

# REPORT OF THE CHIEF LEGISLATIVE ANALYST

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April 15, 2008

TO: Honorable Members of the Housing, Community and  
Economic Development Committee

FROM: Gerry F. Miller *Gerry F. Miller*  
Chief Legislative Analyst

Council File No. 08-0644  
Assignment No. 08-04-3083

## RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION ORDINANCE

### SUMMARY

On March 20, 2008 the City of Los Angeles, Residential Hotel Unit Conversion and Demolition Ordinance, dated February 25, 2008, was transmitted to the Council. The Committee on Housing, Community and Economic Development (HCED) considered this proposal on March 26, 2008 and instructed staff to review the proposed Ordinance and report with recommendations in response to questions raised by the Committee relative to replacement units constructed and fees collected pursuant to the Ordinance, proposed exemptions and increased Council oversight.

This report summarizes responses from the Los Angeles Housing Department (LAHD), Community Redevelopment Agency (Agency) and City Attorney and provides recommendations and further analysis. Attachment A to this report contains the Residential Hotel Conversion and Demolition Ordinance, as amended to (amended Ordinance):

1. Relative to fees collected in lieu of replacement unit construction (in-lieu fees):
  - a. require all fees to be deposited to the Affordable Housing Trust Fund to be expended through the Permanent Supportive Housing Program (PSHP; Section 47.78 (a) (2));
  - b. allow funds to be expended through the regular Affordable Housing Trust Fund Notice of Funding Availability when these funds remain unspent for a specified period of time (Section 47.78 (b));
  - c. require that in-lieu fees collected for units converted or demolished in the City Center or Central Industrial Redevelopment Project Areas be used according to the Community Redevelopment Agency's (Agency) Guidelines and Controls for Residential Hotels in these Project Areas (Section 47.78 (a) (2));
2. Define Affordable Housing Project to specify the level of affordability necessary to qualify for an exemption from replacement unit construction and in-lieu fee payment requirements and ensure a baseline level of affordability to extremely low-income households (Section 47.73 (a));
3. Allow Residential Hotels with more than 250 units to comply with the Ordinance by converting to projects with a mix of affordability and allow 20% of units to be offered at

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- market rate (Section 47.78 (a) (3));
4. Require that occupants of residential hotel units be notified of the outcome of the LAHD's review of Applications for Clearance (Sections 47.77 (a) (5));
  5. Include an additional exemption for buildings that have consisted entirely of residential units offered for rent for periods of no less than 30 days since October 11, 1995 (Section 47.74 (b) (4));
  6. Modify Section 47.78 (a) (1) to allow replacement units to be constructed within a two mile radius of the units to be converted or demolished; and
  7. Modify Sections 47.77 and 47.83 (f) to provide a process for appeal to Council when the LAHD approves a reduction of units greater than 25% of the total units in a building applying for conversion or demolition.

The Ordinance is proposed in anticipation of the expiration of an Interim Control Ordinance (ICO), which currently regulates the issuance of building and demolition permits for City residential hotels on a temporary basis, while a permanent Ordinance is developed. The ICO expires on May 24, 2008. In order to ensure that the Ordinance goes into effect prior to expiration of the ICO, we recommend that the LAHD with the assistance of the City Attorney be instructed to include, when the Ordinance is presented to Council, the necessary language to establish that the Ordinance is urgently needed for the immediate preservation of the public peace, health or safety as allowed by Section 253 of the City Charter.

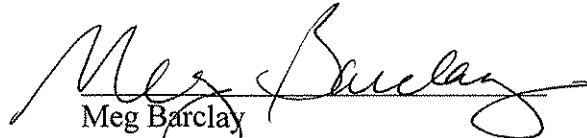
## **RECOMMENDATIONS**

That the Council:

1. Request the City Attorney, with the assistance of the Los Angeles Housing Department to prepare and present to Council a Residential Hotel Unit Conversion and Demolition Ordinance consistent with the amended Ordinance included as Attachment A to this report;
2. Instruct the LAHD and Community Redevelopment Agency (Agency) to return to Council 30 days from the date the Residential Hotel Conversion and Demolition Ordinance becomes effective with a cooperation agreement that will govern the expenditure of in-lieu fees paid pursuant to the Ordinance for properties located in the City Center and Central Industrial Redevelopment Project Areas in conformance with Agency Guidelines and Controls for Residential Hotels in these Project Areas, including, but not limited to the timeline for construction of replacement units; and
3. Instruct the LAHD, with the assistance of the City Attorney to include, when the Ordinance is presented to Council, the necessary language to establish that the Ordinance is urgently needed for the immediate preservation of the public peace, health or safety as allowed by Section 253 of the City Charter.

