

**Los Angeles City Council, Journal/Council Proceeding**

**Wednesday, November 1, 2023**

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL 200 NORTH SPRING STREET, LOS ANGELES, CA 90012 - 10:00 AM

(For further details see Official Council Files)

**(For communications referred by the President see Referral Memorandum)**

**Roll Call**

**Members Present: de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Rodriguez, Soto-Martínez, Yaroslavsky (12); Absent: Blumenfield, Price Jr., Raman (3)**

**Approval of the Minutes**

**Commendatory Resolutions, Introductions and Presentations - SEE ATTACHED**

**Multiple Agenda Item Comment**

**Public Testimony of Non-agenda Items Within Jurisdiction of Council**

**Items for which Public Hearings Have Been Held**

(1) **23-1109**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to authorization for the Los Angeles Housing Department (LAHD) to expend funds from the Accessible Housing Trust Fund for the appointed Court Monitor (Fox and Robertson) Fiscal Year (FY) 2023-24 fees.

Recommendations for Council action, pursuant to Motion (Blumenfield – Padilla), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the General Manager, LAHD, or designee, to expend up to \$1,400,000 from the Accessible Housing Trust Fund, Fund No. 10D, for the appointed Court Monitor (Fox and Robertson) FY 2023-24 fees (Funds from the General Fund were authorized through the FY 2023-24 adopted budget).
2. DIRECT the LAHD to review and process all Court Monitor invoices,

including submitting an Authorization For Expenditure to the City Attorney for approval.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(2) **23-0921**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the creation a public eviction filing digital dashboard to be updated regularly using information the Los Angeles Housing Department (LAHD) is receiving under the City's new eviction filing requirements.

Recommendation for Council action, pursuant to Motion (Raman – Soto-Martínez):

INSTRUCT the LAHD, with assistance from the City Attorney and any other relevant departments, to report to the Council within 30 days on the creation of a public eviction filing digital dashboard to be updated regularly using information the LAHD is receiving under the City's new eviction filing requirements, with said report to include:

- a. Addressing issues and information relating to any privacy concerns.
- b. Clearly stated just cause reasons for evictions.
- c. Detailed accrued rent debt and current monthly rents.
- d. Providing de-identified data about tenants who have been or are being assisted by the City's Eviction Defense Program, including the number of tenants served and the average and median amount of direct assistance given to tenants and landlords.

- e. Providing resources and “know your rights” information for tenants and landlords who may qualify for local, state, and federal income-based tenant support programs.
- f. Indicate the methods by which paper findings are being digitized, when required.
- g. Providing a feature whereby tenants can file a complaint to the LAHD if they believe their eviction filing is incongruent with local laws.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Officer has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Raman, Soto-Martínez, Yaroslavsky (11); Nays: (0); Absent: Blumenfield, Krekorian, Price Jr., Rodriguez (4)**

(3) **23-1126**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to addressing various limitations of the Systematic Code Enforcement Program (SCEP).

Recommendations for Council action, pursuant to Motion (Raman – Hernandez – Soto-Martínez – Hutt):

1. INSTRUCT the Los Angeles Housing Department (LAHD), with the assistance of the Los Angeles Department of Building and Safety, City Attorney, and any other relevant Departments, to report to the Council in 60 days with recommendations to address various limitations of the SCEP and complaint-based inspections, with said report to reflect consultation with stakeholder organizations, including tenant advocacy groups and landlords, and consider findings produced in various reports compiled by such organizations; and, to specifically include an analysis and

recommendations that consider the following:

- a. Provide avenues to increase compliance with timely and good quality repairs, as well as strategies to maximize efficacy of SCEP inspections such as providing tenants and landlords more notice, information, and resources prior to inspections and providing transparent updates on schedules, open complaints and citations, and assigned inspectors.
- b. Establishing clear protocols and remedies for common code violations, such as:
  - i. Requiring before-and-after photos, including follow-up visual inspections to verify required work is completed.
  - ii. Providing landlords with pre-approved options for specific repairs.
  - iii. Collecting proof and receipt of completed work.
- c. Increasing coordination between various code enforcement units within the LAHD and with other Departments that interface with tenants and landlords on any relevant issues.
- d. Evaluating options to reduce delays for inspections, such as limiting opportunities for denying inspectors entry and expediting process for obtaining inspection warrants.
- e. Strategies to improve language justice and accessibility throughout the inspection process for tenants and landlords.
- f. Studying the use of escalated fines to motivate compliance with citations.
- g. Identifying resources to help small landlords with financial difficulties to make repairs.

- h. Assessing a potential process to allow tenants to file a petition with the Rent Adjustment Commission for a rent adjustment based on a landlord's failure to remedy citations for violations of housing codes related to the habitability of a dwelling after a certain period of time.
  - i. Considering adjustments to the threshold for triggering Tenant Habitability Plans (THP) that capture disruptive activities or temporary displacement of tenants due to required repairs that are not primary renovation, including the following requirements for non-primary renovation plans:
    - i. Requiring that emergency repairs that must be completed within 48 hours will not trigger the requirement that a Tenant Habitability Plan form be completed.
    - ii. Determine and assign which staff will receive the plans and complete review within two business days unless there is good cause for longer time, such as the need for a permit.
    - iii. Provide that tenants shall have 5 business days to object after service by the landlord and that a hearing shall occur within 10 business days if there is no resolution between the parties in response to the objections.
  - j. Evaluating existing shortcomings of THP, including appeal process, enforcement, notification, and length of time a tenant can be relocated under THP.
2. INSTRUCT the LAHD, with assistance from any other Departments needed, to report to the Council within 60 days with information about how many rental properties subject to the SCEP are designated as Tier 1 and Tier 2, and among those how many have gone more than two or five years without a SCEP inspection, with said report to:
- a. Speak to program and staffing needs to effectuate 4-year inspection cycles for Tier 1 properties and 2-year inspection

cycles for Tier 2 properties.

- b. Address staffing and resources needed to implement the strategies as detailed above and in the Motion.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(4) **23-1122**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to addressing various limitations of the Rent Escrow Account Program (REAP).

Recommendation for Council action, pursuant to Motion (Raman – Hernandez – Soto-Martinez – Hutt):

INSTRUCT the Los Angeles Housing Department (LAHD), with the assistance of the Department of Building and Safety, City Attorney, and any other relevant Departments, report in 60 days with recommendations to address various limitations of the REAP in consultation with stakeholder organizations, including tenant advocacy groups and landlords with said report to include:

- a. Consideration of findings produced in various reports compiled by stakeholder organizations, including tenant advocacy groups and landlords.
- b. Analysis and recommendations based up the following considerations:
  - i. Reducing the amount of time that buildings stay in REAP by

ensuring that buildings undergo proper repairs based on code complaint standards in a timely manner.

- ii. Ensuring that buildings are in full compliance with habitability standards before being considered for REAP removal.
- iii. Evaluating existing fine and fee schedules to motivate compliance and to reflect the cost of program administration.
- iv. Assessing the success of current outreach and education strategies to tenants and property owners.
- v. Increasing tenant utilization of the escrow account and expedite access to said funds in order to conduct approved and appraised repairs.
- vi. Ensuring application, education, and enforcement of tenant protections for REAP units with unresolved code violations, including eviction protections.
- vii. Identifying resources to provide small landlords with financial assistance to make repairs and actions to avoid sales to corporate entities.
- viii. Establishing clear protocols and remedies for common code violations, such as:
  - A. Requiring before-and-after photos.
  - B. Providing property owners with pre-approved options for specific repairs.
  - C. Collecting proof and receipt of completed work.
- ix. Analyzing potential program improvements such as:
  - A. Increasing the frequency of comprehensive inspections for problem properties.

- B. Inspecting neighboring units.
  - C. Disclosing updates to tenants.
  - D. Evaluating potential roadblocks and delays as presented in current appeal processes.
  - E. Improving payment options for tenants
  - F. Examination of why buildings that have numerous unresolved violations and repeated non-compliance are not in REAP.
- x. Coordinating and systemizing efforts across local agencies involved in habitability and code enforcement; and Identify opportunities for property disposal to community land trusts with willing owners when feasible.
  - xi. Exploring strategies to reduce the volume of cases pending General Manager hearings and expedite the timeline for acceptance into REAP.
  - xii. Staffing and resources needed to implement these strategies as detailed above and in the Motion.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislation Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**



(5) **21-1502**  
**CD 13**

MITIGATED NEGATIVE DECLARATION, ADDENDUM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to Appeals for a Project Permit Compliance, Specific Plan Exception, and a Site Plan Review for the properties located 1318 North Lyman Place, 4470 - 4494 West De Longpre Avenue, and 1321 – 1323 North Virgil Avenue.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-310-MND-REC1 adopted on January 11, 2016; and pursuant to California Environmental Quality Act Guidelines 15162 and 15164, as supported by the addendum dated July 27, 2021, no major revisions are required to the Mitigated Negative Declaration; and no subsequent Environmental Impact Review or negative declaration is required for approval of the project.
2. ADOPT the modified FINDINGS of the PLUM Committee approved on October 17, 2023 as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by 1) Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) joint with Adams, Broadwell, Joesph & Cardozo (Representative: Aiden P Marshall); and, 2) Doug Haines joint with La Mirada Ave. Neighborhood Association; and THEREBY SUSTAIN the determination of the Central Los Angeles Area Planning Commission (CLAAPC) in approving a Project Permit Compliance, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), to allow the addition of three levels of medical office space, containing 95,995 square feet of floor area, on top of the parking structure; approving a Specific Plan Exception, pursuant to LAMC Section 11.5.7 F, for relief from the following Station Neighborhood Area Plan (SNAP) requirements: a. SNAP Section 9.E.3 of the Vermont/Western to allow zero additional parking space requirements; and b. SNAP Section 9.G of the Vermont/Western to allow for the existing Pedestrian Throughway to satisfy the SNAP's requirement in lieu of an additional Pedestrian Throughway; and approving a Site Plan Review, pursuant to LAMC

Section 16.05, for a hospital medical use development project that creates 95,995 square feet of nonresidential floor area; for the addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure, the existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC), the existing parking structure contains 562 parking spaces with a height of 43 feet, including five-stories above grade and two subterranean levels, the addition will result in an overall maximum height of 96 feet, 4 inches, the new medical office space would serve the HPMC; for the project located at 1318 North Lyman Place, 4470 4494 West De Longpre Avenue, and 1321 1323 North Virgil Avenue, subject to modified Conditions of Approval, and modified Findings, as approved by the PLUM Committee on October 17, 2023.

Applicant: CHA Health Systems, Inc.

Representative: Francis Park, Park and Velayos LLP

Case No. APCC-2020-1764-SPE-SPP-SPR-1A

Environmental No. ENV-2015-310-MND-REC1

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

**TIME LIMIT FILE - NOVEMBER 3, 2023**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 3, 2023)**

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

- (6) **23-0728**  
**CD 6** SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), and RELATED ENVIRONMENTAL FINDINGS, and PLANNING

AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the future development of the proposed 8141 Van Nuys Boulevard Project (Project), for the properties located at 8141, 8155, and 8159 North Van Nuys Boulevard and 14528, and 14550 West Titus Street.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, ENV-2020-4228-SCEA, and all comments received, after imposition of all mitigation measures, that:
  - a. There is no substantial evidence that the Project will have a significant effect on the environment.
  - b. The City Council held a hearing on October 17, 2023 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
  - c. The Project is a transit priority project pursuant to PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report (EIR), including the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS).
  - d. All potentially significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in the initial study have been identified and analyzed in the SCEA.
  - e. With respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

- f. The SCEA reflects the independent judgment and analysis of the City.
  - g. The mitigation measures have been made enforceable conditions on the Project.
  - h. The proposed project contains more than 50% residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan.
  - i. The proposed project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d).
2. FIND that the Project complies with the requirements of the CEQA for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT, the SCEA, including the Environmental Findings, for future consideration of the Project, identified as Planning Case No. ENV-2020-4228-SCEA, for a new 7-story mixed-use building to be constructed on the southeast portion of the project site, including 200 residential units and approximately 2,060 square feet of ground floor commercial on the southeast corner of the project site (Proposed Building), the 200 units would all be market-rate and consist of 159 1-bedroom units, 39 2-bedroom units, and 2 studio units, a 3-level 504 space parking structure (Parking Building) would be constructed on the western half of the project site, a 10,674 square foot warehouse space (not open to the public) would be located between the Parking Building and surface parking lot along Titus Street, a 12-space surface parking lot would be constructed on the north midpoint of the project site accessed from Titus, the project includes a signage program, the project site is currently developed with an existing vacant 14-story building that is comprised of 194 residential units and 9,533 square feet of previously permitted commercial and retail spaces (Existing Building) and a 219space surface parking lot located at the northeast corner of Van Nuys Boulevard and Titus Street, the existing building will remain onsite; for the properties located at 8141, 8155, and 8159 North Van Nuys

Boulevard and 14528, and 14550 West Titus Street.

