



The *Elected* Los Angeles Charter Reform Commission

**TASK FORCE ON STRUCTURES OF GOVERNMENT:
COMMUNITY COUNCILS
AND
DELIVERY OF CITY SERVICES**

FINAL REPORT

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ELECTED LOS ANGELES CHARTER REFORM COMMISSION
TASK FORCE ON STRUCTURES OF GOVERNMENT

Table of Contents

	<u>Pages</u>
I. INTRODUCTION AND PROCESS OF REPORT	1 - 2
II. COMMISSION DECISIONS AND TASK FORCE RECOMMENDATIONS	3 - 6
III. POLICY STAFF ANALYSIS	7 - 14
IV. CITY OF LOS ANGELES COMMUNITY PLANNING AREA MAP AND SUBREGIONS POPULATION CHART	15 - 16
V. APPENDIXES	17 - end
A. Matrix of Community Council Proposals	
B. Major U.S. City Community Council Comparisons	
C. Stakeholder invitees/attendees	
D. Proposal packages reviewed by Task Force on Community Councils	
E. News Stories and Opinions	
F. Funding Community Councils	
G. Election Costs	
H. Selected ideas on Delivery of City Services	
I. History of Borough Governance in Los Angeles	

I. INTRODUCTION AND PROCESS OF REPORT

After some initial tentative decisions by the Commission, the Task Force on Structures of Government was delegated the task to develop specific Charter recommendations for both community councils and delivery of services.

The Task Force considered all written Community Council proposals and available information on delivery of services. A Matrix on Community Council Proposals (Exhibit "A" hereto) was prepared by policy staff to summarize, as well as identify differences and similarities in Community Council proposals. All written proposals for Community Councils are on file at the Commission office.

The Task Force began with a work plan to assess how Community Councils would be constituted, what powers and duties they would be granted, what costs would be entailed, and what conflicts of law or interests might be presented by community council government, and how to develop government structures to improve delivery of services.

The Task Force held a series of roundtable discussions with Community Council proponents and city departments. At the roundtables with Community Council proponents/opponents the Task Force found that among the 24 stakeholders in attendance there was much common ground on the desirability of Community Councils in some form. The one exception was the Los Angeles Business Advisors, a group that expressed a preference for expanding City Council and omitting community councils from the Charter. The vast majority of the Community Council proponents wanted: (1) Community Councils with access to information on decision making from the city government; (2) a community voice in decision making; and (3) involvement in city government decisions that impact the quality of life and delivery of services in their communities. Some sought front-end participation in land use matters. Others raised many issues, including cost and conflict of interest problems in granting such authority to a new, untried form of government.

Three forms of Community Councils were presented and debated:

A. Self-selected and Participatory

A participatory form of government where Community Councils, which are self-selected according to an approved plan providing for broad participation by the diverse interests in neighborhoods, and supported by a Department of Neighborhoods with guaranteed funding, have an institutional role in making recommendations concerning and lobbying on any issues of concern to neighborhoods.

B. Elected and Authority to Make Recommendations and/or Decisions

Elected community councils with authority to make recommendations on any matters of local or city-wide concern, to monitor and hold departments accountable for City

services, and to make decisions on specified issues of local concern ranging from an allocated portion of the City budget (included in all proposals using this model), to local land use issues (development of specific and community plans, and approval of CUPs and variances) included in a few proposals using this model.

C. Regional Community Councils (Toronto model)

Regional based Community Councils composed of City Council members whose districts are within a defined region of the City, with discretionary authority over allocated funds, access to central city government officials and city departments to hold them accountable for efficiency of delivery of services and local issue concerns.