## FISCAL IMPACT

There is no impact to the General Fund resulting from this action. All fees collected pursuant to this Ordinance will be deposited into the City's Affordable Housing Trust Fund and expended according to the requirements of the Ordinance.



Meg Barclay  
Analyst

Attachments: A - Amended Ordinance  
B - LAHD Residential Hotel Inventory  
C - Application for Clearance Flow Charts

## **BACKGROUND**

On March 20, 2008 the Mayor's Office released the recommendations of the Los Angeles Housing Department (LAHD), dated February 25, 2008 relative to a Residential Hotel Conversion and Demolition Ordinance. The Ordinance is provided in anticipation of the May 24, 2008 expiration of an Interim Control Ordinance (ICO), which currently regulates the issuance of building and demolition permits for City residential hotels on a temporary basis, while a permanent Ordinance is developed.

The proposed Ordinance requires that any owner of a residential hotel who wishes to convert or demolish their property must comply with a one-for-one replacement requirement or pay fee in lieu of construction of replacement units (in-lieu fee). In-lieu fees collected pursuant to this Ordinance are to be used to construct affordable housing as further discussed below. The Ordinance proposed by the LAHD identifies 333 residential hotels in the City, totaling 18,330 units. Since the proposed Ordinance was released, this list has been revised by the LAHD to include 336 hotels and 18,739 units (Attachment B). These hotels are identified according to the definition of "residential hotel" included in the amended Ordinance. Owners of hotels identified in the Ordinance may appeal the inclusion of their buildings according to a process outlined in the Ordinance (Attachment C).

Residential Hotels that meet any of the following conditions may be exempt from replacement requirements or payment of in-lieu fees (Sec. 47.74 (b) (1-4)):

1. The property is designated as affordable housing as defined in the Ordinance;
2. The property has been completely vacant since October 11, 2005;
3. The property owner can provide proof that the building was approved for all residential occupancy on or after January 1, 1990;
4. The property owner has filed a Notice of Intent to Withdraw all of the property's units from the rental market prior to October 11, 2005.

The City Attorney reports that this exemption language is sufficient to ensure that the provisions of the Ordinance to not conflict with the California State Government Code Section 7060 (the Ellis Act).

The Ordinance describes the process for implementing this Ordinance that is summarized in Attachment C. Once the final list of Residential Hotels subject to this Ordinance is determined (Attachment C, flowchart #1), whenever the owner of one of these properties applies for a building permit with the Department of Building and Safety, the LAHD must approve an accompanying Application for Clearance (Attachment C, flowcharts #2 and #3). Conditions of clearance will be established by LAHD, which must be satisfied before the building permit is issued.

### Exemptions

The LAHD has proposed the following modifications to the Ordinance relative to exemptions:

1. *Exemption for Affordable Housing Projects*

As previously described, residential hotels that meet the definition of affordable housing described in the Ordinance are exempt from the requirement to build replacement units or pay in-lieu fees (Section 47.73 (a)). Affordable housing is defined in the proposed Ordinance as housing with a government-imposed regulatory agreement guaranteeing that all units will be affordable to either lower income or very low income households for a period of at least 55 years. Lower income or very low income equates to up to 80% of Area Median Income (AMI). Properties that meet this definition at the time of the application to convert or demolish, or will record the necessary regulatory agreements to meet this definition within six months will, qualify for the exemption.

Section 47.73 (a) in the amended Ordinance defines affordable housing based on requirements and income restrictions imposed by financing sources typically necessary to construct or rehabilitate this type of housing. Residential Hotels will meet the amended definition of affordable housing necessary to be exempt from replacement and in-lieu fee payment requirements if all units are to be offered at rents affordable to households that meet the following income limits:

<b>Tenant Income</b>	<b>% of Total Units</b>
30% AMI or less	10% minimum
31-50% AMI	65% maximum
60% AMI	25% maximum

2. *Condition of Clearance for Large Hotels*

The amended Ordinance includes an additional Condition of Clearance (Section 47.78 (a) (3)) that would allow Residential Hotels with more than 250 units to comply with the Ordinance without paying in-lieu fees or constructing replacement units if they are converted to affordable housing according to the following tenant income limits:

<b>Tenant Income</b>	<b>% of Total Units</b>
30% AMI or less	10% minimum
40% AMI or less	40% minimum
50% AMI or less	30% maximum
Market Rate	20% maximum

3. *Exemption for Buildings offered as Long-term Rental Housing*

Section 47.74 (b) (4) of the amended Ordinance also provides that Residential Hotels that have rented all units for periods of no less than 30 days between October 11, 1995 and the effective date of the Ordinance be exempt from the requirements of the Ordinance. This amendment is proposed to address buildings that operate as apartments with rental agreements longer than 30 days that would

otherwise be subject to this Ordinance due to the way in which they were originally constructed.

#### One-for-one replacement

As stated above, the Ordinance requires that owners of named hotels who wish to demolish or convert their units to alternate uses must construct the same number of comparable units within a one-mile radius of the location of the hotel or pay an in-lieu fee. According to the Ordinance, property owners would not receive clearance to convert or demolish residential hotel units until completion of replacement units is documented by the LAHD.

The LAHD may also authorize the construction of fewer replacement units if the LAHD determines that the following three conditions are met:

1. The replacement units provide amenities (kitchens, bathrooms, etc.) that are not included in units to be demolished or converted;
2. The needs of the current residents of units to be demolished or converted would be better served by the increased amenities proposed; and
3. The LAHD determines that the reduction in units would not significantly decrease the number of available residential hotel units in the City.

In order to ensure sufficient oversight relative to the reduction of Residential Units, the amended Ordinance establishes a process by which LAHD approval of a reduction in units greater than 25% of units applying for demolition or conversion may be appealed directly to the City Council (Section 47.83). In contrast, in the proposed Ordinance, this process was connected to the determination of land-use entitlements administered by the Department of City Planning. The City Charter, however, does not currently allow for the additional level of appeal that would be required to provide Council with the oversight proposed in the amended Ordinance.

In response to the Committee's request, Section 47.78 (a) (1) of the amended Ordinance also allows for the construction of comparable units within a two-mile radius of units being demolished or converted. The proposed Ordinance required construction within a one-mile radius. Allowing units to be constructed within the same Community Planning Area (CPA) as units to be converted or demolished was also considered, but is not advisable inasmuch as CPAs vary widely in size.

#### In-lieu fee

Property owners who choose not to construct replacement units or comply with affordable housing restrictions are required by the Ordinance to pay an in-lieu fee equal to 80% of the cost of construction of the required replacement units plus land acquisition costs. The proposed Ordinance requires the in-lieu fee to be deposited into the City's Affordable Housing Trust Fund (AHTF), unless the hotel is located in the City Center or Central Industrial Redevelopment Project Areas, in which case, the fee is to be deposited with the Community Redevelopment Agency.

The amended Ordinance modifies Section 47.48 (b) such that all in-lieu fees collected pursuant to the Residential Hotel Conversion and Demolition Ordinance will be deposited into the City's AHTF

and expended according to the Permanent Supportive Housing Program (PSHP).

According to a settlement agreement resulting from a lawsuit which challenged the City Center and Central Industrial Redevelopment Plans, the Agency is subject to requirements relative to preservation of Residential Hotels similar to those contained in the proposed Ordinance. This settlement also requires payment of an in-lieu fee in cases where a Residential Hotel is to be converted or demolished, and the Agency is required to use these funds to construct replacement units within four years. The Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas (Development Guidelines) were adopted by the Agency Board in order to implement the terms of the settlement.

To ensure that the Agency is not unduly burdened, it is further recommended that the LAHD and the Agency be instructed to report to Council, within 30 days of the effective date of the Ordinance, with a cooperation agreement that will govern the expenditure of in-lieu fees related to properties located in the City Center and Central Industrial Redevelopment Project Areas in conformance with Agency Guidelines and Controls for Residential Hotels these Project Areas, including, but not limited to the timeline for construction of replacement units.

Section 47.48 (b) also provides that in-lieu fees not expended through the PSHP by the end of the calendar year subsequent to the year in which the funds were deposited into the AHTF be made available to support the development of affordable housing through the regular AHTF Notice of Funding Availability. These funds will be used to construct units for households with incomes no greater than 35% of Area Median Income.

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

**Section. 1.** An Ordinance adding Article 7.1 to Chapter IV of the Los Angeles Municipal Code, to regulate the demolition and conversion of residential hotel units.