Applicant: Grand Pacific 728 LLC, (dba Panorama Tower), Izek Shomof

Representative: Central City Development Group, Hamid Behdad, PE

Case No. ENV-2020-4228-SCEA

Environmental Case No.

Related Case No. DIR-2020-4227-CDO-SPR-HCA

Fiscal Impact Statement: None submitted by the Department of City Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(7) **21-1230-S4**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to preparing an ordinance amending Section 12.04.09 of the Los Angeles Municipal Code to remove zoning and density restrictions that would limit the amount of housing produced in Public Facilities Zones and any City owned parcels for any project where the majority use of the site is for civic purposes and publicly owned permanent affordable housing, and related matters.

Recommendations for Council action, as initiated by Motion (Soto – Martinez – Harris-Dawson – Hutt):

1. INSTRUCT the Department of City Planning, and the City Attorney's Office, as part of the implementation program for the current City Housing Element, to either prepare and present an ordinance which would either amend Section 12.04.09 of the Los Angeles Municipal Code or incorporate new incentives within the Housing Element

Rezoning Program and Citywide Housing Incentive Program to remove zoning and density restrictions that would limit the amount of housing produced in Public Facilities Zones and any publicly-owned parcels for any project where the majority use of the site is for civic purposes and publicly owned permanent affordable housing.

2. INSTRUCT the City Administrative Office (CAO) and Chief Legislative Analyst (CLA) to prepare a report identifying the lead department or departments that will lead on the delivery of public housing on public lands, and the roles of each in the design and project management of civic projects which fall under their departmental scope.

Fiscal Impact Statement: Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(8) **23-1057  
CD 15**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to instructing the Department of City Planning (DCP) to prepare a report with recommendations, as part of the ongoing Harbor Gateway Community Plan update, on design standards to protect the character of the Athens on the Hill community, generally bounded by 120th Street to the North; Figueroa Avenue to the East; Vermont Avenue to the West; and El Segundo Boulevard to the South, and related matters.

Recommendations for Council action, pursuant to Motion (McOsker – Harris-Dawson):

1. INSTRUCT the DCP to prepare a report with recommendations, as part of the ongoing Harbor Gateway Community Plan update, on design standards to protect the character of the Athens on the Hill community, generally bounded by 120th Street to the North;

Figueroa Avenue to the East; Vermont Avenue to the West; and El Segundo Boulevard to the South.

2. INSTRUCT the DCP to conduct a survey to determine if the Athens on the Hill community meets the criteria for historic-cultural designation, and based on the results of the survey, provide recommendations relative to the feasibility of the initiation of proceedings to establish a Historic Preservation Overlay Zone.
3. INSTRUCT the DCP, and the Department of Cultural Affairs, to prepare a report with recommendations to preserve cultural significant assets located in the Athens on the Hill community.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(9) **23-1200-S149**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the appointment of Tria Blu Wakpa to the Cultural Affairs Commission.

Recommendation for Council action:

RESOLVE that the Mayor's appointment of Tria Blu Wakpa to the Cultural Affairs Commission, for the term ending June 30, 2028, is APPROVED and CONFIRMED. Appointee currently resides in Council District 7. (Current composition: M=2; F=3; Vacant=2).

Financial Disclosure Statement: Pending.

Background Check: Filed.

Community Impact Statement: None submitted.

**Adopted Item Forthwith**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(10) **12-1670-S7**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to Proposition K program reconciliation, status of active projects, recommended funding adjustments, and strategic plan to complete program requirements.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

APPROVE the recommendations detailed in the October 4, 2023 LA for Kids Steering Committee (Steering Committee) report, attached to the Council file.

Fiscal Impact Statement: The Steering Committee reports that there is no additional impact on the General Fund as the funding commitments recommended through the report recommendations are funded by Special Fund monies. To the extent that the Proposition K surplus funding capacity discussed in this report can be utilized to fund the cost of the remaining specified projects, the level of cost offsets incurred by the General Fund for project delivery costs would decrease. Program staff are completing closeout activities and expect to identify residual funds for completed projects that could potentially be used to offset remaining shortfalls for Ballot mandated specified projects.

Financial Policies Statement: The Steering Committee reports that the recommendation complies with the City's Financial Policies as there is no fiscal impact to the General Fund.

Community Impact Statement: None submitted.

**Adopted Item as Amended by Motion 10A (De Leon – Padilla) - SEE ATTACHED  
Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**



**Krekorian, Rodriguez (3)**

(11) **11-1345-S2**  
**CD 7, CD 10**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to a lease or license agreement between the City and Paws for Life K9 Rescue for the operation of the Northeast Valley Animal Service Center, and related matters.

Recommendations for Council action, pursuant to Motion (Rodriguez – Hutt – Yaroslavsky):

1. INSTRUCT the Department of General Services (GSD), with the assistance of the Department of Animal Services (DAS), City Administrative Officer (CAO), and Office of the City Attorney, to negotiate a no-cost, one-year lease or license agreement with one-year option to renew at the City's discretion between the City and Paws for Life K9 Rescue for the operation of the Northeast Valley Animal Service Center for services provided under Contract No. C-128954.
2. INSTRUCT the CAO with the assistance of GSD and the DAS to report on the funding needed to cover basic utilities and maintenance at the Northeast Valley.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(12) **23-1062**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to authorizing the Board of Library Commissioners (Board) to execute a proposed contract with Thought Projects, LLC, to

provide exhibition coordinator services to the Los Angeles Public Library (Library).

Recommendation for Council action:

AUTHORIZE the President, Board, or designee, to execute the proposed contract between the City and Thought Projects, LLC, to provide exhibition coordinator services to the Library, for a term of one year upon the execution of the contract with four one-year options for renewal, not to exceed \$200,000 per fiscal year, subject to review and approval of the City Attorney as to form.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that funding in the amount of \$200,000 for the services in the proposed contract is currently in the Library's Office and Administrative Account. The 2023-24 Adopted Budget includes a funding realignment to move this funding to the Library's Contractual Services Account. The amount of the contract for future years will be determined by the adopted budget each fiscal year. There is no additional impact on the General Fund.

Financial Policies Statement: The CAO further reports that the recommendations comply with the City's Financial Policies in that the proposed contract's expenditures will be limited to the use of approved budgeted funds.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - NOVEMBER 27, 2023**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 14, 2023)**

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(13) **23-0219  
CD 14**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the authority for the El Pueblo de Los Angeles

Historical Monument Authority Commission (El Pueblo Commission) to set its own meeting schedule.

Recommendations for Council action:

1. REQUEST the City Attorney with the assistance of the CLA prepare and present an ordinance amending Los Angeles Administrative Code Section 22.628 to specify that Charter Section 503(b) does not apply to the Board of El Pueblo de Los Angeles Historical Monument Authority Commission (Board) and that the Board has the discretion to set its own meeting schedule given that the Board, one of its standing committees, or one of its ad-hoc committees meets at least once per month.
2. REQUEST that the Board of El Pueblo de Los Angeles Historical Monument Authority Commission to report in six months with the calendar of meetings that have been held and a summary of the work that has resulted from each meeting.

Fiscal Impact Statement: None submitted by the El Pueblo de Los Angeles Historical Monument Authority Commission. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analyst of this report.

Community Impact Statement: None submitted.

**Adopted Item to Continue to December 6, 2023**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(14) **23-0966**  
**CD 4**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the proposed agreement with Rowena Partners, LLC, for the operation and maintenance of the Park Center Food and Beverage Concession at Griffith Park.

Recommendations for Council action:

1. APPROVE and AUTHORIZE the President and Secretary, Board of Recreation and Park Commissioners to execute the proposed agreement with Rowena Partners, LLC, for the operation and maintenance of the Park Center Food and Beverage Concession at Griffith Park, for a term of 10 years with one five-year option to renew, subject to the approval of the City Attorney as to form.
2. INSTRUCT the Department of Recreation and Parks to incorporate the following language in the proposed agreement, "That the Contractor, a Food and Beverage Provider as defined in Los Angeles Administrative Code Section 10.53.1(K), comply with the Zero Waste City Facilities and Events on City Property Ordinance, Los Angeles Administrative Code Section 10.53 et seq., as amended from time to time; and, any subcontract entered into by Contractor for work to be performed under this proposed agreement must include an identical provision."

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that for each month of the proposed agreement, the Concessionaire will pay the City the greater of either the applicable MAG, or a percentage of gross receipts. The percentage of gross receipts is as follows: 10 percent of gross receipts on all sales of food and non-alcoholic beverages, 14 percent of gross receipts on all sales of alcohol, and 20 percent of gross receipts on all sales for birthday packages and special events. Revenues from the Concession will be deposited into the Recreation and Parks Fund.

Financial Policies Statement: The CAO further reports that the recommendations comply with the City's Financial Policies in that user charges and fees are set to support the full cost of operations for which the fees are charged.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - NOVEMBER 7, 2023**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 7, 2023)**

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(15) **23-0968**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the proposed contract with Convergent Technologies, LLC, to provide enterprise security cameras and access control systems for Central and Branch Libraries.

Recommendation for Council action:

AUTHORIZE the President, Board of Library Commissioners, or designee, to execute the proposed contract between the City and Convergent Technologies, LLC, to provide enterprise security cameras and access control systems for Central and Branch Libraries, for a term of five years upon the execution of the contract, with two one-year options to renew, not to exceed \$9,097,920 during the term of the agreement, subject to review and approval of the City Attorney as to form.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that sufficient funding exists to pay for the \$9,097,920 in services in the proposed contract. The Library will transfer \$8 million in funds from the Unreserved and Undesignated Fund Balance to its Contractual Services Account upon the execution of the contract. The 2023-24 Adopted Budget includes \$4 million in the Contractual Services Account for the services in the proposed contract. The excess funds will be used as contingency funding in case of further increased costs. Additional funding will be determined through the budget process each fiscal year. There is no additional impact on the General Fund.

Financial Policies Statement: The CAO further reports that the recommendation complies with the City's Financial Policies in that the proposed contract's expenditures will be limited to the use of approved budgeted funds.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - NOVEMBER 7, 2023**

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 7, 2023)

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(16) **23-0962**  
**CD 14**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the proposed Lease Agreement between the Department of Recreation and Parks and the Los Angeles Conservation Corps, Inc., for the operation and maintenance of the East Los Angeles Conservation Corps Site.

Recommendation for Council action:

APPROVE and AUTHORIZE the President and Secretary, Board of Recreation and Park Commissioners to execute the proposed agreement between the City and the Los Angeles Conservation Corps, Inc. for the continued operation and maintenance of the East Los Angeles Conservation Corps Site for a term of ten years, subject to the approval of the City Attorney as to form.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is no impact to the General Fund. The Contractor shall continue paying the annual Cost Recovery Reimbursement Fee of \$1,704, which includes the reimbursement for the Department of Recreation and Parks administrative support costs. The total amount for the ten-year term is estimated at \$17,040. Utility fees for water, gas, and electricity for services provided at the park facilities operated by the Contractor shall be paid by the Contractor directly to the applicable utility service providers.

Financial Policies Statement: The CAO further reports that the recommendation complies with the City's Financial Policies in that user charges and fees are set to support the full cost of operations for which the fees are charged.

