

CITY OF LOS ANGELES

Land Use and Housing Committee

Ash Kramer
GCPNC board member /
Committee Chair
Bryan Kramer
GCPNC board member
Anthea Raymond
Community Stakeholder
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CALIFORNIA



GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL

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Greater Cypress Park Neighborhood Council
Land Use and Housing
Joint Committee Meeting Agenda
TUESDAY, July 30, 2019 — 6 PM
*****NEW LOCATION*****
LA River Center - Atrium
570 W Ave 26, Los Angeles, CA 90065

Se proporcionará traducción al español. 将提供粤语翻译

1. Call to Order and Committee Roll Call.
Land Use and Housing Committee Meeting has been called in an abundance of caution to satisfy the Ralph M. Brown Act. The PLUE Committee is a standing committee of the GCPNC and is advisory in nature to the Board. Any decisions made at this joint meeting are not considered Board actions and shall go back as recommendations to the GCPNC Board for a final vote at a regular or special Board meeting.
2. Approval of prior month's minutes.
3. Public Comments – Comments from the public on non-agenda items within the committee's subject matter jurisdiction. Comments outside of the committee's subject matter jurisdiction will be limited to 1 minute.
4. **Discussion and Possible Action: Air Quality at Pepper Avenue**
Presentation and request for support by community member Karen Lofgren about a local business that is spray painting cars on the side and causing air quality concerns.
5. **Discussion and Possible Action: Developer Presentation**
DIR-2019-1321-TOC-CDO
The proposed project comprises 5 stories, 55 units and 7,379 square feet of retail located at 3547 - 3585 N Figueroa Street. The entitlement requests are TOC (Transit Oriented Community) with Additional Incentives and CDO (Community Design Overlay) review.
6. **Discussion and Possible Action: Consider Community Impact Statements**
 - a. Consider support of CF 19-0646 Interim Control Ordinance / 12 month Minimum Lease in Rent Stabilized Buildings
 - b. Consider support a CIS for referenced Motion CF 19-0623 / empty housing penalties or vacancy tax
 - c. Consider support for Councilmember Ryu and Bonin's Motion 14-0268-S16 to study the feasibility of tying tenant relocation assistance to median rental price for a comparable unit within the community plan; family size or number of tenants; and annually adjusted consumer price index.

7. **Planning for Pop-Up Clean Up: Saturday, August 17, 2019 (10am-11am)**
8. **Mail Call** from Dept of Planning
9. **Updates:** Efforts to help unhoused neighbors and tenants
10. New Business/Items for Next Agenda
11. Discuss Future Agenda Items and other Calendar Events:
 - a. NEXT MEETING: **Tuesday, September 3 @ LA River Center**
 - b. Adjournment

The public is requested to fill out a “**Speaker Card**” to address the Board on any agenda item before the Board takes an action. Public comment is limited to 3 minutes per speaker, but the Board has the discretion to modify the amount of time for any speaker.

The public may comment on a specific item listed on this agenda when the Board considers that item. When the Board considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter that is within the Board’s jurisdiction. In addition, the members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting can be viewed at our website cypressparknc.com/meetings and at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Ash Kramer: ash.gcpnc@gmail.com

The Greater Cypress Park Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Greater Cypress Park Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the PLUE Committee Chair by sending an e-mail that states the accommodations that you are requesting to ash.gcpnc@gmail.com

DRAFT

From Jane Demian

I am submitting a request for a CIS to the GCPNC in support of CF 19-0646 Interim Control Ordinance / 12 month Minimum Lease in Rent Stabilized Buildings.

Link to the Motion: http://clkrep.lacity.org/onlinedocs/2019/19-0646_mot_06-14-2019.pdf

This Motion proposes that the City Attorney, Dept of Planning and the Housing and Community Investment Dept (HCID) draft an Interim Control Ordinance requiring an initial 12-month minimum lease in RSO buildings.

