize and provide easy access to current and future MVCC materials and supplies.

12.15. [FUNDING][Wheeler] Mobile Outreach Supplies – Approval of an appropriation not to exceed \$500 for mobile outreach supplies (e.g. a banner, tablecloths, photo frames, clipboards, pens) necessary for travel to promote and generate interest in MVCC.

CATEGORY: Funding

DIRECTOR: Kathryn Wheeler (Outreach Chair)

PURPOSE: Provide a realistic way to provide Outreach materials at events

BACKGROUND:

Neighborhood Associations have various events throughout the year. At the moment, MVCC has no way of providing significant and engaging Outreach at these events.

With a well-organized and stocked mobile unit, anyone can provide Outreach to these events with increased success. Professionalism and ease of mobility encourages participation in events outside of MVCC meetings.

Unfortunately, the agenda was not properly worded to make and pass a motion; thus this motion.

THE MOTION:

Funding Motion submitted by At-Large Director Kathryn Wheeler (Outreach Chair). The MVCC authorizes a board reimbursement of up to \$500 to Kathryn Wheeler for items to create a "Mobile Outreach." Mobile Outreach could include a banner, tablecloths, photo frames, clipboards, pens, and other items necessary for travel to promote and generate interest in MVCC. Also, a container to store and travel with the materials would be necessary. Providing an efficient and realistic way of attending Neighborhood Associations (and other venues outside of MVCC meetings) with Outreach materials will encourage stakeholder participation and a higher success rate for Outreach.

12.16. [FUNDING][Wheeler] Hospitality Items for Board of Directors' Meetings – Approval of an appropriation not to exceed \$50 for hospitality items purchased and provided at Board of Directors' meetings.

CATEGORY: Funding

COMMITTEE: Outreach

PURPOSE: Provide hospitality items at BoD meetings

BACKGROUND:

Many stakeholders rush immediately from work to attend the MVCC Board of Directors' meeting. Providing water and individually wrapped snacks can mitigate the consequences of attending the lengthy board meeting without having a full dinner. Hospitality items will create a more inviting and welcoming atmosphere.

During the July 18, 2019, JOINT Outreach and Renters' meeting, a motion was made by Mr. Rubin, seconded by Mr. Laferriere and passed without objection to have water and "individual and storable" snacks at BoD meetings.

THE MOTION:

Funding Motion submitted by the Outreach Committee. The MVCC authorizes a board reimbursement of up to \$50 to Kathryn Wheeler for hospitality items purchased and provided at Board of Directors' meetings. Providing a refreshment at our 2-3 hour board meetings creates a more inviting and welcoming atmosphere.

12.17. [FUNDING][Wheeler] Rental of a more accessible location for Equipment – Approval of an appropriation not to exceed \$150/month for storage space to hold the equipment and supplies necessary for the MVCC Board of Directors’ meetings, including labor costs for set-up and tear-down.

CATEGORY: Funding

DIRECTOR: Kathryn Wheeler (Outreach Chair)

PURPOSE: Rent a more accessible storage location for equipment needed for the Board of Directors’ meetings and pay for setting up/breaking down

BACKGROUND:

Equipment and supplies are necessary to run the monthly Board of Directors’ meeting. Currently, supplies are stored at a location with very short hours and are closed before meetings begin. This makes it necessary to retain items longer than optimal by City standards.

Additionally, setting up and breaking down the meetings place an undue stress on Board members and creates a “frantic” atmosphere for stakeholders. If a service was paid to set up and break down the meetings, this would allow board members to be available to stakeholders for discussion regarding their concerns and gain input as how to better serve the community. This engagement would encourage stakeholder participation.

This motion is to allow rental space and labor (for setting up/breaking down) to be pursued that will accommodate the equipment and supplies necessary for the monthly Board of Directors’ meeting.

THE MOTION:

Funding Motion submitted by At-Large Director Kathryn Wheeler (Outreach Chair). The MVCC authorizes up to \$150 per month for storage space to hold the equipment and supplies necessary for the MVCC Board of Directors’ meetings. Included in this cost could be hiring labor to set up and break down the meeting. This would create a more professional, calm, and inviting atmosphere for stakeholder interaction with Board members. Would create a stronger bond between Board members and stakeholders.

15. New Business (15)

15.1.[ADMINISTRATIVE][Elections & Bylaws] Updates and Revisions to MVCC Standing Rules and Policies – Discussion and possible action regarding updates and revisions to the MVCC standing rules and related policies.

Standing Rules of the Mar Vista Community Council

Approved by MVCC Board of Directors on
August 13, 2019

1. Authority

These Mar Vista Community Council (MVCC) Standing Rules supersede all prior versions and are subordinate to - and must adhere to - the MVCC Bylaws; the California Brown Act; the Department of Neighborhood Empowerment (DONE) rules; the Board of Neighborhood Commissioners (BONC) rules; and all local, state, and federal laws that apply.

2. Communications

- 2.1. All MVCC communications and web postings to the general public, or to the full MVCC Stakeholder list, shall be compliant with applicable MVCC media policies.
- 2.2. All MVCC communications and web postings to the general public, or to the full MVCC Stakeholder list, shall originate from the Chair of the MVCC Board of Directors, except for:
 - 2.2.1. The posting of committee agendas, minutes, and other calendar items by that committee's representative(s).
 - 2.2.2. Communications sent by the Chair, Secretary, or their designee, to inform MVCC stakeholders about news items, council meetings, or other community activities of general interest.
- 2.3. The Chair of the MVCC Board of Directors shall speak for, and represent the council, in all official matters.

3. Expenditures

- 3.1. All MVCC expenditures shall be limited as follows:
 - 3.1.1. Operational expenses of the MVCC and its committees.
 - 3.1.2. Outreach expenses intended to increase community awareness and engagement with MVCC, the City of Los Angeles, or any of its official entities.
 - 3.1.3. Community Improvement Grant (CIG) or a Neighborhood Purpose Grant (NPG), as permitted and described by The City of Los Angeles.
- 3.2. All expenditures shall be fully compliant with all City of Los Angeles rules and regulations.
- 3.3. All expenditures and reimbursements shall require approval by majority vote of the Directors present at a scheduled meeting of the Board of Directors.
- 3.4. All MVCC CIG and NPG applications submitted to the Board for approval shall include all completed, required, or relevant forms as required by the City of Los Angeles, and a Community Benefit Statement.
- 3.5. Expenditures involving the purchase of goods or services exceeding \$1,000 shall be made only after the consideration of alternate bids, proposals, or estimates. This requirement may

Standing Rules of the Mar Vista Community Council

be waived by action of the Board when the expenditure specifics so dictate.

3.6. All MVCC Board members and committee chairs shall review the Funding Guidelines from the City of Los Angeles and be responsible for following the guidance therein.

4. Board Agendas

4.1. Agenda items must be submitted to the Secretary. The Secretary may solicit agenda items via email, at least ten days prior to a scheduled Board meeting, of all Board members and Committee chairs and/or co-chairs.

4.2. Agenda items received by the Secretary shall be compiled and submitted to the Chair, who will then determine the content of, and prepare, the final Board agenda.

4.3. The Agenda shall identify the Committee, Director, or stakeholder submitting each motion, and each motion on the agenda shall be categorized as "Funding", "Policy", or "Administrative".

4.4. The Secretary may e-mail a draft of the final agenda to the Board of Directors and Committee chairs before posting the agenda.

4.5. The Secretary or designee shall post agendas for Board meetings in accordance with MVCC Bylaws and in accordance with DONE rules and regulations.

5. Meeting Minutes and Public Notice

5.1. The Secretary, or designee, shall forward draft minutes by e-mail to all Board members and committee chairs within ten days of the Board meeting.

5.2. Board policy shall be communicated officially only on MVCC letterhead, with the signature of the Chair.

5.3. Notice of each policy motion passed at the board meeting, shall be sent to each policy's associated parties (6.D) within ten days of Board action, at the discretion of the Chair

5.4. Upon approval of the minutes by the board, the Secretary – or designee – shall:

5.4.1. Post the minutes to an easily accessible page on the MVCC website.

5.4.2. Post each "Policy", "Funding", and "Administrative" motion to an easily accessible page on the website according to category.

6. Western Regional Alliance of Councils (WRAC)

6.1. The serving Chair of Board shall be the MVCC representative to WRAC.

6.2. The current First Vice-Chair of the Board shall be the MVCC alternate representative to WRAC.

Standing Rules of the Mar Vista Community Council

6.3. The Chair shall appoint as WRAC Committee Members, the chair or co-chair of the MVCC committee that most closely reflects the subject matter of other WRAC committees. Each appointment shall be subject to approval by majority vote of the Board.

6.4. In the event that a standing appointee to WRAC does not wish to represent the MVCC, then the Chair of the Board shall appoint an alternate representative for that position, subject to the approval by majority vote of the board.

6.5. All MVCC representatives to WRAC must vote on any policy issue before WRAC in accordance with the existing policies and actions taken by MVCC on that issue.

