



Mar Vista Community Council



Supplemental Meeting Materials Vol. III

Tuesday, December 10, 2019

Regular Meeting of the Board of Directors

Mar Vista Recreation Center Auditorium

11430 Woodbine Street, Mar Vista, CA, 90066

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In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at <http://www.marvista.org> or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact secretary@marvista.org. **As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or any auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting chair@marvista.org.

Item 15.5: Combined Venice Blvd. and Transportation Survey

[POLICY][T&I][COMMUNITY PLAN] Combined Venice Blvd. and Transportation Survey – Discussion and possible action regarding combining the Venice Blvd. and Transportation Surveys, for input to the Palms-Mar Vista-Del Rey Community Plan Update, into a single on-line and paper survey.

Go to <https://forms.gle/heD1qt64De8HGpYj9> to preview and take the proposed combined Venice Blvd and Transportation online survey.

Mar Vista Community Council (MVCC) Community Plan Update Survey

We are asking our Mar Vista stakeholders to share with us their thoughts about

- 1) Venice Blvd and
- 2) transportation and mobility in our community

to gain a better understanding of stakeholders' views on these topics. The feedback you provide will be forwarded to the Department of City Planning to help shape the Palms - Mar Vista - Del Rey Community Plan Update.

If you have any questions about this survey, feel free to contact the chairs of the MVCC Community Plan Subcommittee and/or the Transportation and Infrastructure Committee. You can find their contact information at www.MarVista.org.

* Required

Email address *

Your email

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Mar Vista Community Council (MVCC) Community Plan Update Survey

* Required

Venice Blvd Survey Questions

What sorts of businesses would you like to see along Venice Blvd between Sepulveda and Walgrove? Select all that apply: *

- Chain Retail/Big Box Stores
- Theatres (99-seat)
- Art Galleries/Studios/Museums
- Market-Rate Housing
- Permanent Supportive Housing
- Hotels
- Parking Structures
- Bars
- Preschools/Daycare
- Service Oriented Businesses (e.g. Hardware Stores, Hair Salons, Dry Cleaners)
- Gyms/Fitness/Wellness
- Professional Services (e.g. Physicians, Dentists, Legal)
- Small Markets/Boutiques
- Bookstores
- Government Services (e.g. Post Offices, Libraries, Fire Stations)
- Supermarkets

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- Art Galleries/Studios/Museums
- Gyms/Fitness/Wellness
- Small Markets/Boutiques
- Parking Structures
- Theatres (99-seat)
- Government Services (e.g. Post Offices, Libraries, Fire Stations)



What do you think the Maximum Height for buildings along Venice Blvd between Sepulveda and Walgrove should be? *

- 1 Story (up to 15 ft)
- 2 Stories (up to 25 ft)
- 3 Stories (up to 35 ft)
- 4 Stories (up to 45 ft)
- 5 Stories (up to 55 ft)
- 6 Stories (up to 65 ft)
- 7 Stories (up to 75 ft)

How do you primarily access businesses on Venice Blvd between Sepulveda and Walgrove? *

- Walk
- Bicycle
- Public Transit
- Scooter
- Car

Should businesses along Venice Blvd between Sepulveda and Walgrove be Rent-Stabilized? *

- Yes
- No

Is there currently adequate parking for businesses along Venice Blvd between Sepulveda and Walgrove? *

- Yes
- No
- I don't know

Additional Comments

Your answer

Thank you for your participation in the Community Plan Subcommittee Venice Boulevard Survey! Please enter your email to be notified of future Community Plan Subcommittee surveys.

Your answer

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Mar Vista Community Council (MVCC) Community Plan Update Survey

Transportation Survey Questions

QUESTION 1: What are all the ways you commonly get around in our community?

| | Never | Almost never | Occasionally / sometimes | Almost every time | Every time |
|--|-----------------------|-----------------------|--------------------------|-----------------------|-----------------------|
| Drive myself | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Carpool with others | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ride share (Uber/Lyft) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Car share (Ryde, GetAround, ZipCar) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Taxi | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Walk | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bike | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Scooter | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Regional Transit (bus, light rail, subway) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Neighborhood Transit (LANow, DASH) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Paratransit (Access Services) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



QUESTION 2: What mode(s) of transportation do you currently use to commute to work?

| | Never | Almost never | Occasionally / sometimes | Almost every time | Every time |
|--|-----------------------|-----------------------|--------------------------|-----------------------|-----------------------|
| Drive myself | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Carpool with others | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ride share (Uber/Lyft) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Car share (Ryde, GetAround, ZipCar) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Taxi | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Walk | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bike | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Scooter | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Regional Transit (bus, light rail, subway) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Neighborhood Transit (LANow, DASH) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Paratransit (Access Services) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Telecommute | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

How many miles is your commute to work?