Community Impact Statement: None submitted

**TIME LIMIT FILE - NOVEMBER 7, 2023**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 7, 2023)**

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(17) **23-0927  
CD 10**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to naming the field at Jackie Robinson Stadium located in the Rancho Cienega Recreation Center as the "Vera Ford Field."

Recommendation for Council action, pursuant to Motion (Hutt – Harris-Dawson):

REQUEST the Board of Recreation and Park Commissioners to name the field at Jackie Robinson Stadium located in the Rancho Cienega Recreation Center as the "Vera Ford Field" in recognition of her years of relentless dedication to this facility.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)**

(18) **17-0046-S3**

CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY COMMITTEE REPORT relative to the First Amendment to the Memorandum of Understanding (MOU) with Los Angeles County Department of Consumer and Business Affairs, Office of Immigrant Affairs, to provide immigrant legal services funding to the RepresentLA program.

Recommendations for Council action:

1. APPROVE the First Amendment to the MOU, Attachment A of the Community Investment and Families Department (CIFD) report dated October 12, 2023, attached to the Council file, with the Los Angeles County Department of Consumer and Business Affairs, Office of Immigrant Affairs to include detained and non-detained merits-blind removal defense.
2. AUTHORIZE the General Manager, CIFD, or designee, to execute the First Amendment to the MOU between the City and the Los Angeles County Department of Consumer and Business Affairs, Office of Immigrant Affairs to provide immigrant legal services funding to the Represent LA program.

Fiscal Impact Statement: The CIFD reports that there is no impact to the General Fund. The services provided under the MOU are supported by the \$4 million in General Fund appropriated under Account No. 21W224 (Council file No. 17-0046-S2). There may be a future General Fund impact beyond the term of the MOU due to the inclusion of funding immigrant legal representation as identified in said CIFD report.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, McOsker, Padilla, Price Jr., Raman, Soto-Martínez, Yaroslavsky (10); Nays: Lee, Park (2); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(19) **23-0981**

CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY COMMITTEE REPORT relative to Medicare Improvement for Patients and Providers Act (MIPPA) grant funds and agreements with the Center for Health Care Rights, and related matters.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:



1. AUTHORIZE the General Manager, Department of Aging (DOA), or designee, to:
  - a. Accept up to \$203,774 in MIPPA Grant funds from the California Department of Aging (CDA) to provide outreach activities for wellness promotion and increase Medicare enrollment in the senior population residing in the City.
  - b. Execute agreements and amendments to the Standard Agreement No. MI-2324-25 with the CDA, subject to the review and approval of the City Attorney as to form and legality.
  
2. ALLOCATE the \$203,774 in additional MIPPA grant funding as follows:

<u>Title</u>	<u>Amount</u>
Department of Aging	\$20,377
Center for Health Care Rights	<u>183,397</u>
Total:	\$203,774

3. AUTHORIZE the Controller to:
  - a. Establish a receivable account within the Health Insurance Counseling and Advocacy Program (HICAP) Fund No. 47Y for \$203,774.
  - b. Appropriate \$203,774 within the HICAP Fund No. 47Y as follows:

<u>Account</u>	<u>Title</u>	<u>Amount</u>
02Y102	Aging	\$13,671
02Y299	Related Costs	6,706
02YD13	MIPPA	<u>183,397</u>
Total:		\$203,774

- c. Increase appropriations within Fund No. 100/02, as follows:

<u>Account</u>	<u>Title</u>	<u>Amount</u>
001010	Salaries General	\$13,671

- d. Expend funds upon proper demand of the General Manager, DOA, or designee.

4. AUTHORIZE the General Manager, DOA, or designee to:

- a. Negotiate and execute agreements with the Center for Health Care Rights for the term of September 1, 2023 to August 31, 2024 for an additional amount not to exceed \$183,397, subject to the review of the City Attorney as to form and the City Administrative Officer (CAO) for compliance with the City’s contracting requirements.
- b. Prepare Controller instructions for any technical adjustments required to implement the above actions, subject to the approval of the CAO; and, Authorize the Controller to implement the instructions.

Fiscal Impact Statement: The CAO reports that the above recommendations will increase reimbursements for related costs to the General Fund by up to \$6,706. Actual related costs reimbursements are calculated based on actual staffing costs incurred and are subject to a ten percent federal grant cap for all administrative costs.

Financial Policies Statement: The CAO reports that the above recommendations comply with the City’s Financial Policies in that one-time funding is being allocated for one-time expenditures. Additionally, recommended appropriations are limited to the funding available under the grant award.

Community Impact Statement: None submitted

**Adopted Item**

**Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays:**

**(0); Absent: Raman (1)**

**(20) 23-1114**

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to authorizing Neighborhood Councils to use teleconferencing pursuant to California Code Section 54953.8.

Recommendation for Council action, pursuant to Resolution (Soto-Martinez – Hutt):

ADOPT the accompanying RESOLUTION to authorize Neighborhood Councils to use teleconferencing pursuant to California Code Section 54953.8.

Fiscal Impact Statement: Neither the Chief Legislative Analyst nor the City Administrative Officer has completed a financial analysis of this report.

Community Impact Statement: Yes

For: Empowerment Congress West Area Neighborhood Council  
Northridge East Neighborhood Council  
Sherman Oaks Neighborhood Council

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

**(21) 23-1166  
CD 11**

MOTION (PARK - LEE) relative to funding for the installation of drought-resistant landscaping and irrigation along a segment of San Vicente Boulevard in Brentwood, in Council District 11.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the Director of Bureau of Street Services, or designee, to negotiate, accept, and execute all documents necessary to receive the \$1,200,000 in State funds, which requires no local match and is earmarked for drought resistant landscaping and irrigation

along San Vicente Boulevard to support the City's biodiversity initiatives.

2. ESTABLISH a new capital project entitled "San Vicente Median Landscaping and Irrigation" and AUTHORIZE the Controller to deposit up to \$1,200,000 in receipts from the State Department of Recreation and Parks into Capital Improvement Expenditure Program Fund No. 100/54 new account entitled "San Vicente Median Landscaping and Irrigation".
3. AUTHORIZE the Bureau of Street Services to make any technical corrections or clarifications to the above fund transfer instructions in order to effectuate the intent of this Motion.

**Adopted Item as Amended by Motion 21A (Park – Lee) - SEE ATTACHED  
Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

**Items for which Public Hearings Have Not Been Held - (10 Votes Required for Consideration)**

(22) **08-0005-S128**  
**CD 6**

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 8820 North Tobias Avenue (Case No. 746342) Assessor I.D. No. 2653-001-022 from the Rent Escrow Account Program (REAP).

Recommendation for Council action:

APPROVE the LAHD report recommendation dated October 23, 2023, attached to the Council file, and ADOPT the accompanying RESOLUTION removing the property at 8820 North Tobias Avenue (Case No. 746342) Assessor I.D. No. 2653-001-022 from the REAP.

Fiscal Impact Statement: None submitted by the LAHD. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(23) **23-0005-S180  
CD 14**

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 1619 East 4th Street (Case No. 688885) Assessor I.D. No. 5172-024-005 from the Rent Escrow Account Program (REAP).

Recommendation for Council action:

APPROVE the LAHD report recommendation dated October 23, 2023, attached to the Council file, and ADOPT the accompanying RESOLUTION removing the property at 1619 East 4th Street (Case No. 688885) Assessor I.D. No. 5172-024-005 from the REAP.

Fiscal Impact Statement: None submitted by the LAHD. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(24) **23-1191  
CD 10**

MOTION (HUTT - BLUMENFIELD) relative to funding for Median Maintenance efforts started in the last fiscal year in Council District 10.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. TRANSFER and APPROPRIATE \$50,000 from the AB 1290 Fund

No. 53P, Account No. 281210 (CD-10 Redevelopment Projects - Services), and \$49,231 from Fund No. 101/62 (Total: \$99,231) to the Street Services Fund No. 100/86, Account No. 001090 (Salaries - Overtime) to continue Median Maintenance efforts started in the last fiscal year in Council District 10.

2. AUTHORIZE the City Administrative Officer to make any corrections, clarifications or revisions to the above fund allocation instructions, including any new instructions, in order to effectuate the intent of this Motion, and including any corrections and changes to fund or account numbers; said corrections / clarifications / changes may be made orally, electronically or by any other means.

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(25) **14-0880-S1**  
**CD 15**

COMMUNICATION FROM THE CITY CLERK and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the reconfirmation of the Wilmington Commercial District (Merchant-based) Business Improvement District (BID).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the assessments imposed by the Wilmington Commercial District BID for the 2024 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessments are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.

4. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association, Wilmington Chamber of Commerce, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable, or where the common law otherwise excuses compliance with competitive bidding requirements.
7. ADOPT the accompanying ORDINANCE of INTENTION, dated October 23, 2023, confirming the Wilmington Commercial District BID Annual Report and levying an annual assessment for the Wilmington Commercial District BID's twenty-fourth operating year, January 1, 2024 to December 31, 2024.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Wilmington Commercial District BID's twenty-fourth operating period beginning January 1, 2024 to December 31, 2024.
10. APPROVE the Wilmington Chamber of Commerce, a California non-profit mutual benefit corporation, to administer the proposed services of the Wilmington Commercial District BID pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to

prepare, execute, and administer a contract between the City and the Wilmington Chamber of Commerce to administer the Wilmington Commercial District BID, if the Ordinance reconfirming the BID is adopted.

12. APPOINT the Advisory Board listed in the 2024 Annual Report attached to the City Clerk report dated October 16, 2023, attached to the Council file.

Fiscal Impact Statement: The City Clerk reports that this is a merchant-based business improvement district and there are no assessments for City-owned properties within the District, therefore there is no impact on the General Fund.

Community Impact Statement: None submitted

**(Trade, Travel and Tourism Committee waived consideration of the above matter)**

**Adopted Item Forthwith**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(26) **21-1108-S2  
CDs 1, 10, 13**

COMMUNICATION FROM THE CITY CLERK and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the reconfirmation of the Wilshire Center (Merchant-based) Business Improvement District (BID).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the assessments imposed by the Wilshire Center BID for the 2024 fiscal year provide services that directly benefit each of the businesses that pay the assessments.
2. FIND that the services funded by the assessments are provided only



to each of the assessed businesses within the boundaries of the District.

3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. FIND that the proposed improvements and activities are completely separate from the day-to-day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business-based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association, Wilshire Center Business Improvement Corporation, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
7. ADOPT the accompanying ORDINANCE of INTENTION, dated October 11, 2023, confirming the Wilshire Center BID Annual Report and levying an annual assessment for the Wilshire Center BID twenty-ninth operating year, January 1, 2024 to December 31, 2024.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the joint notice of public meeting and public hearing, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Wilshire Center BID's twenty-ninth operating period beginning January 1, 2024 to December 31, 2024.
10. APPROVE the Wilshire Center Business Improvement Corporation, a California non-profit mutual benefit corporation, to administer the

proposed services of the Wilshire Center BID pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.

11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Wilshire Center Business Improvement Corporation to administer the Wilshire Center BID, if the Ordinance reconfirming the BID is adopted.
  
12. APPOINT the Advisory Board listed in the 2024 Annual Report attached to the City Clerk report dated October 3, 2023, attached to the Council file.

Fiscal Impact Statement: The City Clerk reports that this is a merchant-based business improvement district and there are no assessments for City-owned properties within the District, therefore there is no impact on the General Fund.

**(Trade, Travel and Tourism Committee waived consideration of the above matter)**

**Adopted Item Forthwith**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(27) **13-1724-S1  
CDs 4, 13**

COMMUNICATION FROM THE CITY CLERK and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the reconfirmation of the Los Feliz (Merchant-based) Business Improvement District (BID).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the assessments imposed by the Los Feliz Village BID for the 2024 fiscal year provide services that directly benefit each of the businesses that pay the assessments.

2. FIND that the services funded by the assessment are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. Find that the proposed improvements and activities are completely separate from the day-to-day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
7. ADOPT the accompanying ORDINANCE of INTENTION, dated October 11, 2023, confirming the Los Feliz Village BID Annual Report and levying an annual assessment for the Los Feliz Village BID's twenty-third operating year, January 1, 2024 to December 31, 2024.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Los Feliz Village BID's twenty-third operating period beginning January 1, 2024 to December 31, 2024.