6.6. MVCC representatives to WRAC shall abstain from all votes where the Board has not previously taken a position.

6.7. MVCC representatives to WRAC shall vote on WRAC administrative items in accordance with their best judgment and in accordance with the best interests of the MVCC.

7. Ethics and Transparency

7.1. All Board and committee agendas shall include a standing agenda item for the "Declaration of Ex- Parte Communications and Conflicts-of-Interest" by each present MVCC board member, committee chair or co-chair.

7.2. Ex-Parte declarations must be noted in the official minutes of meetings, including details such as meeting dates, identities of the participants, and the substance of the communication.

8. Committee Constitution

8.1. All committees shall be formed in accordance with Article VIII of the MVCC Bylaws.

8.2. Ad-Hoc Committees and may be established by majority Board vote to perform specific, time-delimited tasks, and shall be disbanded upon completion of those tasks.

8.3. All MVCC Board members shall serve as chair, co-chair, or vice-chair of no fewer than one committee.

8.4. The Chair of the MVCC Board shall announce committee appointments during the Board meeting immediately following election of new board officers, or as new committees form or as vacancies occur.

8.5. A committee may appoint additional officers if deemed necessary.

8.6. Each committee appointment shall be subject to Board approval by majority vote.

8.7. The Board may remove any committee officer by two-thirds vote of the full Board.

8.8. The MVCC Chair shall designate – or delegate such designation to any committee – the selection of the committee's presiding chair, responsible for drafting agendas and conducting

Standing Rules of the Mar Vista Community Council

its meetings.

8.9. Any MVCC Stakeholder is a constituent of each MVCC Standing or Ad-hoc Committee attended.

9. Committee Business

9.1. Each committee shall conform to the purpose and responsibility detailed by its mission statement, reporting findings, motions, or resolutions to the full Board.

9.2. Each committee shall respond to stakeholder claims, concerns, and requests within its area of responsibility.

9.3. Items requested by a Director, or by petition of no fewer than five stakeholders, shall be agendized by the committee chair within 60 days.

9.4. A topic relevant to two or more committees may be addressed via a joint committee meeting.

9.5. Committees shall post meeting agendas in accordance with MVCC Bylaws and DONE rules and regulations.

9.6. Committees shall notify the appropriate Zone Director(s) of agenda items specific to that zone or immediately adjacent to it.

9.7. Majority committee vote is a prerequisite to Board consideration of the Committee's motion or resolution.

9.8. A committee officer or designated stakeholder shall represent the minority position of each controversial motion or resolution considered by the Board via a minority report.

9.9. Expenditures proposed and passed via committee shall be vetted and passed by the Executive and Finance Committee for available funds, prior to referral to the full Board for consideration.

9.10. Each committee chair or designee, shall post meeting minutes - upon committee approval - to the committee's page on the MVCC website.

9.11. Committees or committee members shall not represent the MVCC Board in any matter. The sole representative of the MVCC Board of Directors is its Chair, who shall represent only policy that has been approved by majority vote of the full Board.

Media Policy of the Mar Vista Community Council

POL-2019-001

Approved by MVCC Board of Directors on
August 13, 2019

1. The purpose of this Media Policy is to establish guidelines for the establishment and use - by the Mar Vista Community Council ("Council") - of media designed to convey information to members of the public. This media will be categorized as:

1.1. Traditional media--- which includes, but is not limited to: Printed materials such as flyers, banners, signs, paper agendas, business cards, certificates and door hangers; displays such as bulletin boards; identification items such as name badges and event t-shirts; and branded outreach items such as reusable bags and embossed pens.

1.2. Social media---which refers to any electronic communication outlet intended to facilitate the distribution of user-generated content to a broad audience. Examples of social media include, but are not limited to, Facebook, Twitter, Blogs, RSS, YouTube, LinkedIn, and Flickr. "Council social media sites" means social media outlets established and maintained by the Council and its committees. Currently the Council operates an official website and a Facebook page. "Posts" or "a posting" means information, articles, pictures, videos or any other form of communication posted on a social media outlet.

1.3. The Council has an overriding interest to protect the information posted on its media and the content that is attributed to the Council and its officials; and to prevent unauthorized use of its name or official logos.

2. The following are General Media Guidelines and Rules

2.1. All Council-generated media must adhere to Standing Rule #2. Communications and be consistent with the governing Authority of the Mar Vista Community Council.

2.2. The content (which includes, but is not limited to, information, images, videos and hyperlinks) of Council media must pertain to one of the following:

1. Policy positions adopted by the Board.
2. Council-sponsored or Council---endorsed programs, services, and events.
3. A Council committee's approved mission.

2.3. Media must NOT contain any of the following:

1. Profane or obscene language or content
2. Content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, or status with regard to public assistance,
3. Sexual content or links to sexual content
4. Solicitations of commerce
5. Conduct or encouragement of illegal activity

Media Policy of the Mar Vista Community Council POL-2019-001

6. Information that may tend to compromise the safety or security of the public or public systems
 7. Content that violates a legal ownership interest of any other party
 8. Content to support or oppose political campaigns, candidates, or ballot measures unless the Council has approved the position at a public meeting and authorized the media.
 9. Information that is confidential as defined by any Council policy or state, federal, or local law or regulation.
- 2.4. Use of a Council logo or name as well as claims of endorsement by another media platform not controlled by the Council requires pre-approval by the Board. When unauthorized use is discovered and reported, the Council Chair, or designee, must request immediate removal; if this request is not heeded, the Chair must request the support of DONE and/or the City Attorney, as appropriate.
- 2.5. Council media may acknowledge supporters of Council activities on a Council media platform related to the activity. Support may include, but is not limited to donation of funding, goods, services, facility use and expertise. Acknowledgement may include, but is not limited to, posting of a logo, a link to the entity's web or social media site, images that identify the entity. Acknowledgement is recognition of support and must not promote the purchase of products and services, or solicit votes.
3. Additional Social Media Guidelines and Rules:
- 3.1. All social media outlets established by the Council or any of its committees are deemed to be Council sites and content is subject to approval by a designated director. Approved Council sites must bear the name and/or official logo of the Council and include a link back to the Council's official website.
 - 3.2. The Council administers Council social media sites, but the content on the sites is not entirely controlled by the Council. The Council does not endorse any link or advertisements on its social media sites placed by the outlet's owners or their vendors or partners. The Council reserves the right to remove any content from its social media sites at any time.
 - 3.3. Comments can provide valuable information and feedback to MVCC and community members. All comments posted to the Council's social media sites shall be subject to moderation to the extent allowed by the platform. The Council reserves the right to remove inappropriate comments.
 - 3.4. Members of the Council and Council Committees must not respond to any published postings, or use the site or any form of electronic communication to respond to, blog or engage in serial meetings, or otherwise discuss, deliberate, or express opinions on any issue within the subject matter jurisdiction of the body.
 - 3.5. Council social media sites are subject to the California Public Records Act. Any content maintained on a Council social media site that is related to Council business, including a list of subscribers, posted communication, and communication submitted for posting, may be considered a

**Media Policy of the Mar Vista Community Council
POL-2019-001**

public record and subject to public disclosure. Prior written consent considerations may limit disclosure of Stakeholder information.

3.6. These guidelines must be displayed to users or made available by hyperlink on all Council social media sites when feasible. When possible, any content removed based on these guidelines should be retained, including the time, date and identity of the poster, when available.

3.7. The Council reserves the right to implement or remove any functionality of its social media site, when deemed appropriate by a designated director or a quorum of the Board of Directors. This includes - but is not limited to - information, articles, pictures, videos or any other form of communication that is posted on a Council social media site.

3.8. No individual Board member or MVCC stakeholder, other than the Chair, shall represent the Board in the absence of approval by the Chair or an authorizing motion or resolution.

4. Website:

4.1. All substantive changes to the MVCC Website, including – but not limited to – design, hosting, and choice of management (webmaster), shall be approved by majority vote of the Directors present at a scheduled meeting of the Board of Directors.

4.2. The Outreach Committee is charged with facilitating substantive website changes - in collaboration with all interested Board members - and shall consider multiple options before presenting any substantive proposals to the full Board for approval.

4.3. The final proposal will be presented in appropriate detail to the full Board. The Board and public will review this proposal for 30 days, and at the next meeting of the Board the proposal will be submitted for approval.