The Task Force was cognizant of the fiscal impact Community Councils could have on the Los Angeles budget. Thus, a roundtable was held with several city departments (City Attorney, Cultural Affairs, Planning, Recreation and Parks, and Transportation) to determine what personnel and fiscal burdens different forms of community councils would have on city departments. All departments represented at the roundtable indicated that a participatory/lobbyist form of Community Councils would have little fiscal impact, and that elected Community Councils would have a varying impact depending upon the nature of their decision-making authority. The more authority over decisions in communities, and particularly land use decisions, the higher the burden placed upon city departments because they would have to assign personnel resources (1) to attend meetings, for purposes of giving counsel and advice, (2) to evaluate, research and report back to them on their legal jurisdiction over issues the community councils sought to determine, and the financial, environmental and resource impact of their decisions.

The issues discussed with respect to personnel burdens included the need for city attorney legal counsel for Community Councils, planning staff to educate CCs on environmental impact obligations and develop understanding of variance laws. Another significant concern was how to meet competing demands for delivery of services between Community Councils by city departments when simultaneous demands were forwarded to city service departments.

The Task Force also heard concerns about the possibility of increased legal liability if land use decisions are made without following proper procedural and substantive requirements. These concerns may be mitigated if the ultimate decision is with the City Council. Traffic safety is another area where increased legal liability is a concern because of specific scientific guidelines.

Ultimately the Task Force narrowed down and considered a handful of Community Council proposals (see Appendix "C"), and voted on recommendations for the full Commission. The recommendations were carefully and thoughtfully weighed by the Task Force based on stakeholder input, previous work by the Commission's Committee on More Responsive Government, and policy staff research. The Task Force also directed staff to include some Community Council proposals in its report without

recommendation because they represented significant contributions by major stakeholders in, or representatives of, parts of the City.

Finally, upon conclusion of the Task Force decisions, staff was requested to obtain cost estimates for each community plan on which the Task Force had voted.

Ultimately, the question for the Commission is which model of Community Council governance is most viable politically, fiscally and structurally, and with the best chance of granting communities the ability to affect the quality of life at the local level, including delivery of services and land use decisions.

II. COMMISSION DECISIONS AND TASK FORCE RECOMMENDATIONS

The *Elected Los Angeles Charter Reform Commission* made the following tentative decisions with respect to Community Councils on May 30, 1998:

1. The Charter should mandate the establishment of neighborhood or community councils.

Approved 9-1

2. The Charter should provide that "NCs/CCs" would be elected.

Approved 8-2

3. The Charter should provide that "NCs/CCs" would be elected at the polls.

Approved 10-0

4. The Charter should provide that only qualified electors (voters) of the local area might serve on each respective "NC/CC."

Approved 8-1

5. The Charter should provide that each "NC/CC" be allocated an amount of City funds to be used in purchasing additional capital projects or additional services from the City.

Approved 8-0

6. The Charter should provide that each "NC/CC" must give a description of the needs of the local area and the local priorities in the district as part of the budget process.

Not Approved 6-2 (8 affirmative votes required for approval)

7. The Charter should provide that "NCs/CCs" have a right to submit to the Mayor the budget priorities of their respective districts, and the Mayor must include such a list of priorities with the transmittal of the executive budget.

Approved 8-0

The **Elected Los Angeles Charter Reform Commission** made the following tentative decisions with respect to improving Delivery of Services on June 13, 1998:

8. The structure and function of the proprietary departments should be prescribed specifically in the Charter. The standards of excellence must be applied to the proprietary and all other City service departments by the Charter, and enforced by internal mechanisms. The Charter should explicitly include addressing efficiency, accountability, accessibility, quality of public safety services in the City, as well as the use of information technology by public safety departments.

Approved 10-0

9. The Charter should establish the concept of coterminous service delivery districts, drawn to correspond to City Council districts, consistent with public safety.

Not approved 5-5

The **Task Force on Structures of Government** made the following tentative decisions with respect to Community Councils on September 16th & October 1st:

1. If, as part of the main Charter Reform proposal or a separate ballot initiative, the Commission proposes a participatory form of community councils, then the model should be based on the proposal of Council member Joel Wachs as amended by the Task Force on Structures of Government. This model would include the following provisions:
 - Representation of diverse interests by NCs/CCs, to be enforced through a Dept. of Neighborhoods DON that would certify petitions for community councils.
 - For certification as a community council by the city, the community would have to submit their selection process (showing how it would ensure representation of the diverse interests in the neighborhood community), by-laws, goals, and plans for a communication network that would reach community stakeholders.
 - Early warning ordinance that would require that before the City makes a final decision, communities affected would get notice.
 - Boundaries of each community and cluster of communities must respect neighborhood boundaries.

