

7-5257
5-1357
LADY

ORDINANCE NO. 153024

An ordinance amending Sections 12.03, 12.5.2, 17.01, 17.02 and 17.06 of the Los Angeles Municipal Code relating to the regulation of condominium and stock cooperative conversion projects.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is hereby amended by adding the following definitions in the proper sequence to read:

CONVERSION PROJECT - An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling proposed for conversion to a condominium, stock cooperative, or community apartment project through approval of a tract or parcel map. For purposes of this definition, the term "existing" means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application.

STOCK COOPERATIVE - The same as defined by Section 11003.2 of the California Business and Professions Code.

Sec. 2. Section 12.03 of the Los Angeles Municipal

ADV. Proof

N 41938

1 Code is hereby amended by deleting the term CONDOMINIUM
2 CONVERSION PROJECT and its accompanying definition.

3
4 Sec. 3. The title of Article 2.5 of the Los Angeles
5 Municipal Code is hereby amended to read:

6 CONDOMINIUMS, COMMUNITY APARTMENTS AND STOCK
7 COOPERATIVES.

8
9 Sec. 4. Section 12.5.2. of the Los Angeles
10 Municipal Code is hereby amended to read as follows:

11 Sec. 12.5.2. CONVERSION PROJECTS.

12 A. PURPOSE: The purpose of these provisions
13 is to promote greater individual choice in type,
14 quality, price and location of housing; to provide
15 for the housing needs of all segments of the
16 population; to provide increased homeownership
17 opportunities for all segments of the population; to
18 mitigate the hardship caused by displacement of
19 tenants, particularly those in low to moderate cost
20 housing and those who are elderly, families with
21 minor dependent children, the handicapped and the
22 disabled; to promote the safety of conversion
23 projects and correction of Building Code violations
24 in such projects; to provide adequate off-street
25 parking; to encourage construction of new rental
26 units to replace units lost due to conversions; to
27 protect the existing rental housing stock by reducing
28 conversions; and to generally regulate projects in

1 accordance with applicable general and specific plans
2 and with the public health, safety and welfare.

3 B. APPLICABILITY: The provisions of this
4 Section shall apply to all tentative maps and
5 preliminary parcel maps as to which the Advisory
6 Agency has not rendered a decision on the date this
7 Section becomes effective. The provisions of any
8 amendment to this Section shall only apply to all
9 tentative maps and preliminary parcel maps as to
10 which the Advisory Agency has not rendered a decision
11 on the date the amendment becomes effective, except
12 as otherwise expressly stated in this Section. For
13 purposes of this Subsection, a decision is rendered
14 on the date of the Advisory Agency's public hearing
15 and announced decision or, where no such decision is
16 announced, the date of mailing of the Advisory
17 Agency's letter of decision and findings to the
18 applicant.

19 C. DEFINITIONS: The terms used in this Section
20 are defined in Sections 12.03 and 17.02 of the
21 municipal code.

22 D. APPLICATION REQUIREMENTS:

23 1. A conversion project shall comply with
24 the division of land regulations in Article 7 of
25 this Chapter, the provisions of this Section,
26 and other applicable state laws and local
27 ordinances.

28 2. In addition to the information

1 required by other applicable sections of this
2 Code, the following information shall be
3 submitted at the time of filing:

4 a. Building plans or other documents
5 containing the following information
6 pertaining to the project as proposed,
7 certified as to accuracy by a licensed
8 engineer.

9 (1) Description of the features
10 of the type of building and project,
11 including age, type of construction,
12 number of dwelling units, number of
13 habitable rooms per dwelling unit; and

14 (2) Site plan, including
15 buildings, structures, yards, open
16 spaces, and accessory storage areas
17 and buildings including trash storage
18 areas; and

19 (3) Parking plan, including the
20 total number of spaces actually
21 provided and the total number required
22 if different from that actually
23 provided; dimensions of stalls,
24 aisles, and driveways; locations of
25 columns, walls and other obstructions;
26 total number of covered and uncovered
27 parking spaces and location and number
28 of guest parking spaces.