Tent Policy of the Mar Vista Community Council POL-2019-002

**Approved by MVCC Board of Directors on
August 13, 2019**

1. The purpose of the MVCC Tents at the Mar Vista Farmers' Market or other venues is to conduct community outreach by:
 - 1.1. Disseminating - to stakeholders - information about the Council's mission, meetings, activities, and current issues.
 - 1.2. Interacting with, and receiving feedback from, stakeholders.
 - 1.3. Providing a venue for the community's public officials and service organizations to perform community outreach
2. The following are General Rules and Standards for Tent Policy:
 - 2.1. Stakeholders representing the Council at a tent shall conduct themselves at all times as a professional representative of the Council and in accordance with all Council policies.
 - 2.2. A tent guest host or presenter shall not, in any way, represent him/herself to the public or to any public official as conveying or representing a Council policy or directive.
 - 2.3. When addressing topics that would generally be considered controversial within the MVCC community, both pro and con views must be presented. The Council Chair - or designee - is the arbiter of whether a topic is controversial.
3. The following govern Political Activity at the Tents
 - 3.1. Candidates for public office and their surrogates shall not campaign in or near the tents. This prohibition includes candidates for the Council.
 - 3.2. Advocacy for a public policy position, including but not limited to solicitation of signatures on a petition, is not permitted in or near the tents unless the position can reasonably be linked to a policy or mission approved by the Council. The Council Chair, or designee, is the arbiter of whether such linkage exists.
4. The following govern Commercial Activity at the Tents
 - 4.1. Displays and media at a tent must conform to the Council's policies regarding such media.
 - 4.2. A tent guest host or presenter shall not conduct sales or other commercial activity at a tent. They may collect contact information from people stopping by for later follow--up.

Code of Conduct of the Mar Vista Community Council POL-2019-003

Approved by MVCC Board of Directors on
August 13, 2019

Neighborhood Council Board Members are required to read and sign a copy of the following Code of Conduct and participate in training approved by the Department of Neighborhood Empowerment. The MVCC additionally adopts this Code of Conduct as applicable guidelines for all MVCC Standing and Ad Hoc Committees.

1. Neighborhood Council Board Members should conduct themselves in a professional and civil manner.
2. Neighborhood Council Board Members should treat other Board Members and members of the public with respect regardless of the other's opinion, ethnicity, race, religion, religious belief or non-belief, color, creed, national origin, ancestry, sex, sexual orientation, gender, gender expression, age, disability, marital status, income, homeowner status, renter status or political affiliation.
3. Neighborhood Council Board Members should not, during meetings, functions or events engage in or threaten to engage in any physical attack on any other individual.
4. Neighborhood Council Board Members should not use language that is threatening, obscene, or slanderous, including profanities, insults or other disparaging remarks or gestures directed toward other Board Members.
5. Neighborhood Council Board Members should promote and, if necessary, enforce a safe meeting environment. If other Board Members become disruptive or violate the Code of Conduct Neighborhood Council Board Members have agreed to abide by, Board Members should demand that the offending Board Member conduct themselves in a respectful and orderly manner.
6. Neighborhood Council Board Members should not engage in "bullying" or "harassment" which is generally defined as follows:
 - a. "Bullying" is conduct that meets all of the following criteria:
 - i. is reasonably perceived as being dehumanizing, intimidating, hostile, threatening, or otherwise likely to evoke fear of physical harm or emotional distress;
 - ii. Is directed at one or more Board Members;
 - iii. Is conveyed through physical, verbal, or technological means;
 - iv. Substantially interferes with participation opportunities, benefits, or programs of one or more Board Members at Neighborhood Council sponsored activities or events;
 - v. adversely affects the ability of a Board Member to participate in or benefit from the Neighborhood Council programs or activities by placing the Board Member in reasonable fear of physical harm or by causing emotional distress; and,
 - vi. Is based on a Board Member's actual or perceived protected characteristic (see 2 above), or is based on an association with another person who has or is perceived to have any of these characteristics.
 - b. "Harassment" is conduct that meets all of the following criteria
 - i. is reasonably perceived as being dehumanizing, intimidating, hostile, threatening, or otherwise likely to evoke fear of physical harm or emotional distress;
 - ii. Is directed at one or more Board Members;
 - iii. Is conveyed through physical, verbal, or technological means;
 - iv. Substantially interferes with participation opportunities, benefits, or programs of one or more Board Members at Neighborhood Council sponsored activities or events;

**Code of Conduct of the Mar Vista Community Council
POL-2019-003**

- v. adversely affects the ability of a Board Member to participate in or benefit from the Neighborhood Council programs or activities because the conduct, as reasonably perceived by the Board Member, is so severe, pervasive, and objectively offensive as to have this effect; and,
- vi. Is based on a Board Member's actual or perceived protected characteristic (see 2 above), or is based on an association with another person who has or is perceived to have any of these characteristics.

DRAFT

15.3.[ADMINISTRATIVE][Stakeholder] Motion Regarding 6/22/2019 Community Plan Workshop –
Discussion and possible action regarding a stakeholder motion for a letter to the Los Angeles Department of City Planning requesting that department representatives meet with the Community Plan Subcommittee.

Stakeholder Motion
Request for MVCC Letter to City Planning r/e 6/22/19 Community Plan Workshop

Background:

- The City of Los Angeles is in the midst of a comprehensive update of city planning guidelines and codes, including a complete revision of the *Palms-Mar Vista-Del Rey Community Plan*
- Decisions regarding future city planning and codes for Mar Vista will be made over the next 2 years that will have an impact on many aspects of our neighborhood for decades
- To ensure that Mar Vista stakeholder interests, objectives, and concerns would be reflected in the updated *Palms-Mar Vista-Del Rey Community Plan* (and associated city code modifications), the MVCC Community Plan Subcommittee (CommPlan) of the Planning & Land Use Management Committee (PLUM) prepared a [MVCC Community Plan Committee Initial Input Document](#)
- The *Initial Input Document* involved many hundreds of hours of effort to gather community inputs, organize, and integrate stakeholder comments into the 200+ page document. Positive feedback included a past city planner, an urban planning professor, and other community councils.
- The *Initial Input Document* was approved by the MVCC board on 3/12/19, and subsequently provided to DCP (Department of City Planning) as our community input
- MVCC hosted a “walking tour” for DCP on 2/23/19 that introduced the requests and concerns contained in the *Initial Planning Document*
- On 6/22/19, the DCP held a “Share” event with the Mar Vista community to present progress on the revised *Palms-Mar Vista-Del Rey Community Plan* and to receive additional community input
- [A number of Mar Vista stakeholders \(and board members\) who attended the event were disturbed that the interim/draft products presented at the event did not reflect \(and/or were in direct conflict with\) community inputs in the MVCC Initial Planning Document](#)
- Few city planning representatives at the event said that they were aware of the MVCC *Initial Input Document*, and those that were seemed not to have read or been familiar with the contents. It was hard to determine what “community input” sources, if any, had been utilized, which was supposed to have been taken prior to this stage in the process.

Stakeholder Motion

That the MVCC Board direct that a letter be sent from the MVCC to DCP (Department of City Planning), and CD11’s office that documents the following:

- *The apparent disconnect between DCPs initial/draft Palms-Mar Vista-Del Rey Community Plan products and MVCC stakeholder requests/concerns as provided in the Initial Planning Document*
- *An MVCC request that coordination meetings be scheduled between DCP and MVCC to discuss community concerns and how to ensure that Mar Vista community inputs will be considered and reflected going forward*

Attached: draft letter content, supporting stakeholder signatures list

<https://planning.lacity.org/complan/pdf/plmcp.txt.pdf>

https://www.planningthewestside.org/uploads/1/1/7/8/117856569/pmvd_discussion_tables_notes_9.29.2018_final.pdf

<https://www.marvista.org/productphotos/MV%20Community%20Plan.pdf>

**Mar Vista Community Council
Planning and Land Use
Community Plan Sub-Committee**

Stakeholders Support for Letter to City Planning

We, the undersigned stakeholders in the Mar Vista community, request that a letter including the text (or thoughts/intent) in the attached draft be sent to the Los Angeles City Planning.

It is important that community plan inputs from the Mar Vista community, as provided in the MVCC Community Plan Initial Input document (March 2019), be considered for input in the updated Mar Vista community plan.

<u>Name</u>	<u>Signature</u>	<u>Mar Vista Address</u>
Wayne Wheeler	<i>Wayne Wheeler</i>	11342 Biona Drive
Paul Moore	PAUL MOORE	11404 BIONA DR MAR VISTA 90066
Marilyn Gilbert	MARILYN GILBERT	" " "
Victoria Nissen	VICTORIA NISSEN	stakeholder
Arlene Mayo	ARLYNE MAYO	3611 McLaughlin Ave Stakeholder, LA 90066
Ben Boorem	Ben. Boorem	3611 McLaughlin Ave 90066
Mike Boorem	MIKA BOOREM	3611 McLaughlin Ave LA 90066
David Denbaugh	David Denbaugh	11434 Biona Dr. 90066
Mary Hruska	Mary Hruska	3216 Grand View Blvd 90066
GAERND HRUSKA	GAERND HRUSKA	" " " " "
John Fenigenburg	John Fenigenburg	11358 Biona Drive, CA 90066
Yoshie Fenigenburg	Yoshie Fenigenburg	11358 Biona Dr
ASHLEY ZELDIN	ASHLEY ZELDIN	2520 S. CENTINELA AV #2, LA 90064
Kent Alves	Kent Alves	3228 Grand View Bl. 90066

15.5.[POLICY][Transportation & Infrastructure] Dockless Scooter and Bicycle Providers - Discussion and possible action regarding a joint Great Streets/T&I motion (based on a WRAC resolution model) regarding dockless mobility providers cooperating fully with law enforcement in the event of reckless and unlawful conduct by mobility product users.