- Guaranteed funding for community networks and the DON.
- Community Councils may present annual list of priorities for the city budget; the Mayor shall be required to include these in his annual budget to the City Council.
- The General Manager and commission on neighborhoods would be appointed and removed in the same manner as other general managers and commissioners in the city.
- Community Councils would be clustered into communities of not greater than 150,000 residents each.
- A charter reform commission would reconvene five years after implementation of this community council plan to consider further changes to the community council system.

Approved 4-0 (Boland, supported this proposal, but is opposed to a dual system of participatory and elected community councils in the Charter due to costs to the City. Hahn was absent.)

2. The Charter shall contain elected community councils with decision making authority over local land use issues, appealable to City Council, which could override on a 2/3rd vote and authority over local issues of quality of life, but shall be revenue neutral.

Not approved 2-2 (Kayser and Boland approved, but Boland's vote is conditional upon provision that would grant to a community some portion of the fiscal benefit of a vote on a local land use issue. Glushon and Weinberger voted against this proposal. Hahn was absent.)

This is basically the model of a coalition composed of the Federation of Hillside and Canyon Homeowners, United Chambers of Commerce, 12th District Advisory Committee and would include a Department of Neighborhoods that would facilitate the organization of CCs through the first election, thereafter remaining as a resource office for CCs.

3. The Charter shall contain Community Councils in council manic districts with Council members as *ex officio* members of the Community Council (ala the city of Toronto). This model would:
 - Retain geographical areas and would expand the City Council to 25 to 30 Council members, within districts of the City accountable to the voters.
 - Retain the concept of one city with one set of ordinances governing community councils.
 - Citywide issues would require 20% of Council member approval on land use matters.
 - Geographic regions could handle local matters. No appeals.
 - Local community council advised by City Attorney's Office looking responsibly to land use issues and provide for good service delivery.
 - Development of local decision making would decrease cost of doing business.
 - Reallocate City employees and provide facilities.

- Must distinguish between local and region decision making.

Vote deferred

Staff was assigned to research what changes Toronto is considering to improve their system, and to look at California law with respect to municipal government in land use matters and local service delivery decision making.

4. The Charter shall provide for review no later than five years after the implementation of a Community Councils system, by an independent commission equally and jointly appointed 1/3rd each by the Mayor, City Council and Community Council.

Approved 5-0

5. The Commission should propose, either as part of the main Charter reform proposal or as a separate ballot initiative, elected community councils, as follows:
 - Community Council boundaries coterminous with City Council district boundaries
 - Seven volunteer members elected at large in Community Council district
 - Each voter would vote for one Community Council candidate (would preclude state voting)
 - City Council shall allocate equal amount of discretionary funds for community improvements and local services
 - Community Councils shall identify community needs and concerns
 - City Council members shall be *ex officio* members of the community councils (to connect community councils with city government)
 - The Charter shall contain an enabling clause to allow City Council to delegate authority to community councils to hold legally required public hearings and to make decisions on matters of local concern
 - Community Councils may hold hearings and make recommendations on any city issue
 - Early warning ordinance

Approved 3-2 (Boland, Glushon and Weinberger approved. Hahn favored the concept, but opposed provision that Community Council boundaries would be coterminous with city council districts. Kayser voted against the proposal.)