10. APPROVE the Los Feliz Village Business Improvement Corporation, a California non-profit mutual benefit corporation, to administer the proposed services of the Los Feliz Village BID pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
  
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Los Feliz Village Business Improvement Corporation to administer the Los Feliz Village Business Improvement District, if the Ordinance reconfirming the BID is adopted.
  
12. APPOINT the Advisory Board as listed in Attachment 1 of the City Clerk report dated October 5, 2023, attached to the Council file.

Fiscal Impact Statement: The City Clerk reports that this is a merchant-based business improvement district and there are no assessments for City-owned properties within the District, therefore there is no impact on the General Fund.

Community Impact Statement: None submitted

**(Trade, Travel and Tourism Committee waived consideration of the above matter)**

**Adopted Item Forthwith**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

(28) **23-1113**

CONSIDERATION OF MOTION (SOTO-MARTÍNEZ - HUTT) relative to the ability and resources needed for the Neighborhood Councils to meet virtually through the end of Fiscal Year 2024-2025.

Recommendation for Council action:

DIRECT the Department of Neighborhood Empowerment to report in 30

days on what technology, support, and other resources that are needed to provide Neighborhood Councils with the ability to meet virtually through the end of Fiscal Year 2024-2025.

Community Impact Statement: Yes

For:

Reseda Neighborhood Council

Rampart Neighborhood Council

Sherman Oaks Neighborhood Council

**(Neighborhoods and Community Enrichment Committee waived consideration of the above matter)**

**Adopted Item**

**Ayes: de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: Blumenfield, Krekorian, Rodriguez (3)**

**Items Called Special**

**Motions for Posting and Referral - SEE ATTACHED**

**Council Members' Requests for Excuse from Attendance at Council Meetings**

**Adjourning Motions - SEE ATTACHED**

**Council Adjournment**

**Items for which Public Hearings Have Not Been Held - (10 Votes Required for Consideration)**

**ENDING ROLL CALL**

de León, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Raman, Soto-Martínez, Yaroslavsky (11); Absent: Blumenfield, Krekorian, Price Jr., Rodriguez (4)

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**Whereupon the Council did adjourn.**

ATTEST: Holly L. Wolcott, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL

## COMMENDATORY RESOLUTIONS

<b>MOVED BY</b>	<b>SECONDED BY</b>	<b>NAME</b>
Park	Krekorian	Reverend Andy Bales
Hutt – Harris-Dawson – Price	Hernandez	Diane Watson

**ADJOURNING MOTIONS**

<b>MOVED BY</b>	<b>SECONDED BY</b>	<b>NAME</b>
Hutt	All Councilmembers	Arthur Lewis
McOsker	All Councilmembers	Benjamin Wong

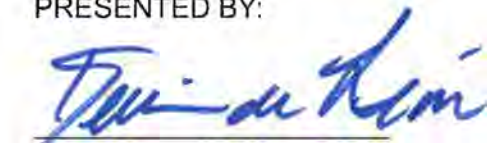


MOTION


I MOVE that the matter NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to Proposition K program reconciliation, status of active projects, recommended funding adjustments, and strategic plan to complete program requirements (Council File 12-1670-S7), Item 10 on today's agenda, be amended to include the following recommendation:

7. Instruct the Bureau of Engineering to work with affected Departments, including the Department of Recreation and Parks and the Department of Cultural Affairs, as well as the respective Council Offices, to submit Capital Technology Improvement Expenditure Program requests for all short-funded Specified Proposition K projects over multiple program years through the annual budget process, and to identify supplemental sources of funding including, but not limited to, Community Development Block Grants, Quimby and Park Fees, Measure A, and State and Federal earmarks.

PRESENTED BY:

  
KEVIN DE LEÓN  
Councilmember, 14<sup>th</sup> District

SECONDED BY:



ORIGINAL

NOV 01 2023

PK

21A

## MOTION

I MOVE that the matter of Motion (Park - Lee), relative to funding for the installation of drought-resistant landscaping and irrigation along a segment of San Vicente Boulevard in Council District 11, Item No. 21 on today's Council Agenda (C.F. 23-1166), BE AMENDED to INCLUDE the following Recommendation:

ADOPT the attached Resolution, as required by the California Department of Parks and Recreation, authorizing the Director of the Bureau of Street Services, or designee, to submit a grant application for the San Vicente Boulevard Coral Trees Sprinkler System.

PRESENTED BY:



TRACI PARK

Councilmember, 11th District

SECONDED BY:



ORIGINAL

November 1, 2023

majs

PK

Resolution No: \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES  
AUTHORIZING THE DIRECTOR OF THE BUREAU OF STREET SERVICES TO  
EXECUTE AGREEMENTS WITH THE STATE DEPARTMENT OF PARKS AND  
RECREATION FOR THE CITY OF LOS ANGELES SAN VICENTE BOULEVARD  
CORAL TREES SPRINKLER SYSTEM

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of a grant to the City of Los Angeles Bureau of Street Services (StreetsLA), setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the applicant will enter into a contract with the State of California to complete project(s);

NOW, THEREFORE, BE IT RESOLVED that the Los Angeles City Council hereby:

1. Approves the filing of project application(s) for specified grant project(s); and
2. Certifies that said applicant has or will have available, prior to commencement of project work utilizing specified grant funds, sufficient funds, including those provided by this grant, to complete the project; and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in this Procedural Guide; and
4. Delegates the authority to the Director of the Bureau of Street Services, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the project scope(s); and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

I, the undersigned, hereby certify that the foregoing Resolution Number \_\_\_\_\_ was duly adopted by the Los Angeles City Council following a roll call vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
(Clerk)

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED #51

**MOTION**

The Councilwoman of the Seventh District has expressed the need for a personal services contract with Goodness Sake Strategies, LLC, for expertise the Councilwoman needs relative to her Council Office that is not otherwise available. The proposed services to be performed are of an expert and technical nature and are temporary and occasional in character. The term of the contract will be from October 18, 2023 to January 15, 2024 and the Contractor is to receive an amount not to exceed \$68,000 for its services. There are funds available in the Council Office Budget to meet this request.

I THEREFORE MOVE that the attached personal services contract with Goodness Sake Strategies, LLC for providing services to the Seventh Council District as set for therein, be approved.

I FURTHER MOVE that the Councilwoman of the Seventh District be authorized to execute this contract on behalf of the City, and that the City Clerk is instructed to encumber the necessary funds against the Contractual Services Account of the Council Fund for Fiscal Year 2023-2024 and to reflect it as a charge against the budget of the involved Council Office.

PRESENTED BY: Monica Rodriguez  
MONICA RODRIGUEZ  
Councilwoman, 7<sup>th</sup> District

SECONDED BY: Amador Pastilla

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AGREEMENT NUMBER C-  
BETWEEN  
THE CITY OF LOS ANGELES  
AND  
GOODNESS SAKE STRATEGIES, LLC  
FOR COMMUNICATIONS SERVICES

THIS AGREEMENT (hereinafter, "Agreement") is made and entered into by and between the CITY OF LOS ANGELES, a municipal corporation, (hereinafter "CITY") by and through the Seventh Council District ("7th Council District" herein) and GOODNESS SAKE STRATEGIES, LLC, (hereinafter, "CONTRACTOR") with reference to the following facts:

WHEREAS, the 7th Council District is in need of professional communications services; and

WHEREAS, the 7th Council District does not currently have staff with professional communications expertise; and

WHEREAS, pursuant to Los Angeles City Charter Section 1022, the City Council or designee has determined that the work can be performed more economically or feasibly by independent contractors than by CITY employees; and

WHEREAS, the services to be performed by the CONTRACTOR are for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character for which competitive bidding under Los Angeles City Charter Section 371 is neither practicable nor advantageous; and

WHEREAS, the CONTRACTOR has twenty years of experience in fundraising, public relations, marketing, and business development and its services are needed to support the 7th Council District's constituent communications goals; and

WHEREAS, the necessary funds are available in the Council Office Budget and have been appropriated for such purposes:

NOW THEREFORE, the parties hereto do hereby agree as follows:

As requested by the Councilwoman of the Seventh District, the Contractor will create advertising materials in English and Spanish for special events in the 7th Council District such as Dia de Los Muertos, ensure that such events are adequately advertised to the public, provide staffing at public events organized by the Councilwoman, and provide other communications services needed by the 7th Council District to further constituent services.

1. The term of this Agreement shall commence on October 18, 2023 and shall terminate on January 15, 2024.
2. The CITY will pay the CONTRACTOR at a rate of sixteen thousand dollars (\$16,000) per month. The CONTRACTOR shall perform said services in accordance with a scope of work approved by the Councilwoman. The CONTRACTOR shall submit monthly

invoices indicating therein the services performed for which payment is requested. Said invoice shall be submitted in accordance with the approved scope of work as provided therein and shall be subject to the approval of the Councilwoman of the Seventh District or her designee.

3. The CITY'S total obligation under this Agreement shall not exceed sixty-eight thousand dollars (\$68,000). This is comprised of forty-eight thousand dollars (\$48,000) for three (3) months of work and an additional amount not to exceed twenty thousand (\$20,000) that the CONTRACTOR may utilize for expenses related to additional projects and services associated with the CONTRACTOR's activities. Any such additional projects and services must be pre-approved by the Councilwoman or her designee prior to the CONTRACTOR commencing work.
4. Due to the need for the CONTRACTOR'S services to be provided continuously on an ongoing basis, the CONTRACTOR may have provided services prior to the execution date of this Agreement. To the extent that said services were performed in accordance with the terms and conditions of this Agreement, those services are hereby ratified.
5. The Councilwoman of the Seventh District or her designee may terminate this contract by giving a minimum of 15 days written notice thereof to the CONTRACTOR. In the event of such termination, the CONTRACTOR shall be paid for hours worked prior to the effective date of termination.
6. The CONTRACTOR agrees to present monthly reports at the request of the Councilwoman of the Seventh District setting forth its performance of the tasks required in fulfilling the terms of this contract; and, further that any and all data, information, conclusions, recommendations, and reports originated hereunder shall become the sole property of the CITY for its use in any manner and for any purpose.
7. The CONTRACTOR shall comply with Los Angeles Administrative Code Section 10.50 et seq., 'Disclosure of Border Wall Contracting.' The CITY may terminate this Contract at any time if the CITY determines that the CONTRACTOR failed to fully and accurately complete the required affidavit and disclose all Border Wall Bids and Border Wall Contracts, as defined in LAAC Section 10.50.1.
8. The CONTRACTOR agrees to comply with the Standard Provisions for City Contracts (Rev. 9/22 [v1]), a copy of which is attached hereto and incorporated herein by reference.
9. In the event of any inconsistency between any of the provision of this Agreement and/or the appendices hereto, the inconsistency shall be resolved by giving precedence in the following order:
  - a. Provisions of this Agreement
  - b. Standard Provisions for City Contracts (Rev. 9/22 [v1])
10. This Agreement includes three (3) pages which constitute the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the day and year herein written.

THE CITY OF LOS ANGELES

CONTRACTOR

BY: \_\_\_\_\_  
MONICA RODRIGUEZ  
Councilwoman, 7th District

BY: \_\_\_\_\_  
GOODNESS SAKE STRATEGIES, LLC  
Contractor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: HOLLY WOLCOTT, City Clerk

BY: \_\_\_\_\_  
Deputy City Clerk

Date: \_\_\_\_\_

Approved as to form:  
HYDEE FELDSTEIN SOTO, City Attorney

BY: \_\_\_\_\_  
Andrew Said, Deputy City Attorney

Date: \_\_\_\_\_

MOTION

In September, 2021, the City Council passed the Tenant Anti-Harassment Ordinance (TAHO) to prevent and protect Angeleno tenants from landlord harassment. The measure affords individuals a private cause of action to pursue civil litigation against their housing provider in the event they feel that they have been illegally harassed.

In November, 2022, City voters passed the United to House LA (ULA) ballot measure. The ULA measure and ordinance, in effect since January 1, 2023, requires that a significant portion of annual ULA revenue be allocated toward "Protections from Anti-Tenant Harassment."