“Whereas, on or about April 13, 2019, the pastor of a church located in Pacific Palisades was seriously injured in a hit-and-run accident caused by the user of a dockless electric scooter, who fled the scene (on the sidewalk outside of the church rectory) and could not be immediately apprehended at the time of the accident;

Whereas, any of us in any neighborhood of the City could be victims of such future reckless and unlawful conduct;

Whereas, the business providing the dockless electric scooter involved in the above accident refused to provide information to law enforcement about the user or to reasonably assist in law enforcement's investigation of the accident, resulting in an inability to bring the user to justice or a significant delay in justice;

Whereas, in the interest of public safety, every business providing dockless scooters and/or bicycles (Dockless Mobility Devices) operating in the City of Los Angeles (City) should reasonably be required to cooperate fully with law enforcement under the circumstances described above as a condition of being granted a business license or Dockless Mobility Permit;

Whereas, such requirement of provider cooperation with law enforcement is necessary to protect the safety of the public and does not unreasonably infringe on the privacy rights of users of Dockless Mobility Devices;

Whereas it is the responsibility of the Los Angeles Department of Transportation (LADOT) and the City to "promote safety...and improve the quality of life for the people of Los Angeles.

Whereas, prominent Dockless Mobility Device providers all publicly proclaim that the safety of riders and the community is their "obsession" (Bird) or their "top priority" (Lyft) or "#1 priority" (Lime);

Whereas, Dockless Mobility Devices providers can provide notice to users in the "Terms of Use" of their rental agreements that user information will be provided to law enforcement, upon request by law enforcement, in the event of an accident involving injury to another person caused or claimed to be caused by the operation of the Dockless Mobility Device;

Now, therefore be it RESOLVED, that the Mar Vista Community Council (MVCC) urges the City to:

- (1) Deny a business license and/or Dockless Mobility Permit, or suspend and/or revoke any previously- issued business license and/or Dockless Mobility Permit, to any provider of Dockless Mobility Devices operating in the City that fails or refuses to cooperate fully with law enforcement in providing information about the user of its Dockless Mobility Device involved in an accident causing injury to another person; and
- (2) If and as necessary, immediately enact additional regulations amending existing rules and/or data protection policies in the City's Dockless Mobility Pilot Program to provide for issuance of business licenses and/or Dockless Mobility Permits only upon condition that providers cooperate fully with law enforcement under the circumstances set forth above; and
- (3) Provide for suspensions, followed by revocation hearings, of any such licenses and/or permits issued to Dockless Mobility Device providers that fail or refuse to comply fully with law enforcement under the circumstances set forth above.”

15.6. [POLICY][Transportation and Infrastructure] Parking Demand Study - Discussion and possible action regarding a T&I motion requesting CD 11 to reconsider action on the parking demand study which was passed as an MVCC Policy on July 11, 2017.

“The MVCC requests that CD 11 reconsider action on the parking demand study for two reasons:

- 1) To meet the needs of CD 11 constituents who have a strong need for this information in light of increased development throughout Mar Vista and the surrounding area, and
- 2) Because there is a need for a data-driven, evidence-based approach to parking policies.

The MVCC would like to receive a formal update on this matter from CD 11 so we can take further action on it at our September 4, 2019 Transportation and Infrastructure Committee meeting.”

15.7.[ADMINISTRATIVE][T&I] Culver City Stormwater Project - Discussion and possible action regarding a T&I motion requesting a letter to the City of Culver City, on behalf of the Board, asking that Project Manager Lee Torres in the Public Works Environmental Programs and Operations Division give a presentation about the Culver City Stormwater Project at the September 2019 Board of Directors meeting.

Culver City Stormwater Project Motion

Transportation and Infrastructure Committee

August 7, 2019

Motion PASSED 6-0-2

Background: The City of Culver City will begin a Washington Blvd Stormwater and Urban Runoff project in January 2020. Stakeholders in the City of Los Angeles will be affected by the traffic and parking impacts of this project, in particular those living in MVCC Zones 5 and 6 and those who travel on Washington Place and Washington Blvd between Centinela Ave. and Lincoln Blvd.

The project will remove all parking and reduce the travel lanes to one Westbound and two Eastbound on Washington Blvd in Culver City between Tivoli and Walnut Aves for at least 1 year. Additionally, car trips may be diverted off Washington Place and Washington Blvd onto Venice Blvd and other local streets by drivers choosing to avoid the construction area.

The impact of this project has been deemed to be so great that the City of Los Angeles has decided to postpone the Venice Boulevard Interceptor Sewer Project until the completion of this City of Culver City project.

More information can be obtained at: <https://www.culvercity.org/city-hall/city-government/city-projects/washington-boulevard-stormwater-and-urban-runoff-project>

Motion: The Transportation and Infrastructure Committee requests that the MVCC Board of Directors write a letter of concern regarding the City of Culver City's Washington Boulevard Stormwater and Urban Runoff Project, asking that Project Manager Lee Torres in the Public Works Environmental Programs and Operations Division give a presentation at the September 2019 Board of Directors meeting, which will give stakeholders the opportunity to receive information and ask questions about this project.

15.8. [POLICY][T&I] Rose Ave. Sidewalk Installation (Zone 6) - Discussion and possible action regarding a T&I motion asking the Board of the MVCC to state its support for the installation of a sidewalk on the South side of Rose Ave. between S. Centinela Ave and Colonial Ave in Zone 6.

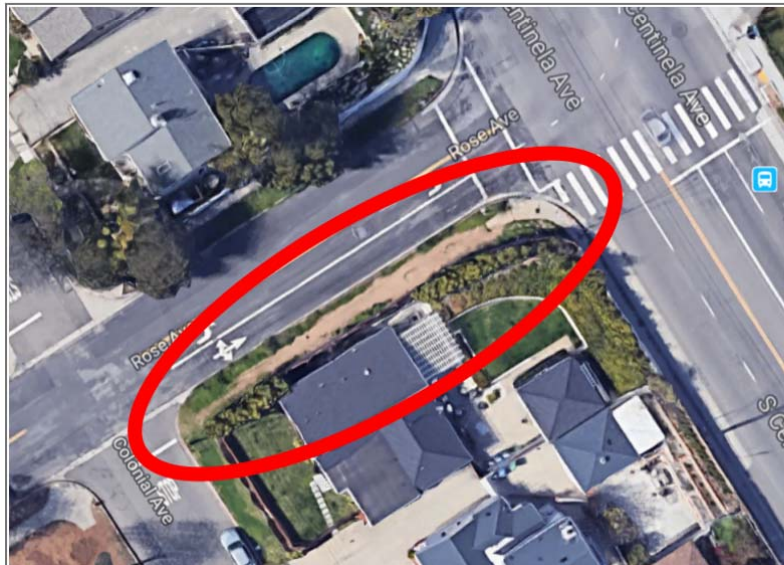
Rose Ave. Sidewalk Installation Motion

**Transportation and Infrastructure Committee
August 7, 2019**

Motion PASSED 6-0-2.

Background: This issue was discussed at the July 17, 2019 Mar Vista Bi-Monthly LADOT/CD11/LAPD Traffic Committee Meeting. Per the meeting minutes:

Request for installation of a sidewalk on Rose Ave. between South Centinela Ave. and Colonial Ave. At this time there doesn't seem to be any regular path through City channels to create an additional sidewalk on Rose Ave. The street in question does have a sidewalk on one side, and the City seems to think that if there is at least a sidewalk on one side, then there is not a priority to justify construction of a sidewalk on the other side as well. Many streets in the City have this situation. Including one street a couple blocks over from Rose, also between Colonial and Centinela. Mr. Guevera discussed the possibility of adding crosswalk markings at the intersection, but that is not feasible if there are no curb ramps cutouts, and if there is not a stop sign to support the crosswalk. And installing a stop sign so close to the intersection of Rose and Centinela seems problematic. If the stakeholders who made the request want to continue the pursuit of a sidewalk it would probably be best to do so through the advocacy approach of a Neighborhood Council resolution, etc.



Motion: The Board of the MVCC supports the installation of a sidewalk on the South side of Rose Ave. between S. Centinela Ave and Colonial Ave in Zone 6.

15.9. [POLICY][PLUM] Support of a WRAC Motion Extending Protections Under L.A.M.C. 12.95.2(f)(6)

– Discussion and possible action regarding a WRAC-passed motion requesting an extension of protections under L.A.M.C. 12.95.2(f)(6) to development/demolition permits for construction of new condominiums and construction of new apartments.

Community Impact Statement

Council File Nos: 17-0480, 14-0268-S4, 14-0268-S5, 15-0600-S35 and 15-0728

Since 2011 the number of demolitions for construction of new condominiums and apartments have increased, particularly in areas that are Transit Oriented Communities (TOC) under new TOC incentives. Those incentives are creating a net loss of affordable housing because RSO units are not replaced on a 1:1 basis.