Extended stay apartments, which are temporary tenancies of less than one year, often a furnished unit, are used by business travelers and are known as “corporate housing.” Real estate experts have attested that an increase in corporate housing could push prices up in neighborhoods where many companies operate because there would be less housing available for long-term tenants.

Of particular concern is the use of rent-controlled units for corporate housing rather than for permanent residents. This practice reduces the supply of rent-controlled long term housing. In Los Angeles the supply of older rent-controlled buildings has been on the decline as a development boom has led to gentrification.

With Short-Term Rentals in rent-controlled buildings landlords can raise the prices when a tenant vacates the units, essentially nullifying the long-term RSO protections for renters. Beginning July 1st Los Angeles will adopt a Short-Term Rental Ordinance to ban stays of 30 days or less in rent-controlled buildings or units that are not the owner’s primary residence. This Motion proposes that the City should examine whether a similar policy is needed for corporate housing and draft an interim Control Ordinance requiring a 12-month lease in RSO buildings. This Motion also asks the City agencies to report back on the number of Corporate Housing units in use in the City Of Los Angeles, the number of RSO units being used for Corporate Housing, the number of non-RSO units being used for Corporate Housing, and the impact corporate housing stock has on the stock of long-term rental housing supply in general.

DRAFT

From Jane Demian

I am requesting that the GCPNC support a CIS for referenced Motion CF 19-0623. The link to the Motion is here: http://clkrep.lacity.org/onlinedocs/2019/19-0623_mot_06-11-2019.pdf

Los Angeles has a shortage of more than 500,000 units of affordable housing for low income renters. The high cost of housing is exacerbating our already severe homelessness problem. Thousands of people are falling out of the housing market and landing in a growing number of encampments on our streets.

At the same time a significant amount of Los Angeles housing stock remains vacant. The 2017 American Community Survey of the US Census showed there were 111,810 vacant housing units in the City of Los Angeles.

This Motion proposes an “Empty Homes Penalty” or vacancy tax as has been done in Vancouver, Paris, Washington DC and Oakland. The stated object of empty homes penalties has been to 1) return empty or under-utilized properties to use as long-term rental homes, 2) help relieve pressure on the region’s rental housing market, and 3) create a revenue stream for affordable or homeless housing and services.

This Motion requests that HCID report on the amount of vacant, habitable housing units in Los Angeles, and requests that the Chief Legislative Analyst with the assistance of the City Administrative Officer, examine Empty Homes penalty, vacancy taxes and speculator taxes in other jurisdictions and report with policy options for a potential “Empty Homes” penalty structure in Los Angeles for consideration by voters in 2020.

DRAFT

From Jane Demian

I am requesting that the GCPNC submit a CIS request in support of Councilmember Ryu and Bonin's Motion linked here: http://clkrep.lacity.org/onlinedocs/2014/14-0268-S16_mot_06-19-19.pdf

Based on the results of the LAHSA 2019 Greater Homeless Count showing a 16% increase in homeless individuals living on Los Angeles streets and sidewalks, in cars and vans, parks and temporary shelters with increases in homelessness shown through Los Angeles County, this Motion proposes:

1. to study the feasibility of tying tenant relocation assistance required for evictions under the Ellis Act to the median rental price for a comparable unit within the respective community plan area, to consider family size, unit size and number of tenants, and consider the annual adjusted consumer price index (CPI) according to local area indexes;
2. to increase the percentage of affordable housing Ellis replacement units (now set at 20%);
3. to give tenants undergoing evictions due to demolition of a rent-stabilized building the Right of First Refusal in the new buildings and the option to rent the unit at the previous below-market rate;
4. to study and report back the City's authority to restrict affordable development incentives such as density bonus or Transit Oriented Communities (TOC) incentives at locations where tenants were evicted under the Ellis Act, to ensure vulnerable housing sectors are not rewarding developers for creating unintended displacement.
5. to study and report back on the feasibility for acquisition and financing the rehabilitation of RSO properties that are at risk for Ellis Act evictions and demolitions, and further to determine feasibility and options for conversion to permanent affordable housing.