On August 29, 2023, the City Council approved interim program guidelines for six of the ten expenditure categories identified in ULA - including guidelines for Protections from Anti-Tenant Harassment. They also approved an inaugural ULA Expenditure Plan that allocates \$11,219,694 for the program. The Council instructed the Los Angeles Housing Department (LAHD) to submit a detailed staffing and enforcement plan to fully enforce TAHO. That plan includes devoting \$3,000,000 toward legal service agencies to provide legal and litigation support to private individuals referred to those organizations.

This private cause of action is a critical piece in the multi-pronged effort to prevent and stop anti-tenant harassment. However, if legal service providers with the resources and capacity to undertake this type of time consuming litigation are not adequately available, that cause of action means nothing, especially for lower-income Angelenos who may be the most vulnerable to landlord harassment.

I THEREFORE MOVE that the General Manager of LAHD, or designee, with the assistance of the City Administrative Officer and other relevant departments, be authorized to prepare and release a Request for Proposals (RFP) to solicit qualified legal service provider(s) to provide legal representation services for the ULA Protections from Tenant Harassment Program. The RFP shall be subject to review and approval by the City Attorney as to form. LAHD shall be responsible for assessing responses of the subject RFP and submitting results with recommendations to the Mayor and City Council, including funding levels and Controller instructions.

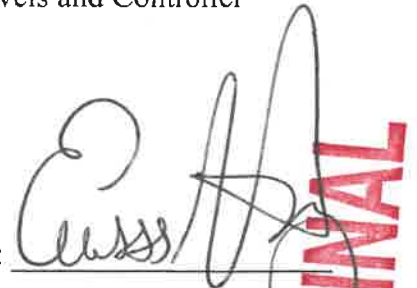
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PRESENTED BY:



NITHYA RAMAN  
Councilmember, 4th District

SECONDED BY:



NOV 01 2023

ORIGINAL



The City of Los Angeles is known around the globe for film and television. Viewed as the movie studio to the world, its beautiful parks and green landscapes have been used as prime locations for production. Currently, the Department of Recreation and Parks (RAP) manages 415 parks and 175 recreation centers in the City. As each site is unique and presents specific locational advantages and challenges to filming, there is a standard, iterative process followed for filming or photography activities.

RAP's Park Film Office is located in Griffith Park and handles all information, reservations, approvals and permits for film related activities at parks and recreation centers for the entire City. As a one-stop shop for all information ranging from issuing permits with FilmLA, to instructing personnel to meet and confer with location managers on guidelines for individual permits, it is the clearinghouse for authorizing any filming activity and use of these locations.

RAP's Park Services Division team of Park Activity Monitors and Film Monitors have been impacted by a series of economic and programmatic challenges happening within the industry. Due to the nature of the ongoing actors strike, as well as associated industry labor strikes, there is growing concern that these activities have created negative outcomes for the City's related park filming activities. Finding a balance between maintaining consistent work and levels of employment, and advocating for and sustaining a livable wage for workers, is at the crux of ensuring that the City and FilmLA meet current economic industry standards.

Filming and film production remains key to the City's economic growth. It is crucial that we continue to provide, and appropriately assess, the necessary resources for the industry to function and operate. Given the recent impacts of the industry's activities on RAP staff and resources, the City should investigate if a guaranteed level of work and competitive wages and benefits for departmental personnel exists.

**I THEREFORE MOVE** that the City Council direct the City Administrative Officer and the Department of Recreation and Parks to report within 45 days with an economic overview of comparable wages and benefits for the City's Park Activity Monitors and Film Monitors personnel when compared to the film industry as a whole.

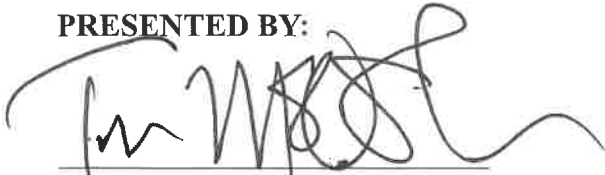
**I FURTHER MOVE** that the City Council direct the City Administrative Officer and the Department of Recreation and Parks to report within 45 days with a targeted analysis of:

1. The number of permits issued to FilmLA in the last calendar year, with specific attention to the recent industry strikes and any changes in trends or forecasting that the Department can predict;

NOV 01 2023

2. The number of filming activities that have occurred at City parks and recreation centers in the last calendar year; and
3. The distribution of the total fees (inclusive of location fees) required of the production companies and all involved parties for filming and its related activities at these sites.

**PRESENTED BY:**



**TIM McOSKER**

Councilmember, 15<sup>th</sup> District



**NITHYA RAMAN**

Councilmember, 4<sup>th</sup> District

**ORIGINAL**

**SECONDED BY:**



**NOV 01 2023**

PLANNING & LAND USE MANAGEMENT

MOTION

Los Angeles City Hall is one of the most iconic buildings in the City's skyline. For decades it was the tallest building in the City, and when it opened to the public in 1928, there was a three day celebration welcoming Angelenos to their new City Hall. Visitors were in awe of the impressive architecture, grand interiors, and sheer size of the building. At a time when the city had grown from a population of 100,000 in 1900 to a million in the late 1920's, it served as a symbol of Los Angeles's progress and maturity.

Los Angeles City Hall embodies the City's rich history and civic life. As the seat of Los Angeles's government, it has been the focal point of the City's accomplishments and celebrations as well as protests and controversies.

It has also become a destination for tourists and a popular spot for filming, which made City Hall one of the most recognized buildings in the country, if not the world. From being destroyed in *War of the Worlds* to being the center of scandals in *LA Confidential* and *Chinatown* to slapstick comedies like *Naked Gun*, among a few of its movie credits, Los Angeles City Hall continues to be prominently featured in the entertainment world that reaches a global audience.

Despite being one of Los Angeles's most recognized and historically significant buildings, Los Angeles City Hall is not listed in the National Register of Historic Places. It was designed by master architects John Parkinson, Albert C. Martin, John C. Martin, in a blend of architectural styles. The impressive, ornate interiors designed by Austin Whittlesey and others, celebrate the City's past and look forward to its future.

Los Angeles City Hall should be recognized for its national significance and be placed on the National Register of Historic Places. While it already appears on the City's list of Historic-Cultural Monuments (#150) and is listed in the California Register of Historical Resources, it warrants national recognition.

The City has a small but robust historic preservation program represented by the Cultural Heritage Commission and City Planning's Office of Historic Resources. Separately, Project Restore is a non-profit that works closely with the City and is committed to the historic restoration and preservation of City Hall. Project Restore has done extraordinary work to preserve the historical integrity of City Hall.

I THEREFORE MOVE, that the City Council instruct the Department of City Planning's Office of Historic Resources, with input from Project Restore, the Cultural Heritage Commission, and the office of the City Administrative Officer, to prepare and submit the necessary application for Los Angeles City Hall to be nominated to the National Register of Historic Places.

ORIGINAL

PRESENTED BY:

*Paul Krekorian*

PAUL KREKORIAN  
Councilmember 2nd District

SECONDED BY:

*Cressley*

*Amelita Pasilla*

NOV 01 2023

PK

RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS

MOTION

In August 2022, a citizen-led ballot initiative sponsored by Unite Here Local 11 entitled "Land Use and Replacement Housing Requirements for Hotel Developers; Program to Utilize Vacant Hotel Rooms for Unhoused Individuals, Police Permit Requirement for Hotels" qualified and was placed on the March 2024 ballot. Since then, Unite Here Local 11 and representatives of the hotel industry have been working on a compromise ordinance that could replace the ballot measure. The proposed ordinance attached to this motion was drafted by the Council President's office in consultation with the union and industry representatives, and it has been agreed upon by both sides with the intention that this compromise ordinance replace the ballot initiative set to be voted on in March 2024.

WE THEREFORE MOVE that the City Council instruct the City Attorney to review the attached ordinance for form and legality, work with relevant departments, and report back with an ordinance to be approved by the City Council.

PRESENTED BY: Paul Kerkorian  
PAUL KREKORIAN  
Councilmember, 2nd District

HUGO SOTO-MARTINEZ  
HUGO SOTO-MARTINEZ  
Councilmember, 13th District

John Lee  
JOHN LEE  
Councilmember, 12th District

Katy Yaroslavy  
KATY YAROSLAVSKY  
Councilmember, 5th District

ORIGINAL

SECONDED BY: Orlyz Beebe  
Jrain Park

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NOV 01 2023

ORDINANCE NO. \_\_\_\_\_

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

## LOS ANGELES RESPONSIBLE HOTEL ORDINANCE

**Section 1.** Section 12.24 of Article 2 of Chapter 1 of the City of Los Angeles Municipal Code is amended, to read (with added language in underline and deleted language in ~~strikethrough~~):

~~T.3.(b) Hotels and apartment hotels, in the GR, C1, C1.5, C2, C4 and C5 Zones if within 500 feet of any A or R Zone or in the M1, M2, or M3 Zones when more than half of the lot is in a C Zone; hotels and motels in the R4 or R5 Zones~~

**U. Conditional Use Permits - City Planning Commission with Appeals to City Council.** The following uses and activities may be permitted in any zone, unless restricted to certain zones or locations, if approved by the City Planning Commission as the initial decision-maker or the City Council as the appellate body. The procedures for reviewing applications for these uses shall be those in Subsections B. through Q. in addition to those set out below.

4. **Hotel Development Project** means a Development Project that includes the creation of hotel/motel guest rooms or transient-occupancy residential structure dwelling units or an addition of 25% or more new hotel/motel guest rooms or transient-occupancy residential structure dwelling units to an existing hotel.

### **Hotel Development Project.**

1. **Additional Findings.** In addition to the finding set forth in Section 12.24 E, prior to approval of a Hotel Development Project, the City Planning Commission or the City Council on appeal shall consider and make express findings on each of the following:

(i) that there is sufficient market demand for the Hotel Development Project proposed:

(ii) the impact of the employees of the Hotel Development Project on the demand in the city for housing, public transit, childcare, and other social services taking into consideration the impact of the

part-time or seasonal nature of work at the hotel/motel or transient occupancy residential structure project and of the hotel/motel employees' expected compensation.

(iii) whether the applicant will take measures to employ residents of neighborhoods adjoining the Hotel Development Project in order to minimize increased demand for regional transportation and to reduce demand for vehicle trips and vehicle miles traveled:

(iv) whether the applicant will take measures to encourage hotel workers and guests to use public transportation, cycling and other non-automotive means of transportation:

(v) whether the Hotel Development Project will support small businesses in the immediate vicinity and whether the applicant will adopt any measures to increase demand for local goods and services.

(vi) whether the hotel/motel will not negatively affect the availability of existing affordable and rent-stabilized housing and the project includes the replacement of any rent-stabilized or restricted affordable housing existing on-site within the past ten years with affordable housing and any non-restricted or rent-stabilized housing with moderate-income housing.

(2) **Vested Rights.** This subsection (f) shall not be interpreted to impair vested rights under this Code, state law, or common law.

(3) **Relation to Specific and Community Plans.** The requirements of this subsection, as they apply to a Hotel Development Project, shall prevail over conflicting provisions in any Specific or Community Plan, including any Community Plan Implementation Overlay District. The foregoing limitation shall not preclude a Specific or Community Plan, or Community Plan Implementation Overlay District, from imposing additional limitations on or requirements of Hotel Development Projects.

**Section 2.** Section 12.84 is added to Article 2 of Chapter 1 of the City of Los Angeles Municipal Code, to read:

### **Section 12.84. Hotel Development Replacement Housing.**

A. Nothing in this Section shall deem or be used to deem the compliance options set

forth in Section 12.84(D) as an ad hoc exaction, as a mandated fee required as a condition to developing property, or as a fee subject to the analysis in *Building Industry Association of Central California v. City of Patterson* (5th Dist. 2009) 171 Cal.App.4th 886.

## **B. Definitions.**

**“Above Moderate Income Households”** means an individual or household whose income exceeds the upper income limit of a Moderate Income Household.