6. In accordance with Bennett Kayser's Community Council plan (8/9/98):
 - Community Councils shall have members with three 2-year terms
 - approximately 40 CCs, one for each planning area
 - 11 members each CC elected by registered voters in community
 - elected at-large within the district
 - CC members would be paid \$100 stipend per meeting if CC chooses
 - have local decision making authority, including on local land use issues
 - definition of "local" based on traffic impact of proposed development

- be advisory on city-wide land use matters
- enter into development agreements
- mitigate intrusion on communities
- be allocated funds for services
- Department of Neighborhoods for initialization of CCs
- City Clerk responsible for accounting functions of CCs
- five year review commission to determine CC system effectiveness

Not approved 2-2 (Hahn and Kayser approved. Weinberger and Glushon opposed. Boland was absent.)

7. Community Councils will be responsible to monitor delivery of services within their respective district area communities.
- monthly meetings will be held with ranking officials of city departments
 - Community Councils will have authority to require city department officials to attend such meetings
 - their goal may be to have coterminous service delivery districts

Approved 4-0 (Boland was absent.)

III. POLICY STAFF ANALYSIS

A. Voting Rights Act Implications

The Voting Rights Act, Section 2(b) prohibits the City from adopting or implementing any election scheme, rule or procedure, which would result in dilution of minority voting strength. The relevant inquiry is whether the vote of any citizen is approximately equal in weight to that of any other citizen, the aim being to provide fair and effective representation for all citizens.

The U. S. Supreme Court, in a case involving city government interests, indicated that electoral systems should strive to make each citizen's portion equal.

"The equal protection guarantee of 'one-person, one-vote' extends. . .to local government apportionment. Both state and local elections are subject to the general rule of population equality between electoral districts."

Board of Estimate of City of New York v. Morris 109 S.Ct. 1433, 1438 (1989)

If Community Councils select members to serve on another government body, community councils must either be of equal population or there must be a system of proportionality to assure that the weight of all voters will be equal. For example, if one Community Council area includes two times as many residents as another, that area would have to be able to elect two times as many representatives.

Problems to consider

1. *What happens if there are not enough candidates to run for elected community council office in some areas?*

If community councils are elected bodies, a Voting Rights Act/Equal Protection problem may occur. Federal courts have determined that complex voting schemes of selecting members of the government body, where some are elected at large, some elected locally, and some appointed, violates the Equal Protection Clause of the Fourteenth Amendment.¹ The one-person, one-vote principle is applicable to multimember government bodies if a majority of its members are elected, even if some are appointed.

Any proposal for elected Community Councils must provide for filling seats where an insufficient number of candidates run. Staff suggests the following alternatives:

- a. Cancel the election and re-advertise;
- b. Continue the election and have a second election for open seats;
- c. CC cannot function as decision-making body until the next election cycle;
- d. Appoint by Mayor and/or City Council, or City Councilmember in district.

B. Early Warning Notification System

Good communication between the City and its neighborhoods is essential. Thus, some form of early notification system is needed. Some points to consider are:

- Council, committee and commission meetings and agendas should be noticed to CCs
- Notification to CCs should be 30 days whenever practicable
- City Clerk should not have sole responsibility to notify CCs.
- City agencies and commissions should be responsible to do the equivalent of the City Council "Referral Sheet" (on-line system of notification, e-mail or fax)
- Applications for discretionary approval (on land use matters, zone changes, plan amendments, variances, conditional use permits such as those required for alcohol permits, schools, auto repair yards, etc), and public safety matters (except Police Department schedules and other City security measures), and 100s of other items that may impact communities
- Changes in delivery of services

Violators could be subject to temporary injunctions based upon improper notice. There would be notification exceptions, for unforeseen emergencies, as well as foreseen emergencies, such as filming permits which are regularly granted in a shorter period than 30 days.

¹ Cunningham v. Municipality of Metropolitan Seattle (1990 W.D. Wash) 751 F. Supp 885, 893.

C. Election Costs

The City Clerk has indicated that it would cost approximately \$700,000 to incorporate 15 community councils, each with five (5) elected representatives, into a regular city election.² If a separate election were held for community councils, the cost would increase to approximately \$3.5 million.