The cumulative effect is a loss of more than 630 Rent Stabilized Units (RSO) in Los Angeles in the first quarter of 2019 and a loss of more than 23,000 units since 2001.

The current vacancy rate in Los Angeles is far below 5% (currently 3.74% in Mar Vista’s planning area per Matt Glesne of the Department of Planning) and as such, protections under 12.95.2(f)(6) are in place for conversion of RSO apartments to condominiums.

The shortage of a diverse and plentiful housing stock in the City of Los Angeles has been well documented over the last decade. At this time we are in a “housing emergency” regarding affordable housing stock. The high occupancy rates throughout the City of Los Angeles ensures that rents continue to increase, and the ability to find adequate, affordable housing continues to be scarce or non-existent.

According to Los Angeles Municipal Code Section 12.95.2(F)(6) the Planning Department has the ability to deny a condominium conversion if the Vacancy Rate is lower than 5 percent for a Planning area, and the cumulative effect of the rental housing market in a Planning area is significant.

THEREFORE, Mar Vista Community Council moves that the Planning Department, with the assistance from the City Attorney’s Office, and adoption of the City Council, include the same protections provided under 12.95.2(F)(6) as follows:

1. deny all demolition permits of RSO units for small lot subdivision and creation of condominiums; and
2. deny all demolition permits of RSO units for construction of apartment housing unless all current RSO tenants are rehomed on a 1:1 basis as provided for under AB 2222.
3. Notify the local Council Office and Neighborhood Council when a permit for development has been filed that will specifically affect RSO housing and that such permit will be denied because of the additional protections provided under LAMC 12.95.2(F)(6).

FURTHER, it is requested that the Los Angeles City Council reconsider such protections as originally requested by Council Member Koretz in Council File 17-0480.

Current RSO Buildings for Sale in Mar Vista

*Note, this is not an all inclusive list. Additional buildings may be listed for sale but not readily determined in the current MLS system or publicly disclosed.

3625 McLaughlin 14 Bed., 14 Ba., 7,392 SF.	Currently in Planning Process:
3608 S. Centinela Avenue 8 Bed, 4 Ba (4-2b/2ba units)	-3 buildings on Mitchell, loss of 38 apartments for 38 market rate condos.
12616 Venice Blvd. 6 Bed., 3 Ba.	-2 buildings on Venice, loss of 14 units for 21 market rate condos
3517 S. Sepulveda Blvd. (2 story, units unknown)	-Charnock/McLaughlin: loss of 4 RSO units, creation of 6 market rate condos
2600 Stoner Avenue 8 Bed., 7 ba.	-Charnock/Francis: loss of 8 RSO units, creation of 20 market rate apts., 1 affordable unit replacement (5 story development with incentives)
11611 Washington Blvd. 2 Bed., 5 Ba., 3 studio	-Centinela/Westminster: loss of 2 RSO houses for 5 market rate condos
11852 Washington Place (units unknown)	-Venice/Charnock: loss of 8 RSO units for 5 market rate condos (did not appear before PLUM
12747 Mitchell Avenue 6 Bed., 5 ba.	-Pacific/Francis: loss of 8 RSO units for creation of 14 market rate apartments, 1 affordable unit replacement (approved and permitted 2018)
13051 Venice Blvd. 6 Bed., 4 Ba.	-Mitchell/Zanja: loss of 2 bldgs., 10 RSO units for creation of 2 new apartment buildings, 10 units total, no replacement. (approved 2018)
3921 Sawtelle Avenue 10 Bed., 6 Ba.	-National/Kelton: loss of 3 RSO units, creation of 22 market rate apartments, no replacement (TOC)
10714 Charnock Rd. (units unknown)	RSO Units to be lost with permits or pending: 93 apartment units, 2 residential units
10721 Francis Place 5 Bed., 4 Ba.	

****See Addendum for further background material****

Addendum

LACityClerk Connect
Council File Management System

Council File: 06-1772-S1

Title
VACANCY RATE / CUMULATIVE EFFECT OF THE RENTAL HOUSING MARKET

Subject
 Motion - The shortage of a diverse and plentiful housing stock in the City of Los Angeles has been well documented over the last two decades. Since 2001, the City has lost over 11,000 housing units, while producing 12,800 affordable housing units and nearly 11,000 market rate rental units during the same period. According to MPF Yieldstar, Los Angeles ranks as one of the country's apartment development leaders, with some 10,091 units under construction at the start of July, 2006. This construction boom represents the second largest in the nation, and double the rental production of last year. Although we have a tremendous amount of apartment construction occurring in the City of Los Angeles, population growth is far exceeding the need for housing at all income levels, and particularly for the middle class. MPF Yieldstar also states that the current gross occupancy rate for the second quarter of 2006 for the Los Angeles area is 97.3 percent overall, while ranking at 98.2 percent in Intown Los Angeles, 97.8 percent in Hollywood, 97.4 percent in West Los Angeles, 97.8 percent in the San Fernando Valley, and 97.9 percent in East Los Angeles respectively. The high occupancy rates throughout the City of Los Angeles ensures that rents continue to increase, and the ability to find adequate, affordable housing continues to be scarce. According to Los Angeles Municipal Code Section 12.95.2(F)(6), the Planning Department has the ability to deny a condominium conversion if the Vacancy rate is lower than 5 percent for a Planning area, and the cumulative effect of the rental housing market in a Planning area is significant. THEREFORE MOVE that the Planning Department, with assistance from the City Attorney's Office, report back within 45 days with a plan to implement Los Angeles Municipal Code Section 12.95.2(F)(6) with regard to the Vacancy rate and the cumulative effect of the rental housing market in a Planning area. This plan will include procedures to be implemented during the application of a tentative map or preliminary parcel map, information to be included in an Advisory Agency staff report, and the standard of significance that should be required for denial by the Advisory Agency. FURTHER MOVE that the Planning Department report to the Housing, Community and Economic Development Committee and the Planning and Land Use Management Committee within 45 days on the Vacancy rates for each Planning area over the last 2 years by fiscal quarter.

Date Received / Introduced
11/01/2006

Online Documents (Doc)

Title	Doc Date
Council Action	11/14/2006
Motion	11/01/2006

Council Vote Information (7 Votes)

Meeting Date:	11/14/2006	
Meeting Type:	Regular	
Vote Action:	Adopted	
Vote Given:	(43 - 0 - 2)	
Member Name	CD	Vote
TONY CARDENAS	6	YES
ERIC GARCETTI	13	ABSENT
WENDY GREUEL	2	YES
JANICE HAHN	15	YES
JOSE HUIZAR	14	YES
TOM LABONGE	4	YES
ALEX PADILLA	7	ABSENT
BERNARD C PARKS	8	YES
JAN PERRY	9	YES
ED REYES	1	YES
BILL ROSENDAHL	11	YES
GREIG SMITH	12	YES
JACK WEISS	5	YES
HERB WESSON	10	YES
OPNNIS ZINF	3	YES

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

06-1772-S1

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1138
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

November 15, 2006

Councilmember Wesson
Councilmember Reyes
Councilmember Rosendahl
City Attorney
Planning Department
Department of Building & Safety

RE: THE ENFORCEMENT OF LOS ANGELES MUNICIPAL CODE SECTION 12.95.2(F) (6)
WITH REGARD TO DENIAL OF A CONDOMINIUM CONVERSION BASED UPON THE
VACANCY RATE AND THE CUMULATIVE EFFECT ON THE RENTAL HOUSING MARKET
IN A PLANNING AREA

At the meeting of the Council held NOVEMBER 14, 2006, the following action
was taken:

Attached substitute motion (Wesson - Reyes - Rosendahl) adopted,
as amended, in lieu of original motion X
Attached amending motions (Rosendahl - Wesson) adopted..... X
FORTHWITH.....
Mayor concurred
Ordinance adopted.....
Ordinance number.....
Publication date.....
Effective date.....
Mayor approved.....

City Clerk
vdw



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



MOTIONS ⁷⁰ SUBSTITUTE

NOV 14 2006

The shortage of a diverse and plentiful housing stock in the City of Los Angeles has been well documented over the last two decades. Since 2001, the city has lost over 11,000 housing units, while producing 12,800 affordable housing units and nearly 11,000 market rate rental units during the same period. According to MPF Yieldstar, Los Angeles ranks as one of the country's apartment development leaders, with some 10,091 units under construction at the start of July, 2006. This construction boom represents the second largest in the nation, and double the rental production of last year. Although we have a tremendous amount of apartment construction occurring in the City of Los Angeles, population growth is far exceeding the need for housing at all income levels, and particularly for the middle class.

MPF Yieldstar also states that the current gross occupancy rate for the second quarter of 2006 for the Los Angeles area is 97.3 percent overall, while ranking at 98.2 percent in Intown Los Angeles, 97.8 percent in Hollywood, 97.4 percent in West Los Angeles, 97.8 percent in the San Fernando Valley, and 97.9 percent in East Los Angeles respectively. The high occupancy rates throughout the City of Los Angeles ensures that rents continue to increase, and the ability to find adequate, affordable housing continues to be scarce.