1 b. Tenant information: name and
 2 address of each tenant; total number of
 3 project occupants; rent schedule for
 4 eighteen (18) months preceding the
 5 application and relocation assistance plan,
 6 if any.

7 c. Sales Information: Anticipated
 8 range of sales prices of individual
 9 dwelling units or shares based on
 10 information known at the time of
 11 application; anticipated terms of sale to
 12 existing tenants; and statement as to
 13 whether sales will be permitted to families
 14 with minor children.

15 d. Floor and elevation plans,
 16 including indication of common and private
 17 areas, and required exits.

18 3. The following additional information
 19 may be required by the Advisory Agency as a
 20 condition of approval.

21 a. Certificate of Housing Compliance
 22 Inspection Report as provided by Section
 23 91.0318 of the Municipal Code, or
 24 equivalent report satisfactory to the
 25 Advisory Agency, which report shall detail
 26 any violations of Chapter IX of the
 27 Municipal Code in effect at the time the
 28 building permit was issued and any

1 violations of provisions of Chapter IX
2 enacted after such permit was issued and
3 which are explicitly made applicable to
4 existing structures.

5 b. Building inspection reports (if
6 any such report has already been submitted
7 to the California Department of Real
8 Estate, a copy of such report shall be
9 furnished to the City):

10 (1) Building component reports
11 indicating condition and estimated
12 remaining useful life of the roof,
13 foundation, plumbing, electrical,
14 heating, air conditioning, other
15 mechanical and structural systems,
16 prepared by a registered civil or
17 structural engineer, licensed general
18 building contractor, licensed general
19 engineering contractor or architect;

20 (2) Structural pest control
21 report, prepared by a licensed pest
22 control contractor;

23 (3) Acoustical report, indi-
24 cating (a) the type of construction
25 between dwelling units and the general
26 sound attenuation characteristics of
27 such construction, or indicating the
28 level of sound attenuation between

1 dwelling units, and (b) the
2 feasibility of various levels of
3 improvement, prepared by a licensed
4 acoustical engineer; and

5 (4) Utility metering reports, if
6 the units of the building are not
7 individually metered, indicating the
8 feasibility of individual or
9 submetering, prepared by qualified
10 engineers.

11 c. Any other information, including
12 conditions, covenants and restrictions,
13 articles of incorporation and by-laws,
14 which the Advisory Agency deems necessary
15 to determine if the proposed project is
16 consistent with the purposes of the
17 municipal code.

18 4. No application for tentative map or
19 preliminary parcel map approval of a conversion
20 project shall be accepted without adequate
21 evidence from the applicant that each tenant of
22 the project has received notice of the
23 application as of the date of application and
24 notice of the relocation assistance provisions
25 of Subsection G of this Section. Any person who
26 becomes a tenant of a conversion project after
27 the date of such application shall be given
28 written notice of the pendency of such

1 application prior to entering into any written
2 or oral rental agreement. This paragraph shall
3 only apply to map applications filed after the
4 effective date of this paragraph.

5 E. TENANT NOTIFICATION:

6 1. Notification of hearing on tentative
7 map or preliminary parcel map. In addition to
8 other notification requirements of the municipal
9 code, the Department of City Planning shall give
10 notice of any public hearing on a tentative map
11 or preliminary parcel map to at least one tenant
12 in each dwelling unit of such building or
13 buildings proposed for conversion.

14 Such notice shall be in writing and mailed
15 not less than 15 days prior to the public
16 hearing on the tentative map or preliminary
17 parcel map. Such notice may include a
18 questionnaire, to be completed at the option of
19 each tenant, regarding the approximate ages and
20 disabilities or handicaps, if any, of the
21 household members, comments concerning the
22 physical condition of the building and its
23 various components and characteristics as
24 outlined in Paragraph b of Subdivision 3 of
25 Subsection D of this Section, and such other
26 information as may be pertinent to the pending
27 proceedings.

28 2. Notification of proposed conversion

1 prior to termination of tenancy due to the
2 conversion. Each tenant of a conversion project
3 shall be given 120 days written notice of
4 intention to convert prior to termination of
5 tenancy due to the conversion or proposed
6 conversion. Each person who becomes a tenant of
7 a conversion project after the date of such 120
8 days notice shall be given a copy thereof before
9 entering into any written or oral rental
10 agreement, but shall not be entitled to 120 days
11 written notice prior to termination of tenancy
12 due to the conversion or proposed conversion.