D. Funding Community Councils

1. Department of Neighborhoods

First year funding for a Department of Neighborhoods is estimated at \$1,378,688 including related costs. This would include 34 positions (\$615,146) [one executive director, one assistant executive director, one senior clerk typist, 15 project coordinators, 15 clerk typists and one management analyst], expenses (\$125,000), furniture (\$50,000), equipment (\$100,000), and interdepartmental chargebacks (\$300,000), and related costs.³ A fully operational DON by 1999-00 is estimated to cost \$2,265,975.

2. Community Council Support Staff

The Task Force on Structures of Government had a roundtable discussion (9-28-98) with departmental members from several offices who indicated their needs for staff to serve as liaisons to community councils.

Con Howe, Director of Planning: If CCs are advisory, 17 additional planning staff employees are needed for 35 CCs. If CCs are decision-making bodies, 37 planning staff employees for 35 CCs. Planning staff employees would provide information on planning (including community plan updates), educate CCs as to environmental impacts, and explain application issues that will arise within the context of CCs decisions.

Claudia Culling, Deputy City Attorney: If CCs are advisory, then a few deputy city attorneys would need to be available for advice on legal matters. If CCs are decision-making bodies, one (1) deputy city attorney would need to be assigned per CC (25 - 35 deputy city attorneys), perhaps more on occasion where complex issues may be presented as well at the early stages of CCs.

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2. Memo to J. Michael Carey, City Clerk from Kristin F. Heffron, Chief Election Division on Neighborhood Council Election Modified Cost Estimate, dated May 29, 1998. (See Appendix "G.")
 3. Memo to Government Efficiency Committee (of City Council), from Ronald F. Deaton, Chief Legislative Analyst and Keith Comrie, City Administrative Officer on Neighborhood Council Proposal, dated April 27, 1998. (See Appendix "F.")

Theresa Patzakis, Mayor's Office: If CCs are advisory, then fewer liaisons would be required for CCs. If CCs are decision-making bodies, more liaisons would be needed for the Mayor's office.

Allyn Rifkin, Department of Transportation: There would be minor staffing impact on D.O.T., because research data now compiled would merely be forwarded by planning staffers to CCs. It is rare for D.O.T. personnel to appear outside the office. Total impact 5 - 6 D.O.T. personnel. *Note:* D.O.T. decisions on traffic safety matters are based upon legal standards known as "objective scientific proven standards" which could open City to lawsuits if violated by CCs.

John Dunlap, Recreation and Parks Department: Currently working with communities on Park Advisory Boards, which empowers local action of Prop K projects by volunteer oversight committees. Perhaps more decision-making authority is appropriate.

City Safety Departments: Police, Fire & Paramedics: Occasional attendance of City safety department personnel would merely require reassignment of time by personnel already on city payroll.

CC Office Support Staff: If CCs are advisory, the cost of an operational Department of Neighborhoods to inform and support CCs could be as low as \$1,128,688 (deducting furniture of \$50,000 and inflated estimated expenses (see Appendix "F")).

3. Community Councils (U.S. Comparatives)⁴

Birmingham, Alabama

Has 99 neighborhoods grouped into 22 community councils. One full time staff of 16 people located in the city hall. The City allocates \$3,000 to \$5,000 to each of the 22 community councils.

If applied system to Los Angeles, 427 neighborhood groups would exist. A full time staff of 209 people would be required. The cost would be \$7.6 million, and \$1.2 to 2.1 million in allocated funds. This program would cost approximately 0.090 to 0.099% of L.A. City Budget based on FY 1998-99.

Dayton, Ohio

Has 62 neighborhoods grouped into seven (7) Priority Boards. There is a full-time staff of 30 people. Each Priority Board gets \$1,200 incentive award, and a \$75,000 Community Development Block Grant set-aside for community development projects.

⁴ Memo to Government Efficiency Committee (of City Council), from Ronald F. Deaton, Chief Legislative Analyst and Keith Comrie, City Administrative Officer on Comparison of Cities with Neighborhood Council Programs dated March 30, 1998. (See Appendix "F.")