According to Los Angeles Municipal Code Section 12.95.2(F)(6), the Planning Department has the ability to deny a condominium conversion if the Vacancy rate is lower than 5 percent for a Planning area, and the cumulative effect of the rental housing market in a Planning area is significant.

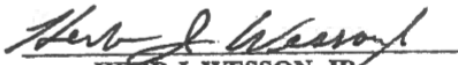
I THEREFORE MOVE that based on the existing Vacancy rate data, the Planning Department immediately enforce Los Angeles Municipal Code Section 12.95.2(F)(6) with regard to the Vacancy rate and the cumulative effect of the rental housing market in a Planning area. Enforcement will include procedures during the application of a tentative map or preliminary parcel map, requiring the information necessary under this section of the code in an Advisory Agency staff report, and notifying each Council office of the standard of significance that should be required for denial by the Advisory Agency.

I FURTHER MOVE that in addition to the above, the Planning Department issue a report to each City Council office within 45 days on the Vacancy rates for each Planning area over the last 2 years by fiscal quarter, and send each Council office an update every 6 months as indicated under Los Angeles Municipal Code Section 12.95.2(F)(6).

I FURTHER MOVE that the Planning Department report to the Planning and Land Use Management Committee and Housing, Community and Economic Development Committee in 6 months to provide the Committees with a status report on the enforcement of Los Angeles Municipal Code Section 12.95.2(F)(6).

I FURTHER MOVE that the Planning Department and Department of Building and Safety, with assistance from the City Attorney's office, report back to the Planning and Land Use Management Committee and Housing, Community and Economic Development Committee in 45 days on the feasibility of prohibiting multi-family residential demolitions based on the Vacancy rate.

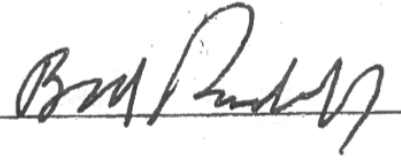
PRESENTED BY:


HERB J. WESSON, JR.
Councilmember, 10th District


ED. P. REYES
Councilmember

Sub Motion
ADOPTED
in lieu of original motion
NOV 14 2006
* As Amended
LOS ANGELES CITY COUNCIL
See Attached Motion

NOV 14 2006
EG

SECONDED BY: 

VERBAL MOTION

I HEREBY MOVE that Council AMEND the Substitute Motion (Wesson - Reyes - Rosendahl) (Item No. 52, CF 06-1772-S1) relative to the enforcement of Los Angeles Municipal Code Section 12.95.2(F)(6) with regard to the denial of a condominium conversion based upon the Vacancy Rate and the cumulative effect of the rental housing market in a Planning area, as follows:

I FURTHER MOVE that the Planning Department and Department of Building and Safety, with assistance from the City Attorney's office, report back to the Planning and Land Use management Committee and Housing, Community and Economic Development Committee in 45 days on the feasibility of prohibiting multi-family residential demolitions based on the Vacancy rate *provisions of 12.95.2(F)(6) and other relevant sections.

PRESENTED BY _____
BILL ROSENDAHL
Councilmember, 11th District

SECONDED BY _____
HERB WESSON, JR.
Councilmember, 10th District

Motion
ADOPTED

NOV 14 2006

LOS ANGELES CITY COUNCIL

November 14, 2006

CF 06-1772-S1

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VERBAL MOTION

I HEREBY MOVE that Council AMEND the Substitute Motion (Wesson - Reyes - Rosendahl) (Item No. 52, CF 06-1772-S1) relative to the enforcement of Los Angeles Municipal Code Section 12.95.2(F)(6) with regard to the denial of a condominium conversion based upon the Vacancy Rate and the cumulative effect of the rental housing market in a Planning area to INSTRUCT the Planning Department, Department of Building and Safety and City Attorney to include small lot subdivisions in the report to the respective committees.

PRESENTED BY _____
BILL ROSENDAHL
Councilmember, 11th District

SECONDED BY _____
HERB WESSON, JR.
Councilmember, 10th District

November 14, 2006

CF 06-1772-S1

Motion
ADOPTED
NOV 14 2006

LOS ANGELES CITY COUNCIL

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Office of the City Clerk, City of Los Angeles

This report was generated by the Council File Management System on 07/29/2019

Council File Number

17-0480

Title

Annual Vacancy Rate Update / Condominium Conversion Process / Los Angeles Municipal Code / Amendment

Last Change Date

10/25/2017

Expiration Date

10/24/2019

Reference Numbers

Los Angeles Municipal Code: 12.95.2 F.6

Mover

PAUL KORETZ

Second

JOSE HUIZAR

Action History for Council File 17-0480

Date Activity

- 10/25/2017 Council action final.
- 10/24/2017 Council adopted item, subject to reconsideration, pursuant to Council Rule 51.
- 10/10/2017 Council continued item to/for October 24, 2017 .
- 09/29/2017 City Clerk scheduled item for Council on October 10, 2017 .
- 09/27/2017 Housing Committee approved as amended .
- 09/22/2017 Housing Committee scheduled item for committee meeting on September 27, 2017.
- 09/22/2017 Department of City Planning document(s) referred to Housing Committee.
- 09/21/2017 Document(s) submitted by Department of City Planning, as follows:
 - Department of City Planning report, dated September 21, 2017, relative to strengthening enforcement of the Rent Stabilization Ordinance and Ellis Act provisions.
- 06/16/2017 Housing Committee scheduled item for committee meeting on June 21, 2017.
- 05/03/2017 Motion document(s) referred to Housing Committee.

Committees:

Chair
Personnel & Animal Welfare

Vice Chair
Energy, Climate Change &
Environmental Justice
Ad Hoc Committee on Police
Reform

Member
Budget and Finance
Transportation

Website: <http://cd5.lacity.org>
Email: Paul.Koretz@lacity.org



PAUL KORETZ
Councilmember, Fifth District

City Hall Office:
200 N. Spring Street
Room 440
Los Angeles, CA 90012
(213) 473-7005
(213) 978-2250 Fax

Valley Office:
15760 Ventura Blvd.
Suite 600
Encino, CA 91436
(818) 971-3088
(818) 788-9210 Fax

West L.A. Office:
6380 Wilshire Blvd.
Suite 800
Los Angeles, CA 90048
(323) 866-1828
(323) 852-1129 Fax

Date: 9-27-17

Submitted in HSG Committee

Council File No: 17-0480

Item No. 3

Item # 2 3

COUNCILMEMBER KORETZ RECOMMENDATIONS

A. Demolition of Housing Units

Councilmember Koretz stands by his original suggestion from his motion, but if the committee's wisdom is to go with Planning staff recommendation 3, calling for HCID and Building and Safety to amend administrative procedures, he asks that those departments be required to report back to this committee in a public session to allow for a review of what they propose.

B. Small Lot Subdivisions

The Councilmember feels the current report doesn't really address the issue he raised in his motion, which is the use of the SLS ordinance to create de facto new rental units disguised as single family homes which circumvent the regulations imposed by the Ellis Act. He is looking for a mechanism to prevent this if at all possible.

C. Condominium Conversions

The report's recommendations fail to adequately grapple with the recommendations in his motion on condo conversions from earlier this year. While the Councilmember appreciates the effort being made to find a viable alternative for calculating vacancy rates, he agrees with the comments of certain advocates that more weight should be given to RSO vacancies and reiterates his own call that there should be a moratorium on conversion approvals any time the vacancy rate calculation exceeds one year in age.

The issue of how cumulative impact is determined also deserves more precision and care. At the very least, all types of land use actions that remove rental units must be counted, not just other condo conversions.

The Councilmember would support the Committee remanding this report back to City Planning one last time so the appropriate fine-tuning on these issues can be accomplished.

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

May 31, 2017

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: Housing Committee

Dear Honorable Members:

**REPORT BACK RELATIVE TO POSSIBLE ZONING CODE CHANGES TO
STRENGTHEN ENFORCEMENT OF THE RENT STABILIZATION ORDINANCE AND
ELLIS ACT PROVISIONS (COUNCIL FILES 14-0268-S4, 14-0268-S5, 15-0600-S36
and 15-0728)**

SUMMARY

In response to several Council Motions (CFs 14-0268-S4, 14-0268-S5, 15-0600-S36 and 15-0728), the Housing + Community Investment Department (HCIDLA) issued a report dated April 15, 2016 that reviewed current Rent Stabilization Ordinance (RSO) and Ellis Act provisions with the aim to strengthen their monitoring and enforcement. The HCIDLA report recommended several specific amendments to the RSO Ellis provisions.

