

# **Westside Regional Alliance of Councils**

**Bel Air-Beverly Crest Neighborhood Council  
Brentwood Community Council  
Del Rey Neighborhood Council  
Mar Vista Community Council  
Neighborhood Council of Westchester-Playa  
Pacific Palisades Community Council**

**Palms Neighborhood Council  
South Robertson Neighborhoods Council  
Venice Neighborhood Council  
West LA Neighborhood Council  
Westside Neighborhood Council  
Westwood Community Council  
Westwood Neighborhood Council**

**[www.westsidecouncils.com](http://www.westsidecouncils.com)**

## **Agenda**

### **Board of Directors Breakfast**

**February 17, 2016, 8:30-10.00 a.m.**

**Lenny's Deli (Westwood), 2379 Westwood Blvd., Westwood, CA 90064**

**One hour free parking (with a restaurant validation) in the surface parking lot immediately north of Lenny's, on Westwood Boulevard. After the first hour free (with validation), it's \$2 for the next hour.**

1. Welcome/Introductions (2 mins)
2. Approval of Minutes: November 2015 (no December meeting) (postpone) (1 min.)
3. Government Rep. Updates (20 mins)
  - Mayor Garcetti's Office: Daniel Tamm
  - DONE Rep: Mike Fong
  - Congressman Ted Lieu's Office: Janet Turner
  - Congresswoman Karen Bass's Office: Jacqueline Hamilton
  - CD 5 Rep: John Darnell
  - CD 11: Debbie Dyner-Harris
  - Sen. Ben Allen's Office: Samuel Liu/Eugene Tseng
  - Asm. Autumn Burke's Office: Odysseus Bostick
  - Asm. Sebastian Ridley-Thomas's Office: Scott Malsin
  - LADOT Pedestrian Adv. Comm.: Eli Lipmen
  - Re-Code LA "Zoning Adv. Comm.": Sharon Commins
  - BONC: Rep. Eli Lipmen
  - Citywide Elections Manager: Jay Handal
  - Dr. Fred Pickel, DWP Rate Payer Advocate: Report on DWP Rate Proposals
4. Committee Updates: (4 mins.)
  - A. Land Use (Sharon Commins) (2 mins): proposed motions:
    1. The \_\_\_\_\_[nc/cc] supports Sen Diane Feinstein's bill S. 2013 , the los Angeles Homeless Veterans Leasing Act of 2015, to place permanent supportive housing on the dept of veterans affaiRs greater la campus, west los angeles, ca. [Approved unanimously]
    2. the \_\_\_\_\_[nc/cc] supports the draft master plan for the Dept Of Veterans Affairs WLA campus [Approved unanimously]
    3. Whereas the Los Angeles City Attorney; the Los Angeles Department of Building and Safety; and the Los Angeles City Council continue to selectively enforce existing zoning ordinances to the detriment of our stakeholders quality of life including, but not limited to, short term rentals, illegal signs, illegal boarding houses and the like

Therefore the member councils of WRAC demand the city comply with its own ordinances and laws and immediately enforce all applicable zoning and building codes unless duly amended. [Approved unanimously]

4. The \_\_\_\_\_ Neighborhood/Community Council supports amending the Small Lot Subdivision Ordinance such that all SLS projects shall comply with the land's underlying zone, including setbacks, and further amended to prohibit cantilevered construction over required open space, including driveways and required setbacks [Approved unanimously]

B. Mobility (Steve Twining) (2 mins)

5. Presentation: Neighborhood Integrity Initiative (Steve Twining) (15 Mins.)

6. Motion: Recommendation to Modify NC Community Stakeholder Definition (Doug Fitzsimmons) (10 mins)

- See Attached.

7. Motion: Short Term Rentals (Terry Gomes- from LAANC) (5 mins)

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

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

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

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

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

8. Motion: Street Vending (Terry Gomes from LAANC) (5 mins)

WRAC supports the CF: 13-1493 with the following conditions:

That all communities MUST opt-in to have street vending participate in their area. Opt-in public meetings shall be held at the Neighborhood Council for the boundaries of their Neighborhood Council. Once it is determined that the Neighborhood Council area will opt-in, the Department of Street Services will determine the site locations and hold public meetings in the affected communities.

There shall be a maximum of two street vendors per block with no merchandise displayed on public sidewalks, driveways, poles, fences, curbs or any other public right-of-way. These vendors will be selected by a lottery for the designated locations in the opt-in Neighborhood Council locations.

All authorized vendors must file an application for a revocable placard, pay a predetermined cost recovery application fee, obtain a Food Handling Certification, BTRC, FTB Resale License, Los Angeles County Health permit, and comply with any and all required local, state, and federal regulations. The authorized vendor will be required to pay an annual predetermined cost recovery fee that includes an annual cart inspection and complaint review.

If the City Council is unable to include these minimum conditions as part of the comprehensive legal framework, WRAC will withdraw its support and demand that the City Council immediately instruct the Department of Street Services to implement an ACE citation program to enforce the current municipal law of the City of Los Angeles.

9. Motion: Motion Re: LADWP Ballot Measure (Terry Gomes from LAANC) (5 mins)

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

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

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

Council File 16-0093

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

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

10. Update : Support for the Los Angeles Homeless Veterans Leasing Act of 2015 S. 2013 and H.R. 3484 (Sandy Brown) (2 mins) **(March 2016 Passage Deadline)**

**Which Councils have passed?: VNC, BCC, WWCC**

11. Update: Short Term Rentals (Sharon Commins) (2 mins) **(Extended to February 2016 Passage Deadline)**

**Which Councils have passed?: BABNC (modified version), WWNC (modified version), VNC, WWCC, PPCC, MVCC (modified version)**

12. Update: Oppose AB 1373 Exempting 40 Square Blocks of DTLA From the CA Outdoor Ad. Act (Sharon Commins) (2 mins) **(Extended to February 2016 Passage Deadline)**

**Which Councils have passed?: MVCC, WSNC, BABCNC, WWNC, BCC**

13. Update: City Attorney’s Authority over Alcohol Licenses. Marc Saltzberg (2 mins) **(Extended to February 2016 Passage)**

**Which Councils have passed?: VNC, WCC (modified version)\_\_\_\_\_**

14. Update: WRAC Goals for 2016 (15 mins) **(Postponed to February)**

2015 Goals Were:

- A. Time Traveled added to LOS and VMT
- B. Code Compliance across the board
- C. Keep percentage of parking revenues in districts.

15. [www.westsidecouncils.com](http://www.westsidecouncils.com) (Doug Fitzsimmons).

- Switch from [www.westsidecouncils.org](http://www.westsidecouncils.org) to [www.westsidecouncils.com](http://www.westsidecouncils.com) .

16. Town Hall: Emergency Preparedness??

17. Adjourn. Next meeting, March 16, 2016