If applied system to Los Angeles, 135 Priority Boards would exist. There would be a full time staff of 538 people at a cost of \$19.7 to \$24.5 million. The \$1,200 incentives would total \$162,000, and \$75,000 block grants would total \$10.1 million. This program would cost approximately 0.31 to 0.36% of L.A. City Budget based on FY 1998-99.

Eighth District Empowerment Congress, Los Angeles

If applied to the other 14 Los Angeles Council Districts, each additional constituent service center costs \$9 million (if alternative facility does not exist), including leases and parking. To furnish with computers, modems, printers, faxes and workstations will cost \$3.3 million more. City Council members would use some member of their staff, within their existing funds. This program would cost approximately 1.77% of L.A. City Budget based on FY 1998-99.

New York

Has 59 Community Boards with 2 to 4 full-time staff members each, and 20 liaisons to the Mayor. There are 50 positions each appointed. Each Community Board receives \$131,858 (based upon City of New York Fiscal Year 1998 Executive Budget) for all staff, expenses, except office space rental. (Rent varies so much that the City pays rentals separately.)

If applied to L.A., 28 Community Boards would exist at a cost of approximately \$3.7 million. This program would cost approximately 0.038% of L.A. City Budget based on FY 1998-99.

Seattle, Washington

Has 100 neighborhoods grouped into 13 district centers. Seattle has a complaint tracking system with follow up staff for service delivery to neighborhoods. There are 82 city staff employees assigned to the district centers at a cost of \$1.5 million in a matching fund program.

If in L.A., 5,300 neighborhoods would be grouped into 85 district centers. The cost would be approximately \$19.7 million including the complaint system and follow up staff for services delivery. This program would cost approximately 0.2 % of L.A. City Budget based on FY 1998-99.

St. Paul, Minnesota

There are 17 district councils, each established as a non-profit entity so they raise their own funds and get support from business, churches and other organizations. One full-time position at City Hall exists. It costs \$1 million per year for all 17 district councils for planning, organizing and liaison activities.

If applied to L.A., 219 district councils would exist, with 13 full-time staffers required at a cost of approximately \$8 million, plus another \$12.8 million per year to cover activities. This program would cost approximately 0.21% of L.A. City Budget based on FY 1998-99.

E. Service Delivery Concerns

One way to improve the services delivered by the City is for CCs to act focal points for constituents to address service delivery issues.⁵ CCs could provide a constituent with a variety of assistance and information, and handle complaints regarding poor service.

While the functional divisions of the service bureaus and departments would not have to change, each bureau and department should be able to send data, respond to complaints, and address quality and access concerns through CCs.

CCs may improve services by reducing departmental communication overlap and increase efficiency by directly addressing accountability. As service districts, CCs would allow the City to have a central location in each area where someone could call for a variety of assistance and information.

F. Land Use Decisions

The Task Force spent a considerable amount of time discussing whether CCs would have authority over local land use matters. The difficulty here is that land use matters in Los Angeles are decided in two basic ways:

(1) *Ministerial Decisions*, which are non-discretionary decisions made predominantly by various department in implementing City law. CCs would not be involved in these as they provide little or no opportunity for community decisions.

(2) *Discretionary Decisions*, which are those decisions which involve the use of judgment, some of which are administrative and some of which are legislative. For legislative matters such as zone changes, some of the proposals gave CCs a role in recommendations, at least one gave them a legislative role. Administrative decisions are now made predominantly by the Planning Dept., the Board of Zoning Appeals, the Planning Commission, and the City Council. CCs could be involved in these decisions where standards can be laid out.

Standards would need to be established if CCs are involved in discretionary decisions. On matters such as conditional use permits, project permits, and design review, CCs could have authority where the impact was local. How to define the term "local" creates many complex issues. This becomes especially tricky where sometimes local development (mini malls, drive-in restaurants, etc.) may have regional impacts, for example on a major traffic thoroughfare.

Also to be considered, is who will address local land use matters where CCs leaders have a financial interest in a local development project (i.e. a conflict of interest decision).

5. New York City's charter provides for a similar approach, referring to its coterminous service districts as "community districts". The concept assumes that services can be improved by designating service delivery districts that coordinate various bureaus and departments.