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

ARTICLE 7.1

RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION

**Section 47.70. Title.**

This Article shall be known as the Residential Hotel Unit Conversion and Demolition Ordinance.

**Section.47.71. Purpose.**

It is the purpose of this ordinance to benefit the general public by minimizing the adverse impact on the housing supply and on displaced low-income, elderly, and disabled persons, which results from the loss of residential hotel units through conversion and/or demolition. This is to be accomplished by establishing the status of residential hotel units, by regulating the demolition and conversion of these units to other uses, and by establishing appropriate administrative and judicial remedies.

**Section 47.72. Findings.**

The Los Angeles City Council finds that:

(a) There is a severe shortage of decent, safe, and sanitary rental housing in the City of Los Angeles and this shortage most severely affects elderly, disabled and low-income persons.

(b) Many elderly, disabled and low-income persons reside in residential hotel units.

(c) The Los Angeles Housing Department (LAHD) currently designates 333 hotels as residential hotels, which contain 18,330 units in the City of Los Angeles. An additional survey of residential hotels billed for annual fees by LAHD in 2006 revealed that 87% of residential hotels did not request exemptions for tourist units.

(d) As a result of the removal of residential hotel units from the rental housing market, a housing emergency exists within the City of Los Angeles, acutely impacting elderly, disabled and low-income persons.

(e) Residential hotel units are endangered housing resources and must be protected.



(f) The Los Angeles City Council recognized the housing emergency caused by the loss of residential hotel units and enacted an ordinance that established a moratorium on the demolition or conversion of residential hotel units to any other use. This Interim Control Ordinance became effective on May 24, 2006.

(g) The conversion and demolition of residential hotel units affect those persons who are least able to cope with displacement in the City of Los Angeles' housing market.

(h) It is in the public interest that the conversion and demolition of residential hotel units be regulated. Furthermore, in order to protect the resident tenants and to conserve limited housing resources, remedies must be provided where unlawful conversion or demolition has occurred.

**Section 47.73. Definitions.**

(a) **Affordable Housing Project.** A housing development project with a government-imposed regulatory agreement that has been recorded with the Los Angeles County Recorder, or which shall be recorded within 6 months of the Claim of Exemption filed pursuant to Section 47.76 of this Code, guaranteeing that all of the residential units will be affordable to either lower income or very low income households for a period of at least 55 years with at least 10% of the units affordable to households with income no greater than 30% of Area Median Income, no more than 25% of the units affordable to households with income more than 50% of Area Median Income and no more than 60% of Area Median Income, and none of the units affordable to households with income greater than 60% of Area Median Income, as these terms are defined by the United States Department of Housing. "Lower income or very low income households" is defined in accordance with California Health and Safety Code Sections 50079.5 and 50105.

(b) **Affordable Housing Trust Fund.** Fund established by Los Angeles Administrative Code Section 5.522.

(c) **CRA/LA.** Community Redevelopment Agency of the City of Los Angeles.

(d) **Comparable Unit.** A unit which is similar in size, services, rental amount and facilities.

(e) **Conversion.** Any action that converts any existing guest rooms or efficiency units in a residential hotel through either: (1) a change of use to a commercial, industrial, or other non-residential use; (2) a change to a different residential use; (3) a change from a residential use to a transient guest use or occupancy; or (4) through a conversion to a condominium, cooperative, or similar form of ownership.

(f) **DCP.** Department of City Planning.

(g) **Demolition.** Any action that reduces the number of existing guest rooms, light housekeeping rooms, or efficiency units, in a residential hotel, either by a complete tearing

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down of a building or structure so that it no longer exists or by combining two or more units into a single unit.

(h) Destroyed. Shall have the same meaning as defined by Section 12.03 of the Los Angeles Municipal Code.

(i) Disaster. Shall have the same meaning as defined by Section 12.03 of the Los Angeles Municipal Code.

(j) Efficiency Dwelling Unit. Shall have the same meaning as defined by Section 12.03 of the Los Angeles Municipal Code.

(k) GSD. Department of General Services.

(l) Guest Room. Shall have the same meaning as defined by Section 12.03 of the Los Angeles Municipal Code.

(m) Interested Party. A tenant of a residential hotel, or his or her authorized representative. Interested party shall also mean 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.

(n) Discretionary Land Use Entitlement. The grant of a zone change, variance, conditional use permit or similar legislative or quasi-judicial approval by an initial decision-maker such as the zoning administrator or area planning commission; or by an appellate body on appeal.

