

Motions from LANCC 02/06/2016

Short-term Rentals

Whereas, it is now clear that short-term rentals are illegal in Los Angeles' residential neighborhoods, and Whereas the City Attorney has consistently refused to prosecute short-term rental violations in the City of Los Angeles, for a variety of reasons, Now, therefore, be it resolved, that the LANCC (XXXXXX Neighborhood Council) urge City Attorney Mike Feuer to enforce the law as required by the Charter, and immediately prosecute short-term rental zoning violations in the City of Los Angeles.

LANCC (XXXXXX Neighborhood Council) demands that if after 60 days of this notice, Mr. Feuer does not start enforcement, City Council take action to hire a private law firm to start enforce procedures and reallocate the City Attorney's budget to pay for those services.

ALL Short-Term Rentals ("Airbnb" is commonly known terminology) are illegal in Residential Zones in the City of Los Angeles. L.A.M.C section 12.21(A) (1) (a). A short-term rental is a rental that lasts fewer than 30 days. It is illegal to "AirBnB"(short-term rent) any portion of an apartment or house, regardless of whether you are a tenant or a landlord. This would include hotbeds like Silver Lake and Venice, which are mostly zoned low-density residential

-If you are tenant in a residential zone, it is irrelevant whether you have a written agreement with your landlord permitting you to do AirBnB. The agreement is considered illegal and unenforceable and the landlord can still evict you if he so chooses, at any time. You can also be prosecuted regardless of landlord permission. It is a misdemeanor punishable by up to 6 months imprisonment. LAMC Section 11(m).

-If you are a rent-controlled tenant in a residential zone, Airbnb-ing your apartment is grounds for eviction, because rent-controlled tenants are not permitted to use their apartments for an "illegal purpose" L.A.M.C 151.09(A) (4)

Street Vending

The XXXXXX Neighborhood Council supports the CF: 13-1493 with the following conditions:

1. That all communities MUST opt-in to have street vending participate in their area. Opt-in public meetings shall be held at the Neighborhood Council for the boundaries of their Neighborhood Council. Once it is determined that the Neighborhood Council area will opt-in,

the Department of Street Services will determine the site locations and hold public meetings in the affected communities.

2. There shall be a maximum of two street vendors per block with no merchandise displayed on public sidewalks, driveways, poles, fences, curbs or any other public right-of-way. These vendors will be selected by a lottery for the designated locations in the opt-in Neighborhood Council locations.
3. All authorized vendors must file an application for a revocable placard, pay a predetermined, cost recovery application fee, obtain a Food Handling Certification, BTRC, FTB Resale License, Los Angeles County Health permit, and comply with any and all required local, state, and federal regulations. The authorized vendor will be required to pay an annual, predetermined cost recovery fee that includes an annual cart inspection and complaint review.
4. If the City Council is unable to include these minimum conditions as part of the comprehensive legal framework, the XXXXXX Neighborhood Council will withdraw its support and demand that the City Council immediately instruct the Department of Street Services to implement an ACE citation program to enforce the current municipal law of the City of Los Angeles.

LADWP

The Los Angeles Neighborhood Council Coalition (XXXXXX Neighborhood Council) supports The DWP Oversight Committee calls on the City Council to follow the recommendation in the IEA Survey to form “a committee to examine governance reforms for the Department with the explicit task of reporting its findings and recommending a measure for the 2017 ballot.”

This Governance Committee should be involved in drafting any memorandums and other information from the beginning and include at least two members from the Neighborhood Councils who are familiar with the operations and finances of DWP.

The DWP Oversight Committee recommends that there be a robust and transparent discussion and debate before any measure is placed on the ballot for voter approval or rejection.

Council File 16-0093

Department of Water and Power Governance Issues / Charter and Administrative Code
Amendments for Inclusion in a 2016 Ballot Measure

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=16-0093>

Public Service Announcement

Attention: Homeowners

Don't Miss Your Chance to Receive Up to \$3,000 toward an Earthquake Retrofit for Your House

Registration is ONLY open now through February 20

What Is It?

If you live in an older house that has certain vulnerable characteristics, you have the opportunity to apply for up to \$3,000 toward a seismic retrofit. The Earthquake Brace and Bolt (EBB) program is expanding in the Los Angeles area in 2016.

EBB will provide up to \$3000 for seismic retrofits to homes constructed before 1979 that have a raised, wood first floor supported by stem walls or short stud walls called cripple walls.

Why Is It Important?

Older houses constructed before modern seismic codes may have conditions that make them vulnerable to earthquake damage. Conditions that are known to cause serious structural damage are unbolted and unbraced cripple wall or stem wall foundations. Cripple walls and stem walls are the walls that surround the crawlspace under the house.

"We live in earthquake country and every older house that has this cripple wall condition and has not been already retrofit should take advantage of this program," said Janiele Maffei, Executive Director of EBB and a structural engineer. "By bracing and bolting your house you may avoid tens of thousands of dollars of damage down the road."

Houses that are not properly braced or bolted tend to slide or topple off of their foundations in earthquakes. In 2015, the average retrofit cost of a brace and bolt retrofit in the Los Angeles area was between \$3,000 and \$4,500.

Since seismic retrofit of single family homes has typically been done on a voluntary basis, many retrofits were not done in conformance to current retrofit standards. Homeowners who previously retrofitted their houses are encouraged to verify that the retrofit was done in accordance with current standards. More information can be found at EarthquakeBraceBolt.com.

How Do I Register?

In order to participate in the program, EBB requires homeowners to confirm their house

characteristics qualify through a series of questions. Homeowner registration will be open only through February 20. Homeowners may register for EBB online at EarthquakeBraceBolt.com. Homeowners can also call (877) 232-4300 for information or for a paper application. When registration closes, participants will be chosen through a random drawing process. All homeowners will be notified through email if they have been selected to participate or have been placed on the waiting list.

LANCC elections will be held at the next meeting at LADPW.

Applications will be posted on the website.