Your answer

How much time does it take you to commute to work? (Please format your answer in hours:minutes.)

Your answer



QUESTION 3: Please tell us if any of the following statements are true for you.

| | Strongly disagree | Disagree | Neither agree or disagree | Agree | Strongly agree |
|---|-----------------------|-----------------------|---------------------------|-----------------------|-----------------------|
| There are places I can walk and bike near my home | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| I feel safe walking and biking in my community | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| I have access to convenient transit options | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| I wait in traffic delays on a regular basis | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Parking is convenient at most of my destinations | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

QUESTION 4: Which of the following options would you use if they were more widely available?

| | Strongly disagree | Disagree | Neither agree or disagree | Agree | Strongly agree |
|---|-----------------------|-----------------------|---------------------------|-----------------------|-----------------------|
| Car share | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Carpool | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Express lanes/carpool lanes on freeways | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Commuter rail/subway | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bus routes with bus-only dedicated travel lanes | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Expanded bus service | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| E-mobility (bikes, scooters) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Protected bike lanes on busy roadways | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Bike lanes in the neighborhood | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| LANow/DASH local service bus | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



QUESTION 5: What transportation-related improvements could most benefit our community?

| | Not a priority | Low priority | Medium priority | High priority | Essential |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Reducing travel times | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Safer streets (improved crosswalks and sidewalks, better lighting) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| More access to reliable, frequent and convenient transit | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Improving street infrastructure (like fixing potholes and bridges) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Increasing parking | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Increasing lanes for vehicle traffic | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Reducing vehicular cut-through traffic in neighborhoods | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Improving mass transit | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Improving local roads and parking | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Increasing bike lanes | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Supporting active transportation modes (walking, biking) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Creating convenient drop off points for rideshare and mobility devices (bikes, scooters) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Reducing vehicle speed limits | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Increasing enforcement of traffic laws | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



QUESTION 6: Metro is currently exploring options to build a subway or monorail from the San Fernando Valley to LAX. There are three options for the route once this Sepulveda Corridor Project comes through the Sepulveda Pass and onto the Westside. Along which of the following streets would you prefer the proposed transit line travel?

- Sepulveda Blvd
- Bundy Dr/Centinel Ave
- Overland Ave

QUESTION 7: Please share with us any comments/concerns you have about specific transportation/mobility/infrastructure issues in Mar Vista, like potholes, sidewalks, crosswalks, alleys, surface streets, lighting, streets trees, etc.

Your answer

Would you be interested in taking future surveys about transportation and infrastructure? If yes, please share your email address with us.

Your answer

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Mar Vista Community Council (MVCC) Community Plan Update Survey

Demographic Questions

Tell us a little bit about yourself.

What is your age?

- under 18
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 to 84
- over 85

What is your gender?

- Female
- Male
- Non-binary
- Prefer not to say
- Other:

What is your race/ethnicity? (choose all the apply)

- Black or African American
- Asian/Pacific Islander
- Hispanic or Latino
- Native American or American Indian
- White
- Multi-racial/multi-ethnic
- Other:

How many people are in your household, including yourself?

Your answer



Who are the members of your household? (choose all that apply)

- Live alone
- Spouse or domestic partner
- Child(ren) under 18
- Child(ren) over 18
- Elderly parents
- Caregiver
- Roomate(s)
- Other:

Do you own or rent your current residence?