This is a problem because the CC member must recuse themselves from the discussion, and it may require recusal of the entire CC.

Even if CCs are advisory, the Charter may include a provision which shall mandate front-end review of all local development which can be included in the early warning ordinance (see "B" above) to provide that CCs are notified.

G. Diversity Within Community Councils

The Charter should provide principles of diversity for CCs. This would ensure broad representation of major ethnic groups, homeowners, renters, local businesses, social service organizations, civic associations, unaffiliated neighborhood groups and important local constituents. Essentially, CCs will exist to provide a forum for these groups to express and solve common local concerns.

H. Terms of Office

1. Qualifications

If elected CCs, non-residents will be unable to serve, and only qualified voters will be able to determine who is on CCs. Is this desirable?

If appointed CCs, who will appoint? What guidelines will be used to ensure equity and diversity?

If self-selecting CCs, a time frame no longer than 6-months needs to be set up to require by-laws from CCs as to how CC members are elected within the CC.

2. Terms of Office

If an elected CCs system is chosen, the Commission needs to decide among the following alternatives:

- a. coterminous 4-year terms with Council districts;
- b. three 2-year terms (equals more election costs)
- c. term limits after two terms (maximum 8 years);
- d. when term begins/ends.

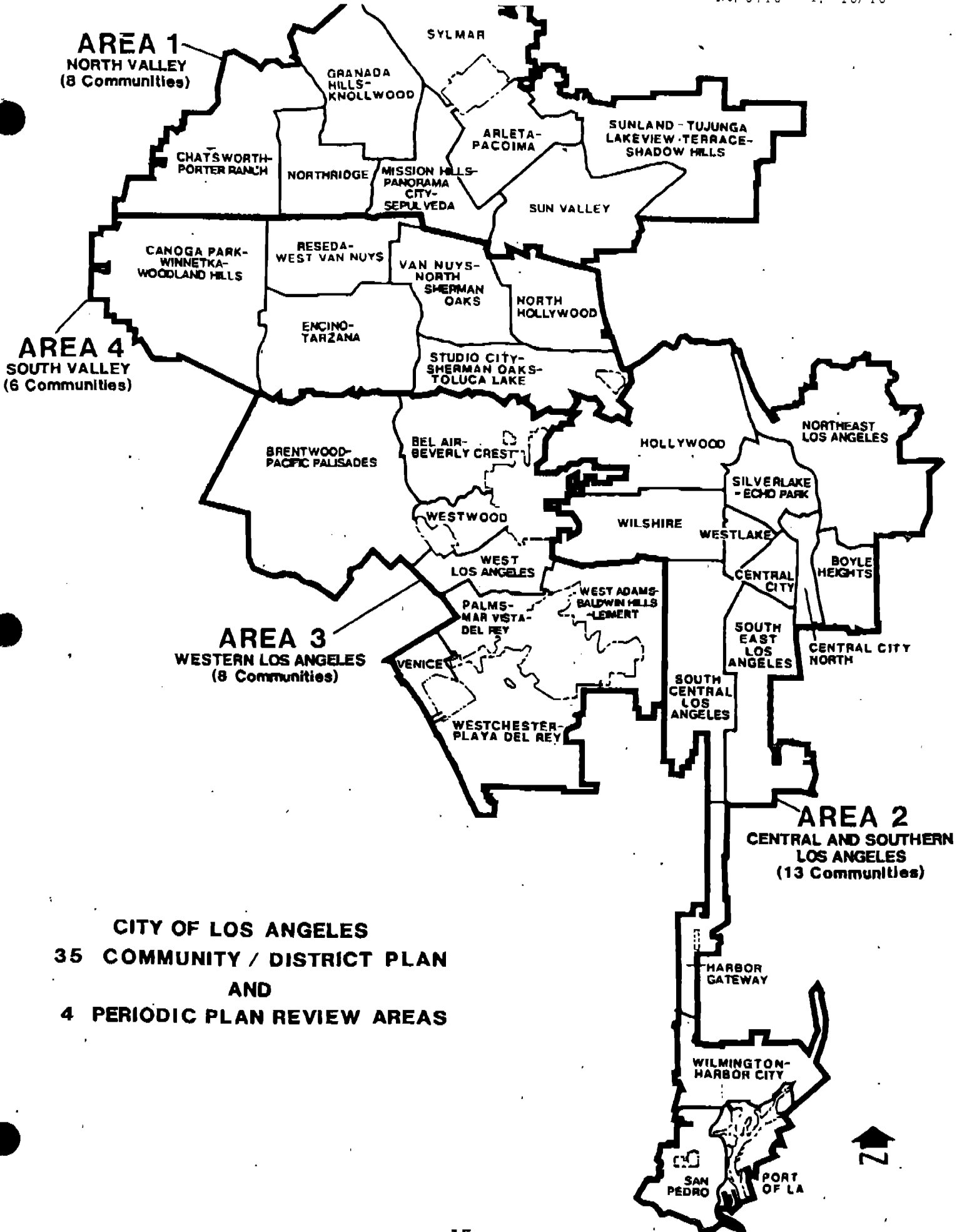
I. Additional Items Commission Needs to Vote On