13 3. Notification of an exclusive right to
14 purchase. The applicant shall give each tenant
15 of the proposed conversion project written
16 notice of an exclusive right to contract for the
17 purchase of the dwelling unit occupied by the
18 tenant or purchase of a share in the corporation
19 entitling the shareholder to enjoy exclusive
20 occupancy of the unit upon the same or more
21 favorable terms and conditions than those on
22 which such unit or share will be initially
23 offered to the general public. The right shall
24 run for a period of not less than 60 days from
25 the date of issuance of the subdivision public
26 report pursuant to Section 11018.2 of the
27 California Business and Professions Code, unless
28 the applicant receives prior written notice of

1 the tenant's intention not to exercise the
2 right.

3 Where two or more units are combined
4 pursuant to conditions of tentative map or
5 preliminary parcel map approval, the notice
6 required by this Subdivision 3 shall be given to
7 the tenants of the combined units, and priority
8 among tenants shall be determined in an
9 equitable manner. A tenant who is prevented
10 from purchasing his unit due to combination of
11 units shall be given a right of first refusal
12 with respect to a comparable unit in the same
13 conversion project, to the extent possible.

14 F. TENTATIVE MAP AND PRELIMINARY PARCEL MAP
15 APPROVAL

16 1. All tentative maps and preliminary
17 parcel maps filed in connection with conversion
18 projects shall be subject to the Division of
19 Land Regulations contained in Article 7 of this
20 Chapter, except as herein otherwise provided.
21 All such maps shall be subject to the general
22 plan and any applicable specific plan only to
23 the extent that such plan contains a definite
24 statement of policies and objectives explicitly
25 applicable to conversion projects, except as
26 otherwise provided in this Subsection.

27 2. The Advisory Agency shall disapprove a
28 tentative map or preliminary parcel map for a

1 conversion project if it finds (a) that the Map
2 is not substantially consistent with the
3 applicable density provisions of the general
4 plan or specific plans in effect at the time the
5 original building permit was issued, and (b) the
6 application for map approval is filed less than
7 five years from the date the original
8 Certificate of Occupancy for the building was
9 issued.

10 Exception: This provision shall not apply
11 to any conversion projects involving buildings
12 for which a building permit was applied for
13 prior to July 1, 1978.

14 3. The Advisory Agency shall disapprove a
15 tentative map or preliminary parcel map for a
16 conversion project if it finds that any
17 applicable general plan or specific plan
18 provision contains a definite statement of
19 policies and objectives explicitly applicable to
20 conversion projects and the proposed map is not
21 substantially consistent with such provision.

22 4. The Advisory Agency shall disapprove a
23 tentative map or preliminary parcel map for a
24 conversion project if it finds that there are
25 uncorrected violations of Chapter IX of the
26 municipal code, and that an adequate plan to
27 correct such violations has not been developed
28 or accomplished. For purposes of this

1 provision, Chapter IX of the municipal code means
2 the Code in effect when the building permit was
3 issued and other subsequently enacted regulations
4 explicitly made applicable to existing structures.

5 5. The Advisory Agency shall disapprove a
6 tentative map or preliminary parcel map for a con-
7 version project if it finds that (a) the building
8 permit for the building was issued prior to October 1,
9 1933, and the building is of unreinforced masonry
10 construction, or (b) the building is more than three
11 stories in height without an elevator. This provi-
12 sion may be waived where the Advisory Agency finds
13 that any such condition has been corrected in con-
14 formity with current municipal code standards.

15 6. After considering the following criteria,
16 the Advisory Agency may approve a tentative map or
17 preliminary parcel map for a conversion project unless
18 it makes both of the following findings: (1) the vacan-
19 cy rate of the planning area in which the property is
20 located is five percent or less, and (2) the cumulative
21 effect on the rental housing market in the planning
22 area of successive conversion projects (past, present
23 and future) is significant. A finding of significant
24 cumulative effect shall be based on the following
25 factors: (a) the number of tenants who are willing
26 and able to purchase a unit in the building; (b) the
27 number of units in the building; (c) the number of
28 units which would be eliminated in case conversion

1 occurred in order to satisfy municipal code parking
2 requirements; (d) the adequacy of the relocation
3 assistance plan proposed by the subdivider; and (e)
4 any other factors pertinent to the determination.