**“Affordable Housing Cost”** means the housing cost for Dwelling Units as defined by California Health & Safety Code Section 50052.5 for owner-occupied housing and the affordable rent for rental units as defined by California Health & Safety Code Section 50053(b), as applicable.

**“Affordable Housing Plan”** means the plan required to be submitted with an Applicant’s application for First Approval pursuant to Section 12.84(L).

**“Applicant”** means any Person, or combination of Persons, or authorized representative thereof, who undertakes, proposes or applies to the City for a Planning Permit related to a Hotel Development Project.

**“Building Permit”** includes full structural building permits as well as partial permits such as foundation-only permits and permits for tenant improvements.

**“Certificate of Occupancy”** means the permit issued by the Los Angeles Department of Building and Safety authorizing the initial occupancy of a residential unit, including a temporary certificate of occupancy.

**“Common Ownership or Control”** means property owned or controlled by the same Person or Persons or by separate Persons in which any shareholder, partner, member, or family member of an investor of the person owns ten percent (10%) or more of the interest in the property.

**“Contiguous Property”** means any parcel of land that is:

- A. Touching another parcel at any point;
- B. Separated from another parcel at any point only by a public right of way, private street or way, or public or private utility, service, or access easement; or
- C. Separated from another parcel only by other real property of the Applicant, which is not subject to the requirements of this Section at the time of the Planning

Permit application by the Applicant.

**“Conversion” and “Covert”** mean a change of a Residential Dwelling Unit, including a mobilehome, as defined in Section 18008 of the Health and Safety Code, or a mobilehome lot in a mobilehome park, as defined in Section 18214 of the Health and Safety Code, or a residential hotel as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, to a nonresidential use.

**“Demolition” and “Demolish”** mean the demolition of a Residential Dwelling Unit, including a mobilehome, as defined in Section 18008 of the Health and Safety Code, or a mobilehome lot in a mobilehome park, as defined in Section 18214 of the Health and Safety Code, or a residential hotel, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code.

**“Extremely Low Income Household”** shall have the definition given in California Health & Safety Code section 50106.

**“Equivalent Size”** means that the Replacement Unit contains at least the same total number of bedrooms as the Dwelling Unit being replaced.

**“First Approval”** means the first approval of a Planning Permit that occurs with respect to a Hotel Development Project.

**“For-Sale”** means and refers to any separately conveyable Dwelling Unit, including a condominium, stock cooperative, community apartment, or attached or detached single family home, for which a parcel or tentative and final map is required for the lawful subdivision of the parcel upon which the Dwelling Unit is located or for the creation of the unit in accordance with the Subdivision Map Act (California Government Code section 66410 *et seq.*).

**“Guest Room”** means any room, suite of rooms, dwelling unit, cottage, or bungalow used or intended to be used by a guest of a Hotel for transient sleeping purposes.

**“Hotel”** means an establishment that provides temporary lodging for payment in the form of overnight accommodations in guest rooms to transient patrons for periods of thirty consecutive calendar days or less. “Hotel” includes hotels, motor lodges, motels, apartment hotels, transient-occupancy residential structures, private residential clubs, tourist courts, and hostels that contain both dormitory-style accommodations and private guest rooms that may be reserved, meeting the definition set forth above. Except as provided above, the term “Hotel” also does not include corporate housing, rooming houses, boarding houses, single-room occupancy housing, any housing available only to students of an education institution, a residential hotel as defined in California Health and Safety Code Section 50519, Short-Term Rentals as defined in



Municipal Code Section 12.22 A 32, or licensed bed and breakfast establishments within a single-unit residence.

**“Hotel Development Project”** means any project requiring a Planning Permit for which an application has been submitted to the City where such development would be permitted to create, through the construction or alteration of structures or through the Conversion of any other use to hotel use:

A. one or more Hotels with a total of at least 15 Guest Rooms; or

B. if on Contiguous Property under Common Ownership or Control, as part of the combined development on all of such property at the time of the application for First Approval, a total of 15 or more Guest Rooms.

**“Income Category”** means Extremely Low Income Household, Very Low Income Household, Lower Income Household, and Moderate Income Household.

**“Interested Party”** means a current or former tenant or owner of a Residential Dwelling Unit that has been or will be Converted or Demolished on the parcel or parcels of a proposed Hotel Development Project governed by this Section, or their authorized representative. Interested Party also means any nonprofit organization exempted from federal taxation pursuant to Subchapter F (commencing with Section 501) of Chapter 1 of Subtitle A of the Internal Revenue Code of 1986, and organized for the purpose of maintaining or creating affordable housing.

**“Lower Income Household”** shall have the definition given in California Health & Safety Code Section 50079.5.

**“Moderate Income Household”** shall have the definition given to “persons and families of moderate income” as defined in California Health & Safety Code Section 50093.

**“Person”** means an individual, corporation, partnership, limited partnership, limited liability partnership, limited liability company, business trust, estate, trust, association, joint venture, agency, instrumentality, or any other legal or commercial entity, whether domestic or foreign.

**“Planning Permit”** means a development agreement, general plan amendment, specific or area plan adoption or amendment, zoning, rezoning, pre-zoning, annexation, planned development permit, site plan review, zoning administrator adjustment, transfer of development rights, tentative map, vesting tentative map, parcel map, variance, conditional use permit, vesting conditional use permit, vesting development plan, special use permit, building permit, or similar discretionary or

ministerial approval granted by the Department of City Planning or Department of Building and Safety.

**“Rental”** means and refers to a Residential Dwelling Unit that is not a For-Sale Dwelling Unit and that is made available for rent.

**“Replacement Housing Agreement”** means an agreement between the City and an Applicant, as described in subsection 12.84(L).

**“Replacement Unit”** means a Residential Dwelling Unit required by this Section to be affordable to Extremely Low, Very Low, Lower, or Moderate Income Households.

**“Residential Dwelling Unit”** means a guest room, a light housekeeping room, a dwelling unit (including an efficiency dwelling unit, an accessory dwelling unit, and a junior accessory dwelling unit), or joint living and work quarters, all as defined in Municipal Code Section 12.03; a mobile home, as defined in California Health and Safety Code Section 18008 that is used or intended to be used as a residence that is primarily long term in nature. Residential Dwelling Units do not include transient lodging, inpatient medical care, licensed long-term care, or detention or correctional facilities.

**“Very Low Income Household”** means a household earning no more than the amount defined by California Health & Safety Code section 50105.

### **C. Exemptions.**

This Section shall not apply to any of the following:

1. Projects that are not Hotel Development Projects as defined in Section 12.84(B) of this Chapter.

2. Hotel Development Projects that are developed in accordance with the terms of a development agreement adopted by ordinance pursuant to the authority and provisions of California Government Code section 65864 et seq. and that is executed prior to the operative date of the ordinance codified in this Section, provided that such Hotel Development Project shall comply with any affordable housing requirements included in the development agreement or any predecessor ordinance in effect on the date the development agreement was executed.

3. Hotel Development Projects subject to the Residential Hotel Unit Conversion and Demolition Ordinance, Municipal Code Section 47.70 et seq.

4. Hotel Development Projects subject to replacement-unit obligations under the

Settlement Agreement in *Wiggins, et al. v. Community Redevelopment Agency of the City of Los Angeles, City of Los Angeles et al*, LASC Case No. BC276472 (Related with Case No. BC277539) or the Development Guidelines and Controls for Single-Room Occupancy Hotels in the City Center and Central Industrial Areas.

5. Hotel Development Projects for which application of this Section's requirements would unlawfully interfere with vested rights created under this Code, State law, or common law.

#### **D. Replacement Housing Requirements.**

1. A proposed Hotel Development Project shall be required to include the replacement, on a one-for-one basis, in the form of new construction of Residential Dwelling Units or acquisition and rehabilitation of existing market-rate Residential Dwelling Units, of each Residential Dwelling Unit on the Hotel Development Project parcel or parcels that is or will be Converted or Demolished as a result of the Hotel Development Project and each such Residential Dwelling Unit that was Converted or Demolished during the five-year period immediately preceding the Applicant's application for First Approval, as follows:

a. For Residential Dwelling Units on the parcel or parcels that are occupied on the date of the application for First Approval, the proposed Hotel Development Project shall include Replacement Units of Equivalent Size to be made available at Affordable Housing Cost to, and occupied by, individuals and households in the same or lower Income Category as those households in occupancy, or if the Income Category of the individuals or households occupying the Residential Dwelling Unit exceeds that of a Moderate Income Household, at an Affordable Housing Cost to a Moderate Income Household. If the incomes of the individuals and households in occupancy are not known, it shall be rebuttably presumed that Lower Income Households, Very Low Income Households, Extremely Low Income, Moderate Income and Above Moderate Income Households occupy these Dwelling Units in the same proportion as their share of all renter households within the City of Los Angeles, as determined by the General Manager of the City Housing Department utilizing the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

b. For Residential Dwelling Units on the parcel or parcels that are in existence but are unoccupied at the time of an Applicant's application for First Approval, the proposed Hotel Development Project shall include Replacement Units of Equivalent Size to be made available at an Affordable Flooring Cost to, and occupied by, individuals and households in the same or lower Income Category as the last individual or household in occupancy, or if the Income

Category of the individuals or households last occupying the Residential Dwelling Unit exceeded that of a Moderate Income Household, at an Affordable Housing Cost to a Moderate Income Household. If the incomes of the individuals and households formerly in occupancy are not known, it shall be rebuttably presumed that Lower Income Households, Very Low Income Households, Extremely Low Income, Moderate Income and Above Moderate Income Households occupied these Dwelling Units in the same proportion as their share of all renter households within the City of Los Angeles, as determined by the General Manager of the City Housing Department utilizing the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database,

c. For Residential Dwelling Units on the parcel or parcels that have been Converted or Demolished within the five-year period preceding the Applicant's application for First Approval, the proposed Hotel Development shall include Replacement Units of Equivalent Size equal to the total number of Residential Dwelling Units on the parcel or parcels at the highpoint during the five-year period preceding the application for First Approval, minus the number of Residential Dwelling Units on the parcel or parcels in existence at the time of the application for First Approval. Such Replacement Units shall be at an Affordable Housing Cost to, and occupied by, individuals and households in the same or lower Income Category as those individuals and households in occupancy at such highpoint, or if the Income Category of the individuals or households occupying the Residential Dwelling Units at such highpoint exceeded that of a Moderate Income Household, at an Affordable Housing Cost to a Moderate Income Household. If the Income Categories of the individuals and households in occupancy at such high point are not known, it shall be rebuttably presumed that Lower Income Households, Very Low Income Households, Extremely Low Income, Moderate Income and same Above Moderate Income Households occupied these Residential Dwelling Units in the proportion as their share of all renter households within the City of Los Angeles, as determined by the General Manager of the City Housing Department utilizing the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

2. An Applicant may provide the Replacement Units required under Subsection 12.84(D)(1) at the site of the Hotel Development Project or at a location other than the site of the Hotel Development Project, provided that any off-site Replacement Units for the Hotel Development Project shall be located within the same Community Plan area or within three miles of the Hotel Development Project, unless, at the time of submission of the application for First Approval, the Applicant petitions for and provides credible documentation in writing to the City Planning Department that there is insufficient available land to construct the off-site Replacement Units in such proximity,

in which event such Replacement Units shall be constructed upon a site approved by the City Planning Department.

3. An Applicant may provide the Replacement Units required under Subsection 12.84(D)(1) as For-Sale Replacement Units or as Rental Replacement Units, provided that the proportion of For-Sale Replacement Units may not exceed the proportion of For-Sale Residential Dwelling Units on the parcel or parcels that are or were Converted or Demolished.

4. In computing the total number of Replacement Units required in a Hotel Development Project, fractions shall be rounded up to the next highest whole number.

5. This Section shall apply to individual Hotel Development Projects for which Planning Permits are sought and also to the cumulative sum of related or successive Planning Permits which are part of a larger Hotel Development Project, such as piecemeal additions to a building, or multiple buildings on a lot, or the development of multiple parcels, as determined by the Director of the Department of City Planning.