1. Whether CC members will receive pay, stipends or be voluntary.
2. Whether to guarantee funding for CCs.
3. Whether the Charter should include minimum discretionary funds for CCs, or whether this matter should be left to the City Council.

4. Whether particular groups (seniors, youth, minorities, business) shall be guaranteed advisory roles on CCs.
5. Whether city-wide special needs projects require protection where opposition to such projects exists in every CC.
6. Where liability will fall when CCs decide not to have some delivery of service performed, and resulting injury/damage occurs.
7. Whether to determine boundaries for CCs.

J. Concluding Remarks

The Commission may choose to flush out these decisions now, or delegate them to staff. Prior to staff recommendations, the Commission needs to determine which model of Community Council is preferred. After the Commission decides which form of CC will be placed in the Charter, staff will return to the Commission with specific language and procedures for implementing CCs. One final thought may be to include the right to form CCs in the Preamble of the proposed Charter and/or the "Statement of Responsibilities."



AREA 1
NORTH VALLEY
 (8 Communities)

AREA 4
SOUTH VALLEY
 (6 Communities)

AREA 3
WESTERN LOS ANGELES
 (8 Communities)

AREA 2
CENTRAL AND SOUTHERN LOS ANGELES
 (13 Communities)

CITY OF LOS ANGELES
35 COMMUNITY / DISTRICT PLAN
AND
4 PERIODIC PLAN REVIEW AREAS

Community Plan Areas and Subregions Population

<i>Community Plan Areas</i>	<i>1994</i>
Arlata	92,500
Bel Air	20,500
Boyle Heights	92,500
Brentwood	55,900
Canoga Park	147,200
Central City	26,100
Central City North	21,700
Chatsworth	79,200
Encino	65,200
Granada Hills	52,100
Harbor Gateway	35,500
Hollywood	207,300
Mission Hills	106,700
North Hollywood	123,700
Northeast LA	238,300
Northridge	54,400
Palms	104,100
Reseda	84,800
San Pedro	71,800
Sherman Oaks	66,100
Silverlake	78,300
South Central LA	253,100
Southeast LA	235,600
Sun Valley	78,700
Sunland	53,800
Sylmar	59,600
Van Nuys	131,400
Venice	40,400
West Adams	162,700
West LA	70,000
Westchester	50,200
Westlake	103,200
Westwood	42,500
Wilmington	72,400
Wilshire	273,800
City Total	3,451,900
<i>Subregions</i>	
Northwest Valley	292,400
Northeast Valley	284,600
Southwest Valley	297,800
Southeast Valley	321,200
Metro Center	481,100
West LA	188,900
Northeast LA	409,100
Southwest LA	357,400
Central LA	151,000
South LA	488,700
Harbor	179,700
City Total	3,451,900