5 "Vacancy rate" shall refer to the most current vacancy
6 rate for multiple-family dwelling units as published
7 by the Department of City Planning in its Biannual
8 Housing Inventory and Vacancy Estimate, or other esti-
9 mate or survey satisfactory to the Advisory Agency.

10 "Planning area" shall refer to those areas established
11 by the Director of Planning for purposes of community
12 planning pursuant to Section 11.5.6 of the municipal
13 code.

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6 G. RELOCATION ASSISTANCE.

7 1. Requirement. The Advisory Agency shall
 8 require, as a condition of map approval, that
 9 the applicant execute and record a covenant and
 10 agreement, in a form satisfactory to the
 11 Advisory Agency, binding the applicant and any
 12 successor in interest to provide relocation
 13 assistance in a manner consistent with this
 14 Subsection G. The covenant and agreement shall
 15 be executed and recorded within ten days after
 16 the expiration of the appeal period for
 17 tentative map or preliminary parcel map approval
 18 and a copy provided to each tenant within five
 19 days of recordation. The covenant and agreement
 20 shall run to the benefit of any eligible tenant,
 21 as defined in Subdivision 2 of this Subsection,
 22 and shall be enforceable by any such tenant or
 23 by the City.

24 2. Eligible Tenant. As used in this
 25 Subsection G, the term "eligible tenant" means
 26 any tenant who was resident of the property both
 27 on the date of tentative or preliminary parcel
 28 map application and the date of approval of such

1 map and who does not intend to purchase a unit
2 in the conversion project.

3 ~~3.~~ Special Protection. An eligible tenant
4 is entitled to "special protection," as defined
5 in this Subsection G, if the tenant satisfies
6 any of the following criteria: over the age of
7 62; handicapped as defined in Section 50072 of
8 the California Health and Safety Code; disabled
9 as defined in Section 223 of the United States
10 Social Security Act; residing with one or more
11 minor dependant children; resident of a low to
12 moderate cost housing unit.

13 4. Assistance. The covenant and agreement
14 shall provide that the applicant will assist
15 each eligible tenant in finding a comparable
16 replacement rental unit. Comparability shall be
17 determined from the following factors: size;
18 price; location; proximity to medical and
19 recreational facilities, parks, community
20 centers, shops, transportation, school, churches
21 and synagogues; amenities. A unit is not
22 comparable if it is located in a building for
23 which an application for conversion purposes has
24 been filed with any governmental agency. Such
25 assistance shall be available to all eligible
26 tenants within ten days of the date on which the
27 120 day notice required by Subsection E of this
28 Section is sent to each tenant or the date of

1 preliminary parcel map or tentative map
2 approval, whichever date is later. Such
3 assistance shall include, at a minimum the
4 employment of a staff of at least one person (or
5 more, if it is determined by the Advisory Agency
6 that a larger staff is needed to provide these
7 services) to:

8 a. Obtain at no cost to the tenant
9 the services of persons who prepare rental
10 availability reports;

11 b. Make available to each tenant an
12 updated report concerning the availability
13 of comparable rental housing in the area of
14 the tenant's present unit;

15 c. Drive tenants without cars, and
16 assist tenants with cars, in order to
17 inspect units;

18 d. Hire an ambulance or similar
19 vehicle (at no cost to the tenant) and
20 assist any handicapped or disabled tenant
21 with relocation-related activities;

22 e. Provide other personal services
23 related to relocation to each tenant.

24 5. Rental Subsidy. Where the rent for a
25 unit into which an eligible tenant moves is
26 higher than the rent for the unit the tenant
27 occupied in the conversion project, the
28 subdivider shall agree to pay the difference for

1 a period of one year from the date of
2 relocation. In the case of a tenant who
3 qualifies for "special protection," as defined
4 in Subdivision 3 of this Subsection G, no
5 monetary limit shall apply to this subsidy. In
6 all other cases, the subdivider shall not be
7 required to pay more than \$100 per month per
8 unit pursuant to this provision.