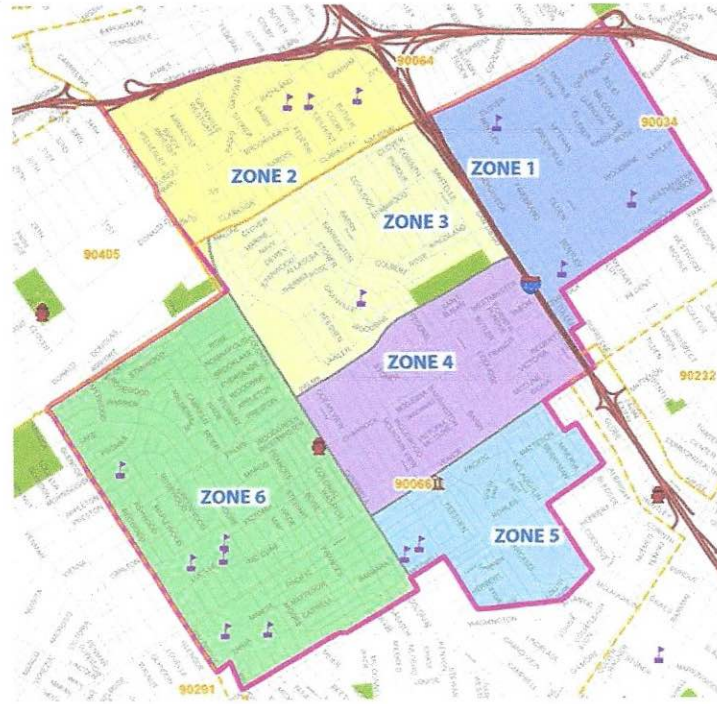
- Rent
- Own
- Other:

What is your stakeholder status? (choose all that apply)

- I live in Mar Vista
- I own property in Mar Vista
- I work in Mar Vista
- I own a business in Mar Vista
- Mar Vista is a place where I spend a lot of my time
- Other:



Where in Mar Vista do you live, own property or a business, work or spend most of your time?



- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

Send me a copy of my responses.

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Mar Vista Community Council (MVCC) Community Plan Update Survey

These all the questions we have for you today. Thank you for your participation!

DID YOU KNOW? The next United States Census is in Spring 2020. Let's ensure all Californians are counted so we can put those resources to good use here at home! Learn more at <https://californiacensus.org/>

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The Community Plan Subcommittee (Comm Plan) and the Transportation and Infrastructure Committee (T&I) request the Outreach Committee to promote and distribute the MVCC Venice Blvd, Transportation and/or the combined surveys to MVCC stakeholders.

Here are the Comm Plan and T&I Committees' recommendations to the Outreach Committee:

1. The online and paper versions of the survey shall contain the exact same questions in the exact same order.
2. Any surveys completed on paper will be given to the Comm Plan or T&I Committees and inputted into the online version of the survey.
3. The Outreach Committee will be supplied with short links to promote the survey provided by Comm Plan and T&I Committees. These short links will be used to track where responses from the survey come from, i.e. MVCC website, MVCC social media, MVCC newsletter, or any flyer created to promote the surveys.
4. The Comm Plan and T&I Committees would like Outreach to promote the survey at the Mar Vista Branch Library using the MVCC bulletin board there. If possible, paper copies of the survey should also be made available at the library and Mar Vista Recreation Center. MVCC stakeholders requiring a paper survey should be directed to the library and park via the MVCC website, social media, newsletter and survey flyer.
5. The Comm Plan and T&I Committees would like Outreach to promote the survey in both digital (via tablet) and paper formats at the MVCC Blue Tent at the Mar Vista Farmers Market.
6. The Comm Plan and T&I Committees ask Outreach to explore the feasibility of creating flyers and lawn signs to place in the community and/or creating social media and digital ads (Facebook, etc.) to promote the survey.
7. The Comm Plan and T&I Committees would like Outreach to promote the survey by reaching out to local Homeowners and Neighborhood Associations, local non-profit groups and local businesses.
8. The Comm Plan and T&I Committees would like Outreach to work with every MVCC Committee to have them post the survey link on every MVCC agenda.

Co-Living Projects Motion

Motion[POLICY][Community Plan Sub-Committee]:

Background:

As a result of the national demographic shift called urban revival which began in the 1990s, millions of people began to migrate to urban areas throughout the United States, including Los Angeles. This trend includes mostly young professionals, but is augmented by baby-boomers wishing to downsize and middle-class persons who are locked out of the home ownership market. The real estate market responded to this increased demand with a surge in urban construction. This construction provides enormous potential for windfall profits, and, as such, an outsized share of it is in the high-end market. These high-end units are out of reach for most city residents and drive up housing prices across the board.