**E. Replacement Unit Priority.** Replacement Units required pursuant to this Section shall be made available through a right of first refusal to eligible individuals or households in the following order of priority;

1. to individuals or households who have been or will be displaced by the Conversion or Demolition of Residential Dwelling Units on the parcel or parcels, as described in Section 12.84(D)(1), and who meet the qualifying income thresholds, with greater priority given to individuals most recently displaced by such Conversion or Demolition;

2. to individuals employed at the Hotel or Hotels developed through the Hotel Development Project who meet the qualifying income thresholds;

3. to others who qualify for the Replacement Units.

**F. Certificate of Occupancy.** No Certificate of Occupancy for a Hotel Development Project which is subject to the requirements of this Section shall be issued prior to the issuance of the Certificate(s) of Occupancy for the Replacement Units required pursuant to this Section.

**G. Deed Restriction.** Replacement Units shall be evidenced by a deed restriction which reserves and maintains the affordability of the Replacements Units, consistent with the requirements of this Section, for the life of the Replacement Unit or for 99 years, whichever is greater. The deed restriction shall also state that rent levels cannot exceed those specified in this Section.

## **H. Relief from Replacement Unit Requirement.**

1. Authority. The City Council may, by resolution and after a public hearing, grant administrative relief from the replacement unit requirements of this Section in cases of documented, extreme hardship duly established to the satisfaction of the City Council.

2. Procedures. An application for administrative relief shall be filed with the Department of City Planning on forms provided by the Department, accompanied by such fee as may be established by the Department. The Department shall transmit the application, together with a staff report and recommendation, to the City Planning Commission, which shall provide its recommendation to the City Council within 60 days. The City Council shall consider such application for administrative relief within 60 days after transmission of the City Planning Commission's recommendation, unless the Applicant consents to an extension of time.

**I. Hotel Development Projects with Overlapping Replacement Housing Requirements.** When overlapping replacement housing requirements could be applied to a Hotel Development Project pursuant to this Section or because the Hotel Development Project is subject to more than one inclusionary or replacement housing requirement under any federal, state, or local law, the Hotel Development Project, or any part thereof, shall be subject to the requirement that results in the production of the greatest amount and greatest depth of affordability of replacement or inclusionary units, as determined by the Director of the City Planning Department.

**J. Minimum Requirements.** The requirements of this Section are minimum requirements and shall not preclude a Hotel Development Project from providing additional affordable units or affordable units with lower rents or sales prices than required by this Section.

## **K. Affordable Housing Plan and Replacement Housing Agreement.**

1. An Affordable Housing Plan shall be submitted as part of the application for First Approval of any Hotel Development Project. No application for a First Approval for a Hotel Development Project may be deemed complete unless an Affordable Housing Plan is submitted in conformance with the provisions of this Section.

2. The Affordable Housing Plan shall either contain the Applicant's certification, under penalty of perjury, that no Converted or Demolished Residential Dwelling Units meeting the standards set forth in Section 12.84(D)(1) exist on site, or specify all of the following information:

a. How the replacement housing requirement in Subsection 12.84(D)(1) will

be satisfied;

b. The number, unit type, number of bedrooms and baths, approximate location, size and design, construction and completion schedule of all Replacement Units, and whether such Replacement Units will be For-Sale or Rental;

c. A marketing plan, including the manner in which Replacement Units will be offered to the public in a nondiscriminatory and equitable manner and consistent with the priorities set forth in Section 12.84(E);

d. Specific methods to be used to verify tenant and purchaser incomes, when applicable, and to maintain the affordability of the Replacement Units;

e. Any other information that is reasonably necessary to evaluate the compliance of the Affordable Housing Plan with the requirements of this Section and any implementing regulations.

3. The Affordable Housing Plan shall be reviewed by the City Housing Department as part of the Approval of any Hotel Development Project. The Affordable Housing Plan shall be approved if it conforms to the provisions of this Section and any implementing regulations. A condition shall be attached to the First Approval of any Hotel Development Project to require recordation of any Replacement Housing Agreement required by Subsection 5 of this Section 12,84(L) prior to the approval of any final or parcel map or Building Permit for the Hotel Development Project. The Housing Department's acceptance or denial of an Affordable Housing Plan shall be appealable to the City Council by the Applicant or by any Person aggrieved by the decision of the Housing Department.

4. Following the First Approval of a Hotel Development Project, for any Hotel Development Project required by this Section to replace on-site Converted or Demolished Residential Dwelling Units meeting the standards set forth in Section 12.84(D)(1), the City shall prepare a Replacement Housing Agreement providing for the implementation of the Affordable Housing Plan and consistent with this Section and any implementing regulations. Prior to the approval of any final or parcel map or issuance of any Building Permit for a Hotel Development Project subject to this Section, the Replacement Housing Agreement shall be executed by the City and the Applicant and recorded against the entire Hotel Development Project property and any other property used for the purposes of providing Replacement Units pursuant to this Section to ensure that the agreement will be enforceable upon any successor in interest. The Replacement Housing Agreement shall not be amended without the prior written consent of the City.

## **L. Monitoring.**

Each Replacement Housing Agreement shall include provisions for the monitoring by the City of each Hotel Development Project and each Replacement Unit for compliance with the terms of this Section, any implementing regulations, and the applicable Replacement Housing Agreement. Such provisions shall require compliance reports to be submitted to the City Housing Department by the Hotel owner on at least an annual basis, and the City may conduct periodic on-site audits to ensure compliance with all applicable laws, policies, and agreements. The City Council, by resolution, may establish fees for the ongoing administration and monitoring of the Replacement Units, which fees may be updated periodically, as required.

## **N. Waiver.**

1. Notwithstanding any other provision of this Chapter, the requirements of this Section may be waived, adjusted, or reduced if an Applicant shows, based on substantial evidence, that there is no reasonable relationship between the impact of a proposed Hotel Development Project and the requirements of this Section, or that applying the requirements of this Section would take property in violation of the United States or California Constitutions.

2. Any request for a waiver, adjustment, or reduction under this Section shall be submitted to the City concurrently with the Affordable Housing Plan required by Section 12.84(L). The request for a waiver, adjustment, or reduction shall set forth in detail the factual and legal basis for the claim.

3. The request for a waiver, adjustment, or reduction shall be reviewed and considered in the same manner and at the same time as the Affordable Housing Plan, and is subject to the appeal process for Affordable Housing Plans.

4. The waiver, adjustment or reduction may be approved only after adoption of written findings, based on substantial evidence, supporting the determinations required by this Section.

## **O. Regulations and Enforcement.**

1. The City Housing Department may adopt regulations on the implementation and administration of this Section, which regulations shall have the force of law.

2. The City Attorney shall be authorized to enforce the provisions of this Section and all Replacement Housing Agreements, regulatory document, covenants, resale restrictions, promissory notes, deed of trust, and other requirements placed on Replacement Units through a civil action and any other proceeding or method



permitted by law. The City may, at its discretion, take such enforcement action as is authorized under this Code and/or any other action authorized by law or by any Replacement Housing Agreement, regulatory document, restriction, or agreement executed under this Section.

3. Civil Action. Attorney may institute a civil proceeding for injunctive relief and damages for violations of this Section.

**Section 3.** Article 5 is added to Chapter XVI of the City of Los Angeles Municipal Code to read:

**Section 165.00. Title.**

This article shall be known as the Voluntary Housing Program.

**Section 165.01. Definitions.**

**“Department”** means the City of Los Angeles Housing Department.

**“Guest Room”** means any room, suite of rooms, dwelling unit, cottage, or bungalow intended to be used by a guest of a Hotel for transient sleeping purposes.

**“Hotel”** means an establishment that provides temporary lodging for payment in the form of overnight accommodations in guest rooms to transient patrons for periods of thirty consecutive calendar days or less. “Hotel” includes hotels, motor lodges, motels, apartment hotels, transient-occupancy residential structures, private residential clubs, tourist courts, corporate housing, Short-Term Rentals as defined in Municipal Code Section 12.22 A 32 and hostels that contain both dormitory-style accommodations and private guest rooms that may be reserved, meeting the definition set forth above. Except as provided above, the term “Hotel” also does not include rooming houses, boarding houses, single-room occupancy housing, a residential hotel as defined in California Health and Safety Code Section 50519, or any housing available only to students of an education institution,, or licensed bed and breakfast establishments within a single unit residence.

**“Fair Market Rate”** means the room rate, as defined in California Business & Professions Code §17561, that is or otherwise made available to the public for hotel accommodations, including any promotional, volume, loyalty or other discounts that are generally available to the public.

**“Person”** means an individual, corporation, partnership, limited partnership, limited liability partnership, limited liability company, business trust, estate, trust, association,

joint venture, agency, instrumentality, or any other legal or commercial entity, whether domestic or foreign.

**“Unhoused Individual or Family”** means an individual or family who lacks a fixed, regular, and adequate nighttime residence, or who has a primary nighttime residence in an emergency shelter, on the street or in a park, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation.

## **Section 165.02. Voluntary Housing Program.**

A. Subject to the availability of funding and at the discretion of the City, the Department shall establish a program to place Unhoused Individuals or Families in vacant hotel Guest Rooms, at Hotels that Voluntarily participate in this program. Elements of the program shall include the following:

1. The Department shall develop a registry that allows for Hotels that choose to participate in this Voluntary Housing Program, to pre-register with the City fulfilling contracting and negotiated per-room rates. Participation shall be purely voluntary and at the sole discretion of the hotel.

2. The Department shall develop a program for paying no more than a Fair Market Rate, or such other rate as the Department may negotiate with a participating Hotel, for vacant hotel Guest Rooms on behalf of Unhoused Individuals or Families. The payment system may utilize government or philanthropic sources, or another means by which the City or its designee pays for lodging on behalf of Unhoused Individuals or Families.

3. The Department shall, on an ongoing basis, identify Hotels registered to participate in this voluntary program with vacant Guest Rooms, refer Unhoused Families or Individuals to such Hotels, and provide payment for such families' and individuals' lodging.

4. The Department shall seek and accept bids to contract with one or more bona fide non-profit organizations with a demonstrated record of working with unhoused populations to assist in administering the program. If the Department opts to have such nonprofit organization(s) pay for lodging under the program on the Department's behalf, it shall establish a program to provide grants to the nonprofit organization(s) for use in making such payments, and shall not rely solely on a program of reimbursing the non profit organization(s) for lodging payments made under this Section that have been advanced by the non-profit organization(s).

5. This Article is not intended to replace or preclude any additional programs of

the City to arrange or pay for the lodging of Unhoused Individuals or Families in Hotels.

**Section 165.03. Refusal to Provide Lodging Unlawful.**

It shall be unlawful to refuse to provide lodging to an individual or family seeking accommodations using the program set forth in Section 165.02(a) because the individual or family is unable to present a government-issued identification document if the individual or family presents the Hotel with a housing voucher or other documentation prescribed by the Department demonstrating that the individual or family has been authorized to use the program.

**Section 165.04. Hotel Reporting Requirement.**

Each participating Hotel shall communicate to the Department or its designee, in a form that the Department prescribes, with the number of available rooms at the Hotel and the number of days an available room may be rented. Nothing in this subsection shall require a Hotel to hold or reserve any available room for program beneficiaries.

**Section 165.05. Enforcement.**

It shall remain unlawful for a Hotel Operator to refuse to provide lodging to an individual or family solely on the basis of the fact, or the perception, that the individual or family seeking accommodations is an Unhoused Individual or Family.

**Section 165.07. Regulations.**

The Department shall have the power to render interpretations of this Article and to adopt and enforce rules and supplemental regulations to clarify its application, which shall have the force of law. These interpretations, rules and regulations shall be in conformity with the intent and purpose of this Article.

**Section 4.** Sec. 6. Division 10 of Article 3 of Chapter 10 is added to the City of Los Angeles Municipal Code, to read:

**Section 103.400. Hotel Permit.**

Permits under this division shall be governed by the procedures and requirements of Chapter X of the Municipal Code, additionally as specifically provided in this Division, except Section 103.34.1. 4. shall not apply to hotels.

**Section 103.401. Definitions.**

As used in this division:

**“Applicant”** means the Hotel Owner and/or Hotel Operator seeking a Permit under this Division.

**“Guest Room”** means any room, suite of rooms, dwelling unit, cottage, or bungalow intended to be used by a guest of a Hotel for transient sleeping purposes.