9 6. Continued Tenancy Pending Relocation;
10 Eviction; Review Procedure. Until each eligible
11 tenant is successfully relocated pursuant to the
12 provisions of this Subsection, the tenant shall
13 be permitted to reside in the unit presently
14 occupied in the conversion project. There shall
15 be no time limit for such continued tenancy for
16 each tenant qualified for "special protection,"
17 as defined in Subdivision 3 of this Subsection
18 G. In all other cases, the subdivider is not
19 required to consent to continued tenancy beyond
20 twelve months from the date of tentative map or
21 preliminary parcel map approval or the date on
22 which the 120 day notice of intent to convert is
23 given to all tenants, whichever date is later.

24 An eligible tenant may be evicted,
25 notwithstanding the paragraph above, for the
26 following reasons only:

27 a. The tenant has failed to pay the
28 rent to which the landlord is entitled.

1 b. The tenant has violated an
2 obligation or covenant of the tenancy other
3 than the obligation to surrender possession
4 upon proper notice and has failed to cure
5 such violation after having receiving
6 written notice thereof from the landlord.

7 c. The tenant is committing or
8 permitting to exist a nuisance in or is
9 causing damage to, the rental unit or to
10 the appurtenances thereof, or to the common
11 areas of the property containing the rental
12 unit, or is creating an unreasonable
13 interference with the comfort, safety, or
14 enjoyment of any of the other residents of
15 the same or any adjacent building.

16 d. The tenant is using or permitting
17 a rental unit to be used for any illegal
18 purpose.

19 e. The tenant who had a written lease
20 or rental agreement which terminated on or
21 after the effective date of this provision,
22 has refused, after written request or
23 demand by the landlord, to execute a
24 written extension or renewal thereof for a
25 further term of like duration with similar
26 provisions and in such terms as are not
27 inconsistent with or violative of any
28 provision of this Subsection.

1 f. The tenant has refused the
2 landlord reasonable access to the unit for
3 the purpose of making repairs or
4 improvements, or for the purpose of
5 inspection as permitted or required by the
6 lease or by law, or for the purpose of
7 showing the rental unit to any prospective
8 purchaser or mortgagee.

9 g. The person in possession of the
10 rental unit at the end of a lease term is a
11 subtenant not approved by the landlord.

12 Any dispute regarding an eligible tenant's
13 right to continued tenancy pursuant to this
14 Subdivision 5 may be heard by the Advisory
15 Agency when application for such review is made
16 by the subdivider or an eligible tenant. The
17 Advisory Agency may release the applicant from
18 further compliance with a relocation assistance
19 plan with respect to any eligible tenant where
20 it finds that the tenant is not entitled to
21 continued tenancy pursuant to the provisions of
22 this Subdivision 6.

23 7. Moving Costs. The applicant shall pay
24 the actual costs of moving for each eligible
25 tenant who employs a moving company recommended
26 by the applicant, including the following
27 specific costs: insurance, boxes, packing,
28 transportation, unpacking. If an eligible

1 tenant employs a moving company other than one
2 recommended by the applicant, the applicant
3 shall pay the actual costs of moving up to a
4 maximum of \$500 per household.

5 8. Relocation Fee. The applicant shall
6 unconditionally offer to pay each relocated
7 household a relocation fee not to exceed \$500.

8 9. Dispute Resolution. The covenant and
9 agreement provided for herein shall establish an
10 expeditious mechanism to resolve any disputes
11 among tenants, the applicant and the City
12 concerning the interpretation or application of
13 the covenant and agreement.

14 H. PARKING:

15 1. The minimum number of resident parking
16 spaces per dwelling unit shall be one and one-
17 quarter parking spaces per each dwelling unit
18 having three or less habitable rooms and one and
19 one-half parking spaces per each dwelling unit
20 having more than three habitable rooms. The
21 Advisory Agency may increase or decrease the
22 required number of parking spaces up to and
23 including three-quarters of a space per dwelling
24 unit, where it finds such modification is
25 consistent with the purposes of this Section.