(o) Light housekeeping rooms. Any guest room which is designed and used as a bedroom and for the cooking and preparing of food, in conformance with the provisions of Section 91.8116 of Article 1, Chapter 9 (LAMC).

(p) LADBS. Los Angeles Department of Building & Safety.

(q) LAFD. Los Angeles Fire Department.

(r) LAHD. Los Angeles Housing Department.

(s) MAI. Member of Appraisal Institute, a trade organization which certifies appraisers which have met their requirements for the MAI designation.

(t) Owner. Owner includes any person or legal entity holding any ownership interest in a residential hotel.

(u) Person. Shall have the same meaning as defined by Section 11.01(a) of the Los Angeles Municipal Code.

(v) Post or Posting. Where posting is required by this Article, material shall be posted in

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a conspicuous location at the front desk in the lobby of the residential hotel, or if there is no lobby, in the public entranceway. No material posted may be removed by any person except as otherwise provided in this Article.

(w) Residential Hotel. Defined in accordance with California Health and Safety Code Section 50519, any building containing six or more guest rooms or Efficiency Units, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guest rooms or Efficiency Units which is primarily used by transient guests who do not occupy that building.

(x) Residential Unit. Any guest room, light housekeeping room, or efficiency unit that was occupied as a primary residence on October 11, 2005. If a unit was vacant on October 11, 2005, a residential unit shall mean any guest room, light housekeeping room, or efficiency unit which was occupied as a primary residence on the first day that unit was occupied after October 11, 2005.

(y) Tenant. A person who is entitled to occupy and occupies a residential unit for at least 30 consecutive days.

(z) Tourist Unit. A unit in a residential hotel that does not meet the criteria of a residential unit shall be deemed a tourist unit.

**Section 47.74. Applicability of this Article.**

(a) This Article shall not apply to any Residential Hotel that is an Affordable Housing Project.

(b) This Article shall also not apply to any Residential Hotel that:

(1) was completely and continuously unoccupied by any tenant from October 11, 2005, through and including the date that an application for Conversion or Demolition was filed with LADBS, as determined by the LAHD, or;

(2) pursuant to California Government Code Section 7060, et seq., was first approved for all residential occupancy on or after January 1, 1990, as evidenced by a certificate of occupancy issued by LADBS on or after that date; or

(3) pursuant to California Government Code Section 7060, et seq., sent or delivered to the LAHD before October 11, 2005, a notice of intent to withdraw all of the building's accommodations from rent or lease.

(4) consisted entirely of residential units that were rented or offered for rent for periods of no less than 30 days from October 11, 1995 to the effective date of this Article.

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**Section 47.75. Residential Hotel Unit Status Determination.**

(a) This Article presumes that 100% of the units of any building that meets the definition of a residential hotel, pursuant to section 47.73 (v) of this Article, are used for residential purposes and constitute residential units, as defined in section 47.73 (w) of this Article.

(b) LAHD shall notify by mail the owner of any hotel that it classifies as a residential hotel that is subject to this ordinance. LAHD shall include in its notification a copy of this ordinance, the appeal form referenced in subsection (b) (1) of this section, and an Application for Exemption. LAHD shall notify the owner at the address that appears in the last equalized assessment roll or at the address provided to LAHD through any registration in accordance with LAMC Section 151.05.

(c) An owner of a residential hotel who alleges that the hotel contains tourist units, or the hotel is not a residential hotel, may challenge the presumption of section 47.75 (a) by filing an appeal with LAHD within 60 days of the date that LAHD deposited its notification in the mail, pursuant to subsection (b) of this section.

(1) An owner who chooses to file an appeal of the City's designation shall do so on a form prescribed by LAHD and shall pay an administrative fee in the amount of \$605. The fee shall pay for the cost of investigating and processing the appeal.

(2) The owner shall submit evidence with the appeal to support the claimed number of tourist units in the residential hotel. The owner shall also identify the specific rooms that the owner claims are tourist units.

(3) The owner has the burden of proving by a preponderance of the evidence that the claimed units are tourist units, and not residential.

(4) On the date that the owner files the appeal, the owner shall post a notice on a form prescribed by LAHD and pursuant to the posting requirements of this Article. The notice shall provide that the owner has appealed the City's Residential Hotel Unit Status Determination. The notice shall identify the rooms which the owner claims as tourist units. The notice shall provide the name and contact number of the LAHD staff whom tenants and other interested parties can contact to provide additional evidence and information regarding the status of the units. LAHD shall also mail a copy of the notice to the occupants of the units claimed as tourist units by the owner. The notice shall remain posted until after LAHD issues a written determination regarding the owner's appeal.