Issues raised by the Council motions that were determined to pertain to the zoning code, land use or development policies, were left aside for a subsequent report. Since that time, discussions have taken place between HCIDLA and the Departments of City Planning (DCP), Building and Safety (DBS), and the City Attorney to address these zoning related items. This report includes analysis on those planning and zoning code issues, as listed below, along with a number of other related issues pertaining to preserving the City's rent-stabilized housing stock. Where appropriate, the report also includes recommended actions to address the identified concerns. The issues discussed in this report include:

1. The feasibility of withholding the issuance of demolition permits for RSO units until all discretionary and ministerial permits for new construction on the property are formally issued.
2. The feasibility of monitoring rental vacancy rates at the Community Plan Area (CPA) level and adopting a moratorium on condominium conversions in CPAs with vacancy rates below five percent as provided in LAMC 12.95.2.

3. Adoption of an annual cap on demolitions of RSO units based on an appropriate percentage of the RSO housing stock.
4. Adapting the concept of AB 2222, which calls for density bonus projects to replace pre-existing affordable units on a one-to-one basis, for City use, including its use for such projects that seek zone changes, receive government subsidies or remove RSO or other affordable units, and mandate on-site replacement.
5. Reviewing the impact the Small-Lot Subdivision ordinance is having on RSO units when they are replaced by multiple single-family homes that subsequently are re-occupied, and identifying mechanisms to preserve RSO status or other affordability, minimizing use of the ordinance to evade Ellis Act re-use restrictions.
6. Disallowing conversion of RSO residential rental properties, removed from the rental market through Ellis, to hotels. Under existing state law, it is allowable to remove a property from the rental housing market, which includes conversion to a hotel.

ANALYSIS

During recent decades, the loss of existing rent-stabilized housing has been a significant issue in Los Angeles. The City's Housing Element of the General Plan contains several housing preservation policies and strategies and the DCP is committed to fully exploring additional strategies that will help the City maintain and expand its vital stock of rent-stabilized affordable housing. Each of the Council Motion topics are discussed individually below.

1. *The feasibility of withholding the issuance of demolition permits for RSO units until all discretionary and ministerial permits for new construction on the property are formally issued.*

This proposal (contained in CF 15-0728) aims to prevent the issuance of demolition permits until it is known whether a proposed development project on the site has been approved. There are many unknowns in the development process and the intent is to delay demolitions until the proposed replacement project has been approved.

Today, the City has a limited number of means available to delay or restrict an existing multi-family residential (apartment) project from being demolished. If the existing apartment is subject to the RSO the developer is required to first file and comply with procedures established by HCIDLA. Once the HCIDLA process has been completed, or if the apartment is not an RSO property, the developer must either sign an affidavit provided by the DBS stating that the demolition is not intended to lead to a future development project, or, alternatively the developer must obtain planning approvals to redevelop the site. The affidavit requirement was introduced by the DBS in July 2016. Finally, LAMC Section 91.106.4.1 allows DBS to withhold a demolition permit in certain cases, including when the purpose of the demolition is to construct a condominium, stock cooperative or community apartment project.

In situations where the developer acknowledges that a future project is planned, then the demolition of the existing apartment may be delayed until the project entitlement and its environmental analysis is completed. In other instances, projects that sign the affidavit stating that no future development project is planned may then demolish the building. In these instances the result is that buildings are being demolished (including possible tenant evictions of occupied units) without evidence of a next step strategy for the site.

To address these concerns, the City Council could establish regulations whereby demolition permits are withheld until either planning approvals for a new project or building permits for a new by-right project have been obtained.

Recommendation:

- Instruct the DCP to work with the Office of City Attorney, HCIDLA and the DBS to develop an ordinance to prevent the issuance of demolition permits of multi-family residential projects until either required entitlements and plans have been approved or building permits for a new project have been obtained.
2. *The feasibility of monitoring rental vacancy rates at the Community Plan Area level and adopting a moratorium on condominium conversions in CPA's with vacancy rates below five percent as provided in LAMC 12.95.2.*

LAMC 12.95.2 F.6 allows the Advisory Agency (the entity that approves or disapproves the tentative or parcel map for a subdivision project) to deny an application for a condominium conversion if it believes the effect of the conversion will significantly worsen the rental housing market in the area. In particular, the section states that a condominium conversion may be denied when the following findings are made:

- (1) the vacancy rate for the planning area in which the property is located is five percent or less, and
- (2) the cumulative effect of the rental housing market in the planning area of successive residential or residential to commercial/industrial conversion projects (past, present and future) is significant. A finding of significant cumulative effect shall be based on the following factors:
 - (a) in the case of residential conversion projects only, the number of tenants who are willing and able to purchase a unit in the building;
 - (b) the number of units in the existing residential building prior to conversion;
 - (c) the number of units which would be eliminated in case conversion occurred in order to satisfy Municipal Code parking requirements;
 - (d) the adequacy of the relocation assistance plan proposed by the subdivider; and
 - (e) any other factors pertinent to the determination.

One challenge facing staff in evaluating condominium conversion projects is the availability of adequate vacancy rate data, which is required to make the five percent vacancy determination in LAMC section 12.95.2 F.6(1). The ordinance specifies that the vacancy rate shall refer to current vacancy rates for multiple-family dwelling units as published by the DCP in its *Semi-Annual Population Estimate and Housing Inventory*, or

other estimates or surveys satisfactory to the Advisory Agency. However, the Department of Water and Power (DWP) discontinued its online reporting of vacancy rates by planning area in 2013, which resulted in the inability of the DCP to provide vacancy rate estimates by planning area.

The DCP has very recently been provided update vacancy figures based on residential meter files from the DWP. However, based on conversations with DWP, it appears the current data is not yet a reliable indicator of vacancy rates given some changes in methodology and data collection that have occurred. DWP staff indicated it may be another year before the issues can be resolved. As a result, DCP staff has identified alternative vacancy data sources such as the United States Postal Service (USPS), CoStar, and the American Community Survey (ACS). However, each data source has limitations. The Housing Policy Unit will work with the DCP's Demographic Research Unit and the Advisory Agency to evaluate these and other potential data sources, and devise a protocol to ensure the latest and best possible information available is used in making vacancy rate determinations.

Evaluating the five factors listed in subsection F.6(2) pertaining to the cumulative effect on the rental housing market has also been challenging. In a 2006 staff report, the DCP reported that this provision "requires technical assistance that is beyond the capacity of existing staff resources" and recommended use of an economic consultant. Improved data collection and inter-Departmental coordination can help improve the ability to fully understand potential impacts. Staff may request that applicants provide the incomes of current tenants and the anticipated sales prices of the converted condominiums, both of which are beneficial for the findings in subsection F.6.(2)(a) above. DCP staff will work with HCIDLA to obtain the number of RSO evictions, demolitions, and conversions in the planning area. Finally, the Housing Policy Unit in the DCP will work with the Advisory Agency to provide guidance on how to best evaluate cumulative impacts on rental markets and develop model criteria.

The DCP has seen a significant reduction in condo conversion applications compared to the prior development boom from 2005-2007 (437 cases during that period and only 40 cases from 2014-2016). A moratorium on condominium conversions at this time may not be justified in light of this lower activity level. The DCP seeks to ensure it has all the tools and expertise it needs to consistently and transparently evaluate the cumulative impact of condo conversions on local rental markets pursuant to this code section.

Recommendations:

- Instruct the DCP to work with DWP to provide accurate multi-family vacancy rates by planning area.
- Instruct the DCP to evaluate potential alternative vacancy data sources, and devise a protocol to ensure the latest and best information available is used in making vacancy rate determinations.
- Instruct the DCP to identify a mechanism to obtain additional information from project condominium conversion applicants and work with HCIDLA to more readily share information needed for evaluating cumulative impacts of condominium projects on rental markets under this provision.

- Instruct the DCP to provide staff guidance on how to best evaluate cumulative impacts on rental markets and develop model criteria.
3. *Adoption of an annual cap on demolitions of RSO units based on an appropriate percentage of the RSO housing stock.*

An annual cap on demolitions of RSO units, as suggested by the Koretz/ O'Farrell Motion (CF 15-0728), would prevent or delay demolition permits when a certain threshold is met. An annual cap would apply regardless of other considerations, such as whether the project resulted in a net gain in affordable housing units, etc. As a result, new housing production could be limited (or delayed) during certain years. Benefits from preserving rent stabilized units must be weighed against the importance of increasing the supply of new housing units during a time of extremely low vacancy. It is also important to understand that, while demolitions could possibly be delayed under an annual cap, they will eventually occur because the City cannot lawfully prevent a landlord from exiting the rental market under the Ellis Act unit removal process.

4. *Adapting the concept of AB 2222, which calls for density bonus projects to replace pre-existing affordable units on a one-to-one basis, for City use, including its use for such projects that seek zone changes, receive government subsidies or remove RSO or other affordable units, and mandate on-site replacement.*

AB 2222 (2014) requires the one-to-one replacement of units inhabited by low-income households or subject to the RSO as part of a density bonus project. The Koretz/O-Farrell Motion (CF 15-0728) seeks to expand this policy to other types of projects. This policy was partially adopted as part of Measure JJJ in November 2016 and is now standard for all housing projects of 10 or more units that utilize density bonus, general plan amendments, zone changes, and height district changes. The DCP has identified a few additional entitlement tools in the regulatory framework for projects that are able to obtain significant increases in density through other entitlements, without affordable housing protections.