26 2. The minimum number of guest parking
27 spaces shall be one-quarter space per dwelling
28 unit for projects containing 50 or fewer units

1 and one-half space per dwelling unit for
2 projects containing more than 50 units. The
3 Advisory Agency may modify the guest parking
4 requirement up to and including one-half space
5 per unit where it finds such modification
6 consistent with the purposes of this Section.

7 3. The Advisory Agency may require up to
8 one of the required resident parking spaces per
9 dwelling unit to be provided in a private garage
10 or carport where it finds that such is
11 reasonable and feasible and consistent with the
12 purposes of this Section.

13 4. Where the number of parking spaces
14 required by other provisions of this Code in
15 existence on the date of map application exceeds
16 the minimum numbers established by this Section,
17 the number of parking spaces shall not be
18 diminished.

19 5. In the Central City Area as described
20 in Section 12.21, A, 4(p) of the municipal code,
21 the required parking ratio shall be no less than
22 therein provided.

23 6. Where the total number of required
24 spaces includes a fraction, the provision of
25 Section 12.21-A,4(k) of the municipal code shall
26 govern.

27 7. The design and improvement of parking
28 facilities and areas shall substantially conform

1 to the provisions of Sections 12.21.A.5 and 6 of
2 the municipal code.

3 I. BUILDING REPORTS: The Advisory Agency may
4 require, as a condition of approval, that the
5 applicant notify each tenant or other person who
6 communicates an interest in purchasing a unit or
7 share that the following reports are available for
8 inspection during normal business hours, and shall
9 take all reasonable steps to assure that such reports
10 fully, fairly and accurately describe the conditions
11 reported:

12 1. Any report submitted pursuant to
13 Subsection D of this Section.

14 2. A report concerning compliance with the
15 sound transmission control standards established
16 by Section 91.4903(h) of the municipal code.

17 3. A report concerning compliance with the
18 residential energy conservation standards
19 established by Article 1, Part 6, Title 24 of
20 the California Administrative Code.

21 4. Report concerning compliance with the
22 elevator safety standards established by Title 8
23 of the California Administrative Code.

24 5. A report concerning compliance with any
25 provisions of Chapter IX of the municipal code
26 which the Advisory Agency and the Superintendent
27 of Building find appropriate for such reporting
28 purpose.

1 J. LOW AND MODERATE INCOME HOUSING: Each
 2 conversion project shall comply with Section 12.39 of
 3 the municipal code relating to low and moderate
 4 income housing.

5 K. RENTAL HOUSING PRODUCTION FEE.

6 1. As a condition of tentative map or
 7 preliminary parcel map approval, the Advisory
 8 Agency shall require that the applicant or his
 9 successor in interest pay to the City a fee of
 10 \$500 for each unit in the conversion project,
 11 based on the number of units in the project
 12 prior to conversion. This fee shall be paid
 13 prior to approval of the Final Map by the City
 14 Engineer.

15 2. All fees collected pursuant to this
 16 Subsection K shall be deposited and held in the
 17 Rental Housing Production Account of the
 18 Community Development Department, which account
 19 is hereby established to be administered by the
 20 Community Development Department separately from
 21 all other money expended by the Department.
 22 Money in this account shall be used exclusively
 23 for the development of low and moderate income
 24 rental housing in the City, pursuant to
 25 guidelines carrying out this purpose prepared by
 26 the Department and approved by resolution of the
 27 City Council.

28

1 Sec. 5. Subsection A of Section 17.01 of the Los
2 Angeles Municipal Code is hereby amended by adding a new
3 Subdivision 4 thereto, said new Subdivision to read:

4 4. The provisions of this article shall be
5 applicable to a conversion project for stock
6 cooperative purposes, as defined in Section 12.03 of
7 this Code, to the same extent and in the same manner
8 as they apply to a condominium project, except that
9 these provisions shall not apply to any stock
10 cooperative which satisfies either of the following
11 criteria: (1) The application for stock cooperative
12 (DRE Form 658 or its equivalent) was filed with the
13 California Department of Real Estate prior to May 1,
14 1979 and such application pertains to a conversion
15 project for which no application for condominium
16 conversion purposes was on file with the Department
17 of Real Estate or the City for one year prior to such
18 stock cooperative application, or (2) a subdivision
19 public report for the stock cooperative was issued
20 pursuant to Business and Professions Code Section
21 11018 prior to the effective date of this Subdivision
22 4.