(5) LAHD shall issue a determination of the owner's appeal based on the evidence submitted within 90 days of the filing of the appeal. LAHD shall mail a copy of the determination to the owner, the occupants of the units claimed as tourist units by the owner, and any interested parties who submitted evidence pursuant to subdivision (4) of this section.

(d) An owner may appeal LAHD's determination to a hearing before a General Manager's Hearing Officer pursuant to the provisions of Section 47.83 of this Article. The

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appeal shall be filed at LAHD within 15 calendar days after LAHD mails its determination to the owner. LAHD's determination shall be final if a timely appeal is not filed.

**Section 47.76. Claim of Exemption.**

(a) Applications for Exemption based on Section 47.74(a). Applications for exemption based on Section 47.74(a) shall be subject to the provisions below of this subsection:

(1) Filing of Application for Exemption. An application for exemption based on Section 47.74(a) may be filed at any time by the owner. The owner shall pay an administrative fee in the amount of \$205 when filing the application. The fee shall pay for the cost of processing the application.

(2) Owner's submission of evidence. The owner shall submit evidence with the appeal to support the claim of exemption. The owner has the burden of proving by a preponderance of the evidence that the residential hotel is exempt from the provisions of this Article.

(3) Determination of Exempt Status. LAHD shall review the application for exemption and the submitted evidence. If LAHD determines that the residential hotel is an Affordable Housing Project exempt from the provisions of this Article, it shall issue and mail a Certificate of Exemption within 90 days of the filing of the application for exemption. If LAHD determines that the residential hotel is not an Affordable Housing Project exempt from the provisions of this Article, it shall mail to the applicant notification of its denial of the application for exemption within 90 days of the filing of the application.

(b) Applications for Exemption based on Section 47.74(b). Applications for exemptions based on Section 47.74(b) shall be subject to the provisions below of this subsection:

(1) Timing of filing of Application for Exemption. An application for exemption based on Section 47.74 (b) must be filed within 60 days after LAHD's notification by mail pursuant to section 47.75(b). Failure to timely file an application for exemption will result in denial of the application, unless LAHD finds that good cause exists for the untimely filing. The owner shall also pay an administrative fee in the amount of \$205 when filing the application. The fee shall pay for the cost of investigating and processing the appeal.

(2) Posting Notice of Application for Exemption. On the date that the owner has filed the application for exemption with LAHD, the owner shall post a notice on the premises of the residential hotel. The notice shall be on a form prescribed by LAHD. The notice shall provide the name and contact number of the LAHD staff whom tenants can contact to provide additional evidence and information in this regard. LAHD shall also mail a copy of the owner's application for exemption to each of the units of the residential hotel. The notice shall remain posted until after LAHD issues a written determination regarding the application for exemption.

(3) Owner's submission of evidence. The owner shall submit evidence with the appeal to support the claim of exemption. The owner has the burden of proving by a

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preponderance of the evidence that the residential hotel is exempt from the provisions of this Article.

(4) Determination of Exempt Status. LAHD shall review the application for exemption and evidence submitted. If LAHD determines that the residential hotel is exempt from the provisions of this Article, it shall issue and mail a Certificate of Exemption within 90 days of the filing of the application for exemption. If LAHD determines that the residential hotel is not exempt from the provisions of this Article, it shall mail to the applicant notification of its denial of the application for exemption within 90 days of the filing of the application.

(c) Appeal of Denial of Application for Exemption. An owner may appeal the denial of an application for exemption filed pursuant to this section. The appeal shall be filed at LAHD within 15 calendar days after LAHD mails the denial of the application for exemption to the owner. An owner may appeal LAHD's denial of the application for exemption to a hearing before a General Manager's Hearing Officer pursuant to the provisions of Section 47.83 of this Article. LAHD's denial of an application for exemption shall be final if a timely appeal is not filed.

#### **Section 47.77. Application for Clearance.**

The City shall not approve a conversion or demolition of a residential hotel, or any new development on the site of a destroyed or demolished residential hotel, until LAHD has approved an Application for Clearance filed by the owner pursuant to this section.