The DCP recommends continuing to pursue affordable housing replacement provision for projects that seek significant increases in density or other zoning relief. Such a requirement is believed to be permitted under the Costa-Hawkins Act because such projects receive direct assistance from the City.

Recommendation:

- Direct the DCP to implement the housing replacement provisions of Measure JJJ and pursue additional one-to-one affordable housing replacement provisions for projects that obtain additional density through alternative entitlement pathways such as certain conditional use permits, eldercare facilities and public benefit procedures. This could be included as part of the Value Capture policy, currently being considered by the City Council (CF 14-1325 S-1).
5. *Review the impact the Small-Lot Subdivision ordinance is having on RSO units when they are replaced by multiple single-family homes that subsequently are renter-*

occupied, and identify mechanisms to preserve RSO status or other affordability, minimizing use of the ordinance to evade Ellis Act re-use restrictions.

The purpose of the Small-Lot Subdivision Ordinance is to provide more affordable for-sale housing options by permitting small lot developments in the form of detached townhouses on lots zoned for multifamily development. The ordinance has proven to be a popular way to redevelop properties in certain areas of the City. However, the loss of RSO units as a result of some small lot projects has raised concerns.

According to information provided by HCIDLA, there have been a total of 29 small lot subdivision projects that resulted in the loss of RSO units from 2010 through 2014. This compares to a total of 123 small lot projects that were approved during the same time period, which included a total of 1,243 new units. The DCP has only recently begun tracking the loss of units by project type so the extent of the impact on the number of units demolished cannot currently be ascertained. The DCP can report back on the impacts of the small lot program in more detail when sufficient information becomes available.

Because small lots projects typically consist of individual for-sale housing units on a single lot, they are normally not subject to any RSO housing replacement provisions of LAMC Section 151.28.

Recommendation:

- Direct the DCP to report back in more detail on impact the Small-Lot Subdivision ordinance is having on RSO units when more information becomes available.
6. *Disallowing conversion of RSO residential rental properties, removed from the rental market through Ellis, to hotels. Under existing law, it is allowable to remove a property from the rental housing market in order to convert it to a hotel.*

The Ellis Act allows for property owners to withdraw from the rental market and convert their properties to other uses such as a hotel. As such, the City may have limited authority to restrict this type of conversion and subsequent withdrawal from the long-term rental market.

Additional regulatory attention could be focused on addressing the short-term rental of residences. Short-term rentals are not presently allowed in the City, outside of two exceptions – Bed and Breakfasts and Transient Occupancy Residential Structures – both of which typically require a Conditional Use Permit.

In June 2016, the City Planning Commission approved a draft Home Sharing Ordinance (HSO), which would legalize the rental of one's own home for specified periods. The proposed ordinance also specifically prohibits buildings subject to the RSO from being used for short term rentals and disallows any residential use from being converted to a Transient Occupancy Residential Structure (a use that permits short-term rentals in units that have kitchens, therefore making them distinct from hotels). The HSO is currently pending before the Planning Land Use and Management Committee (PLUM).

Housing Committee
Report Back CFs 14-0268-S4, 14-0268-S5, 15-0600-S36, 15-0728
Page 7

CONCLUSION

If you have any questions, please contact Matthew Glesne of the Department of City Planning at (213)978-2666 or matthew.glesne@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "Kevin J. Keller". The signature is fluid and cursive, with a long horizontal stroke at the end.

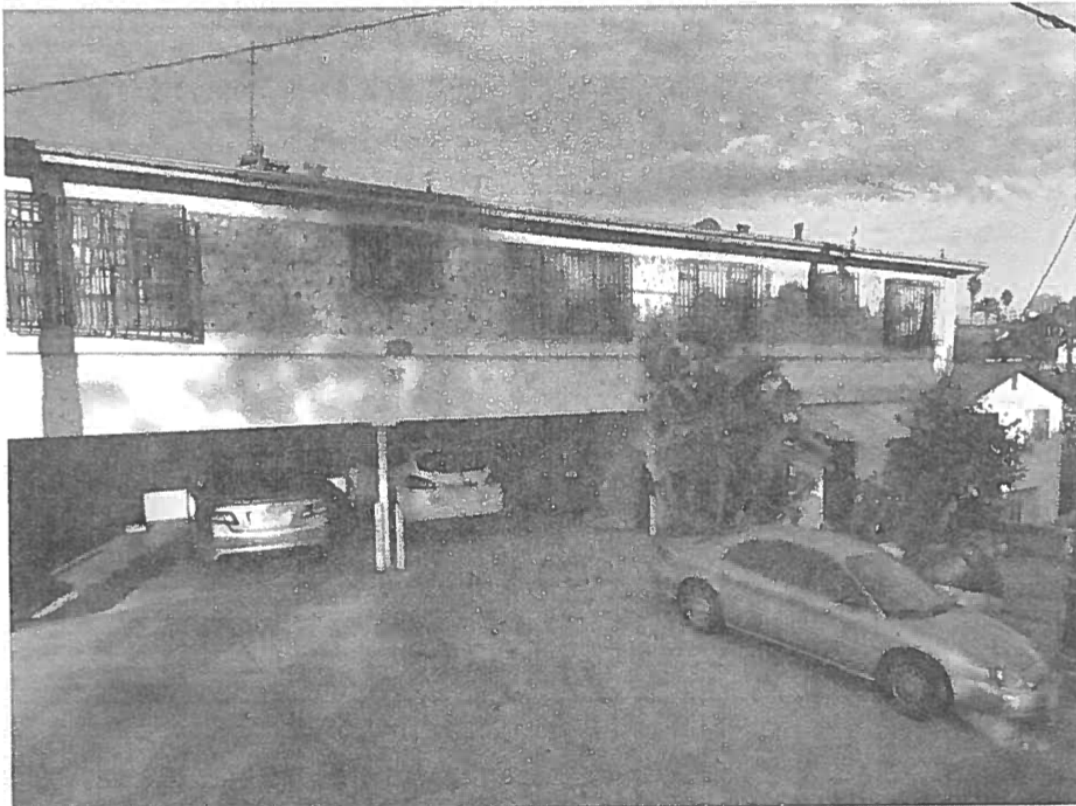
KEVIN J. KELLER, AICP
Deputy Director



657 rent-controlled apartments stripped from LA's rental market in three months

That's seven units lost per day

By Jenna Chandler on July 25, 2019 9:35 am



The owner of 12 apartments at 2135 Bellevue in Echo Park filed an Ellis Act eviction in June. | Via

Google Maps

In the last three months, property owners in the city of Los Angeles filed applications to remove rent control from 657 apartments.

Ad closed by Google

“We’ve seen a huge increase this round,” says Larry Gross, who’s been tracking Ellis Act evictions for nearly two decades as the head of the Coalition for Economic Survival. “It’s the equivalent of seven units per day lost.”

The numbers were compiled by the coalition, verified by the city’s housing and community investment department, and analyzed by Curbed.

They represent the number of applications filed under the Ellis Act from April to June. The state law allows landlords to decommission their rent-controlled units under two scenarios: They either plan to demolish the building or permanently withdraw it from the rental housing market, typically to convert to condos or for-sale units.

The zip code with the highest number of evictions in the last three months was 90026, which spans Silver Lake, Echo Park, and Historic Filipinotown.

Since 2001, property owners have filed applications to pull rent control from 25,853 units, according to the coalition. It’s a small fraction of the

approximately 600,000 rent-controlled apartments, townhomes, and duplexes in the city of Los Angeles.

If new rentals are built within five years of the demolition of a building under the Ellis Act, city law requires the owner to put the entire building under rent control or have a market-rate building with a certain number of affordable units.

2019 "Benefits" Seniors Forget

Seniors are Entitled to
These 9 Discounts and
Benefits, But Most Fail to
Claim Them



Quick Ways To Save

But Gross says it's important to remember that the Ellis Act numbers represent the number of apartments—not the number of residents—affected.

“If there are 2.5 people per household, we’re talking about 1,600 lives being impacted [this quarter],” he says. “And once those units are gone, they’re never replaced.”

In the city of Los Angeles, only buildings constructed and occupied before October 1, 1978 are subject to rent control.

Affordable units that are available to low-income renters at subsidized rates are sometimes incorporated into new housing developments—but those typically flip to market rate after 30 or 55 years, under financing agreements and contracts with the city.



In June, he introduced a motion asking city staffers to prepare a report on whether that would be possible.

The motion argues that the Ellis Act—designed to help mom-and-pop property owners get out of the rental business—has been “exploited by developers seeking to demolish longtime, rent-controlled rental units to build new market-rate units, luxury units, or high-end condominiums.”

“Our affordable housing crisis is deep, and Ellis Act evictions are a big part of that, causing the loss of tens of thousands of rental units,” he said in a statement announcing the motion.

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