**“Hotel”** means an establishment that provides temporary lodging for payment in the form of overnight accommodations in guest room(s) to transient patrons for periods of thirty consecutive calendar days or less. “Hotel” includes hotels, motor lodges, motels, apartment hotels, transient-occupancy residential structures, private residential clubs, tourist courts, Short-Term Rentals as defined in Municipal Code Section 12.22 A 32, and hostels that contain both dormitory-style accommodations and private guest rooms that may be reserved, meeting the definition set forth above. Except as provided above, the term “Hotel” also does not include corporate housing, rooming houses, boarding houses, single-room occupancy housing, a residential hotel as defined in California Health and Safety Code Section 50519, or any housing available only to students of an education institution, or licensed bed and breakfast establishments within a single unit residence.

**“Hotel Operator”** means a Person who is either the proprietor of the Hotel or any other person who has the right to rent rooms within the Hotel, whether in the capacity of owner, manager, lessee, mortgagee in possession, licensee, or in any other capacity.

**“Hotel Owner”** means a Person who has title to the premises which operates as a Hotel. **“Permit”** means a permit issued under this Division to own or operate a Hotel.

**“Permittee”** means any person holding a Permit to own or operate a Hotel under this division.

**“Person”** means an individual, corporation, partnership, limited partnership, limited liability partnership, limited liability company, business trust, estate, trust, association, joint venture, agency, instrumentality, or any other legal or commercial entity, whether domestic or foreign.

### **Section 103.402. Permit Required; Renewal.**

(a) Except as provided in subsection 103.402(C), no Hotel Operator shall operate a Hotel located in the City of Los Angeles until the Hotel Operator and the Hotel Owner for the Hotel has obtained a written Permit from the Board pursuant to this Division.

(b) The Permit required under this Division must be renewed annually, A public hearing is only required at the request of the Police Commission Board staff, the LAPD VICE Unit, the Police Division Captain, the Mayor or the City Council office.

(c) The Hotel Owner or the Hotel Operator of a Hotel in operation as of the effective date of this Ordinance shall submit an application pursuant to Section 103.403 within 6 months of the effective date of this Ordinance, and shall be permitted to continue hotel operations while such application is pending.

### **Section 103.403. Applications for Permit,**

(a) An application for a Permit shall be filed on a form and in a manner prescribed by the Board.

(b) Notwithstanding any provision of this Chapter to the contrary, the Applicant must include the following information as part of its completed application:

1. The name, telephone number, email address, and business mailing address of the Applicant. If the Applicant is a corporation, include the names and business addresses of the directors, officers, and person(s) authorized to accept service of process on behalf of such corporation and attach a copy of the articles of incorporation. If the Applicant is a partnership, include the names and business addresses of each general partner.

2. The exact location of the proposed permitted Hotel premises.

3. If the Hotel is advertised to the public and known by a name or designation other than the name of the Applicant, such name or designation other than the name of the Applicant; otherwise, a statement that the business is not so advertised or known.

4. The name and business address of every Person having an interest of not less than 10 percent in the Hotel Ownership, as applicable, and the amount thereof.

5. The name and business address of every Person holding title of the Hotel premises, or any part thereof equal to or greater than one-tenth of the whole. If any such Person is a corporation, the same information as required of a corporate Applicant.

6. A description of the Hotel proposed to be permitted, including (i) the ancillary services offered in addition to lodging, (ii) the total number of Guest Rooms at the Hotel, (iii) the number and description of each type of Guest Room at the Hotel, including but not limited to the number of suites and the number of units with kitchens or kitchenettes;

7. Each contracted, leased, subcontracted or subleased business operating at the Hotel's premises, including but not limited to any leased, contracted, subcontracted or subleased restaurant, bar, or retail establishment, and for each such business, (i) a description of the contracted, leased, subcontracted or subleased business, including but not limited to the type and square footage of the business; (ii) the name, telephone number, email address, and mailing business address of the Person who is the counterparty to such contract, lease, subcontract, or sublease; (iii) the name, telephone number, email address, and business mailing address of the Person who operates the leased, contracted, subcontracted, or subleased business; and (iv) a description of the duration of the contract, lease, sublease or subcontract permitting the Person to operate the business on the hotel's premises, including any optional extension periods.

8. The name and business address of any Person that supplies the Applicant or Permittee with workers to perform labor within the Applicant's or Permittee's usual course of business at the Hotel, and the name and business address of any Person that supplies a Person described in subsection (b)(10) with workers to perform labor within that Person's usual course of business at the Hotel.

9. A description, including all relevant dates, of any conduct or condition described in Section 103.31(a) or Section 103.404 of this article, with respect to the Applicant and with respect to any Person described in subsection (b)(10).

10. For Short Term Rentals, the primary platform(s) this property will be listed on and available for booking, and the Home Sharing Registration #

11. The Applicant agrees to ensure that the Hotel and its management team shall be annually trained on and operated in strict accordance with best practices to prevent human trafficking and solicitation at the premises, best practices with good neighbor laws, complaint and understanding of the City noise ordinance, and parking regulations, the provisions of this and all applicable laws

12. A written acknowledgment that the applicant will not knowingly allow a public nuisance, human trafficking, prostitution, drug dealing, loud and unruly gatherings or other criminal conduct to take place on the hotel premise and will take best practices to prevent this conduct.

13. The applicant will cooperate with law enforcement on any investigation of misconduct on the premises.

14. Acknowledgment that the Permit may be suspended or revoked upon a finding by the City that the Applicant has failed to comply with these

requirements, and that the Applicant assumes full responsibility for the lawful and safe operation of the Hotel.

(c) Joint applications must be made on behalf of all Hotel Owners with respect to the same Hotel, the joint application must include the information required in Section 103.403(b) with respect to each Person on whose behalf the application is made,

(d) Applications shall be kept on file by the Board. Notwithstanding Section 103.02.1(c), all application materials shall be made available to the public through a public records under the California Public Records Act, California Government Code § 6250 et seq.

(e) The Board shall maintain a list that is publicly available, for each application, the name of the Applicant or Applicants, the business address of the proposed permitted Hotel premises, the date of any initial Permit issued to the Applicant for the same premises, the date on which the most recent application was submitted, the date on which the most recent Permit was issued, the expiration date of any current Permit that has been granted, any changes in ownership reported by the Applicant in the period since the last application was submitted.

#### **Section 103.404. Grounds for Denial of Application.**

The Board may deny a Permit on any of the grounds listed in Section 103.31(a) or on any of the following additional grounds:

(a) The Applicant or its agent has within five years immediately preceding the date of filing of the application, been found to have violated any federal, state, or local employment law; or

(b) The Applicant or its agent has within five years immediately preceding the date of filing of the application been convicted of violating California Penal Code 487(m): or

(c) The Applicant or its agent has within five years immediately preceding the date of filing of the application been found to have violated any federal, state, or local public health or safety law reasonably related to the nature of conduct of the business for which the application is made.

(d) The permittee, his or her employee, agent, partner, director, officer, or manager has knowingly allowed or permitted prostitution, solicitation of prostitution on the premises, loud and unruly gatherings, illicit drug manufacturing or sales on the premises.

(e) The Applicant or its agents have in the past 12 months been found to have listed a

Short-Term Rental in the City of Los Angeles without having a Home Sharing Registration # from the Planning Department.

(f) The Applicant or its agents have in the past 5 years allowed a property that is being used as a Short term Rental to be sited for a noise complaint more than 5 times in a 12 month period.

(g) The Applicant or its agents have in the past 5 years allowed a property that is being used as a Short term Rental to be used as a party house that causes Loud and Unruly gatherings more than 2 times in a 12 month period within the City.

### **Section 103.405. Hearing upon Protest or Objection.**

If any Person files a written protest or objection concerning an application for a Permit, the Police Commission Board staff, the LAPD VICE unit or the Police division shall validate that protest and then if appropriate the Board shall hold a public hearing concerning the application. The Board shall utilize the procedures outlined in Section 103.03 for public hearings, except that the following additional requirements, if not otherwise applicable to such hearings, shall apply; Persons who have made a protest or objection and other members of the public shall have the opportunity to present information and evidence to the Board concerning the Applicant's fitness to be awarded a Permit. The Board shall give consideration to such information and evidence in reaching a decision on the application.

### **Section 103.406. Disciplinary Action - Grounds.**

(a) It shall be a ground for disciplinary action if any Permittee, their agent or employee or any partner, director, officer, or Person who is exercising managerial authority of or on behalf of a Permittee with respect to the Hotel, or any Person that supplies the Permittee with workers to perform labor within the Permittee's usual course of business at the Hotel, or any Person described in Section 103.403(b)(10), has engaged in any conduct described in Section 103.35 with respect to the Hotel's operations, or has:

1. Been convicted of a felony or other crime involving human trafficking, sex trafficking, theft (including wage theft), embezzlement or moral turpitude, or any crime committed on the premises of or in connection with the operation of the hotel; or

2. Violated any federal, state, or local employment law with respect to the operation of the Hotel or of a business described in Section 103.403(b)(10); or

3. Violated any federal, state, or local public health or safety law in the operation of the Hotel or of a business described in Section 103.403(b)(10).



(b) In determining the appropriate level of disciplinary action, the Board shall consider whether the Permittee or other Person described in subsection 103.406(a) has engaged in any of the conduct listed in this Section or in Section 103.35 on multiple occasions or in serial fashion, and whether the Board has previously found that the Permittee or other Person described in subsection 103.406(a) has engaged in such conduct, either of which shall be considered grounds for more serious disciplinary action.

### **Section 103.407. Parties; Right of Appeal.**

(a) Notwithstanding any provision of this Chapter to the contrary, for all purposes related to Permits concerning Hotels under this Chapter, "Party" shall include any Person who has filed a protest or objection to an application for a Permit to or an accusation against an Applicant or Permittee, in addition to any Person already included within the definition of "party" set forth in Section 102.01. This paragraph shall not be interpreted to limit the scope of the term "party" as used in this Chapter.

(b) Notwithstanding any provision of this Chapter to the contrary, any Party may appeal to the City Council a decision by the Board to issue, deny, suspend, revoke, or condition any Permit concerning a Hotel, or to decline to take such action, by filing a written notice of appeal within thirty (30) days of the Board's decision after a public hearing on the matter. The City Council shall hear such appeal within sixty (60) days of the notice to appeal by the Applicant. In conducting such a hearing, the Council shall receive written argument from any Person and shall hear oral argument and testimony from the Permittee and any Party making the protest or accusation. An appeal to the City Council shall stay a suspension or revocation. The City Council shall affirm, reverse, modify, or remand back to the Board such decision within sixty (60) days of such hearing.

### **Section 103.408. Licensing Fee Schedule,**

The fee for administering Permit applications and appeals under this division shall be determined by a fee study. The Board shall have the authority to revise the fees.

### **Section 103.409. Regulations.**

The Board shall have the power to render interpretations of this Division and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions, which shall have the force of law. These interpretations, rules and regulations shall be in conformity with the intent and purpose of this Division.

## **Section 5. Reorganization and Recodification**

The City Attorney shall have authority to incorporate the amendments to Section 12.24 of Article 2 of Chapter 1 of the City of Los Angeles Planning and Zoning Code set forth in Section 2 of this Ordinance into any reorganized or re-codified provisions of the Planning and Zoning Code adopted by the City after the adoption date of this Ordinance, provided that such incorporation into reorganized or re-codified provisions shall preserve the City Planning Commission as the initial decision-maker and the City Council as the appellate body and shall not alter the substantive requirements set forth in Section 1 and 2 of this Ordinance.

**Section 6.** Severability.

If any section, subsection, sentence, clause, phrase, or application of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or application of the remaining sections, subsections, sentences, clauses, phrases or applications of this Ordinance, which shall remain in full force and effect. This adopted Ordinance and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional, without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional. The courts are hereby authorized to reform the provisions of this Ordinance in order to preserve the maximum permissible effect of each section, subsection, sentence, or clause herein.

**Section 7.** Adoption Date and Effective Dates.

**Section 8.** The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.