23
24 Sec. 6. Section 17.02 of the Los Angeles Municipal
25 Code is hereby amended by amending the definition of
26 "Subdivision" to read as follows:

27 SUBDIVISION - The same as defined in Section
28 66424 of the Government Code. In addition, the

1 division of land by means of a conversion project for
 2 stock cooperative purposes, as defined in Section
 3 12.03 of this Code, shall be considered a subdivision
 4 for purposes of these regulations. For purposes of
 5 this definition, land is subdivided for stock
 6 cooperative purposes when a share in the corporation
 7 and its associated proprietary lease is conveyed by
 8 the corporation to a purchaser of such share and
 9 lease.

10
 11 Sec. 7. Section 17.02 of the Los Angeles Municipal
 12 Code is hereby amended by changing the definition of
 13 "Tentative Map" to read as follows:

14 TENTATIVE MAP - Refers to a map made for the
 15 purpose of showing the design of a proposed
 16 subdivision creating five or more parcels, five or
 17 more condominiums, or five or more units in a
 18 community apartment project or stock cooperative, and
 19 showing the existing conditions in and around it and
 20 need not be based upon an accurate or detailed final
 21 survey of the property.

22
 23 Sec. 8. Section 17.06 of the Los Angeles Municipal
 24 Code is hereby amended by adding a new Subsection D thereto,
 25 said new Subsection to read:

26 D. New subdivisions; tenants; notice. Each tenant
 27 of property approved for subdivision by approval of a
 28 Tentative Map or Preliminary Parcel Map or recordation

1 of a final map or parcel map shall be notified that the
2 property has been so approved within 30 days of approval.
3 The owner of property approved for subdivision shall also
4 give such notice to any prospective tenant of the
5 property before entering into any written or oral rental
6 agreement with such prospective tenant. This Subsection
7 may be enforced through Tentative Map or Preliminary
8 Parcel Map condition or a covenant running with the land
9 and shall apply to all subdivisions for which tentative
10 map approval is granted on or after the effective date of
11 this ordinance.

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Sec. 9 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of SEP 26 1979 and was passed at its meeting of OCT 3 - 1979

REX E. LAYTON, City Clerk,

By Edward W. Giddens
Deputy

Approved OCT 4 1979

Tom Bradley
Mayor.

File No. _____

STEVEN A. AMERIKANER
Deputy City Attorney

File No. 77-5657 S-1, S-3, S-5, S-7

adopted by the City Council.

Raymond J. Norman
Secretary

City of Los Angeles

Proof of Publication

(2015.5 C.C.P.)

City of Los Angeles

Ordinance No. 153,024

An ordinance amending Sections 12.03, 12.5.2, 17.02, and Municipal Code relating to the regulations of condominium conversion projects.

ORDINANCE AS FOLLOWS:

Section 12.03 of the Los Angeles Municipal Code, adding the following definitions in the proper sequence to read: CONVERSION PROJECT - A hotel, multiple dwelling or group dwelling proposed for conversion to a stock cooperative or community apartment project through parcel map. For purposes of this definition, the term "ex-building" was constructed prior to 1960 or if it was built after occupancy has been issued for the building prior to the time of its conversion to a stock cooperative.

Section 12.5.2 of the Los Angeles Municipal Code, deleting the term CONDOMINIUM CONVERSION PROJECT definition.

Section 17.02 of the Los Angeles Municipal Code, adding the following definitions in the proper sequence to read: CONDOMINIUMS; COMMUNITY APARTMENT COOPERATIVES.

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STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

C. BRAMBILA

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of "The Los Angeles Daily Journal," a daily newspaper printed and published in the English language in the City of Los Angeles, and a newspaper of general circulation as defined by the laws of the State of California. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

OCT 10 1979

all in the year 19__79__.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. Brambila
Signature

Date OCT 10 1979, 19__