This has had devastating consequences for the poor, and has spurred several initiatives for preserving RSO (Rent Stabilized Units) and SROs (Single Room Occupancy) Hotels, but it has also impacted the middle class who wish to live in an urban environment, cannot afford high-end units but do not fall into the Very Low, Extremely Low or Low HUD income categories.

In order to meet this demand, a unique type of housing has emerged: the so-called Co-Living Project. These projects usually comprise the rental of a private bedroom and bathroom, combined with the communal use of kitchens, living rooms, WiFi, and laundry facilities.

This concept incorporates features both old and new.

The old features:

- They are a form of Residential Hotel, similar to the early SROs, which housed the workforce that migrated to Cities in the US in the late 19th and early 20th centuries
- They are designed for singles and or couples, but not families
- They are semi-permanent

The new features:

- the rents fall in-between those for new market rate apartments in Los Angeles and those for Income Restricted Affordable Units
- they offer more amenities than the old SRO units

These units are new to both the City of Los Angeles and to Mar Vista, a long-standing family-oriented neighborhood, and, as such, the community feels that these new projects need to be specifically addressed by the Dept of City Planning in the current update of the Palms-Mar Vista-Del Rey Community Plan.

Current State Legislation describes these units variously as Residential Hotels or Efficiency Dwelling Units. The City of Los Angeles Municipal Code defines them as Boarding or Rooming Houses and as Efficiency Units.

They are currently permitted in R2 to R5 zones.

The Motion:

At its 10/22/2019 meeting the MVCC Community Plan Sub-Committee drafted the following requirements for Co-Living Projects in Mar Vista, to be incorporated into the MVCC's Second Input Document to the Dept of City Planning:

- 1) Parking: each efficiency unit shall have 1 parking space [per L.A.M.C. Sec 12.21.A.(4)(b)]
- 2) Density: either of the following:
 - a) Co-Living Projects shall only be permitted on parcels Zoned C1 or above
 - or
 - b) There shall be no more than 4 bedrooms per kitchen in each project
- 3) An on-site manager shall be provided 24/7
- 4) Units shall be no smaller than 144 square feet and have ~~full~~ private bathrooms
- 5) Open space requirements shall be, at a minimum, the same as specified for 6 or more residential units in L.A.M.C. Sec 12.21.G(2), which mandates 100 square feet for each unit having less than 3 habitable rooms
- 6) Co-Living Projects may not incorporate Hostels as a Use, and may not be rented for less than 30 days.
- 7) Such projects are exempt from any density bonuses whether 12.22.A.25 or 12.22.A.31

The Mar Vista Community Council requests that these provisions be incorporated into newly formulated zoning regulations for Co-Living projects located within the Mar Vista Community Council Boundaries as part of the update to the Palms-Mar Vista-Community Plan.

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Co-Living Projects Motion
Community Plan Sub-Committee

Background and References

California Health & Safety Code, Division 13 HOUSING[117000-19997]

Chapter 4 Application and Scope Section 17958.1 :

Notwithstanding Sections 17922, 17958, and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

Efficiency unit, as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations.

(Amended by Stats. 1997, Ch. 645, Sec. 10. Effective January 1, 1998.)

California Building Code Chapter 2:

EFFICIENCY DWELLING UNIT. [HCD 1] A dwelling unit containing only one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. See Section 1208.4.

California Building Code Section 1208.4:

1208.4 Efficiency dwelling units

[HCD 1] Unless modified by local ordinance pursuant to Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:

1. The unit shall have a living room of not less than 220 square feet (20.4 m²) of floor area. An additional 100 square feet (9.3 m²) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower

(1)“Residential hotel” means any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence.

(2)“Sponsor” means a local government or nonprofit housing sponsor.

L.A.M.C Section 12.03:

BOARDING OR ROOMING HOUSE. A dwelling containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. **(Amended by Ord. No. 107,884, Eff. 9/23/56.)**

EFFICIENCY DWELLING UNIT. A room located within an apartment house or apartment hotel used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the requirements of Section 91.4930.2 of this Code. **(Added by Ord. No. 138,456. Eff. 5/30/69.)**

L.A.M.C. Section 91.4930.2:

**📖 DIVISION 4
SPECIAL USE AND OCCUPANCY**

Section
91.400 Basic Provisions.

📖 SEC. 91.400. BASIC PROVISIONS.
(Amended by Ord. No. 182,850, Eff. 1/3/14.)

Chapter 4 of the California Building Code is hereby adopted by reference.