~~(a) If a proposed conversion or demolition of a residential hotel, or a new development on the site of a destroyed or demolished residential hotel, requires a discretionary land use entitlement, then the following procedures shall apply:~~

- ~~(1) DCP shall inform LAHD of any application for a discretionary land use entitlement.~~
- ~~(2) The owner shall file an Application for Clearance with LAHD. Within 90 days after LAHD has deemed the application complete, LAHD shall either deny the application or determine the conditions for approval of the application and notify the initial decision-maker of those conditions.~~
- ~~(3) LAHD will make one of the following determinations when an owner files a complete Application for Clearance:
  - ~~(i) Deny an Application for Clearance if the applicant has violated the provisions of this Article pursuant to section 47.81(a) of this Article;~~
  - ~~(ii) Exempt the property from the provisions of this Article if the Application for Clearance is for an Affordable Housing Project pursuant to the provisions of section 47.76 of this Article; or~~
  - ~~(iii) Determine the conditions for approval of an Application for Clearance pursuant to section 47.78 of this Article.~~~~

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ATTACHMENT A

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- ~~(4) If LAHD has denied an Application for Clearance pursuant to the provisions of section 47.77(a)(3)(i), the initial decision-maker must automatically disapprove the application for a discretionary land use entitlement.~~
- ~~(5) If LAHD has determined the conditions for approval of an Application for Clearance pursuant to the provisions of section 47.77(a)(3)(iii), LAHD shall require compliance with the conditions for approval of an Application for Clearance.~~
- ~~(6) If not otherwise required by Chapter One of the Los Angeles Municipal Code, DCP shall mail a copy of LAHD's letter of determination concerning an application for a discretionary land use entitlement to: the owner; the occupants of the residential hotel units; the owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; the applicable Council office; and the applicable certified Neighborhood Council.~~
- ~~(7) Pursuant to Section 47.84, the owner or any other interested party may appeal the conditions for approval of an Application for Clearance to the assigned appellate body. The appellate body shall be assigned pursuant to Chapter One of the Los Angeles Municipal Code.~~
- ~~(8) LAHD shall only approve the Application for Clearance if the owner complies with the conditions as determined by LAHD pursuant to section 47.77(a)(3)(iii) or as determined by the assigned appellate body pursuant to section 47.84 of this Article.~~

~~(b) If a proposed conversion or demolition of a residential hotel, or a new development on the site of a destroyed or demolished residential hotel, does not require a discretionary land use entitlement but only a building permit issued by LADBS, then the following procedures shall apply:~~

- ~~(1) LADBS shall inform LAHD of any application for a building permit.~~
- ~~(2) The owner shall file an Application for Clearance with LAHD. Within 90 days after LAHD has deemed the application complete, LAHD shall deny the application or determine the conditions for approval of the application;~~
- ~~(3) The LAHD will make one of the following determinations when an owner files a complete Application for Clearance:
  - ~~(i) Deny an Application for Clearance if the applicant has violated the provisions of this Article pursuant to section 47.81(a) of this Article;~~
  - ~~(ii) Exempt the property from the provisions of this Article if the Application for Clearance is for an Affordable Housing Project pursuant to the provisions of section 47.76 of this Article; or~~
  - ~~(iii) Determine the conditions for approval of an Application for Clearance pursuant to section 47.78 of this Article.~~~~

- ~~(4) LAHD shall notify by mail the conditions for approval of an Application for Clearance to: the owner; the occupants of the residential hotel units; the owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; the applicable Council office; the applicable certified Neighborhood Council. The notice must include a statement concerning the right of appeal pursuant to Section 47.84.~~
- ~~(5) Pursuant to Section 47.84, the owner or any interested party may appeal the conditions for approval of an Application for Clearance to the City Planning Commission.~~
- ~~(6) LAHD shall only approve the Application for Clearance if the owner complies with the conditions as determined by LAHD pursuant to section 47.77(b)(3)(iii) or as determined by the City Planning Commission pursuant to section 47.84 of this Article.~~
- (a) If an owner applies for a building permit for a residential hotel that will constitute a proposed conversion or demolition of the residential hotel, or is a new development on the site of a destroyed or demolished residential hotel, then the following procedures shall apply:
  - (1) LADBS shall inform LAHD of any application for a building permit.
  - (2) The owner shall file an Application for Clearance with LAHD. Within 90 days after LAHD has deemed the application complete, LAHD shall either deny the application or determine the conditions for approval of the application .
  - (3) LAHD will make one of the following determinations when an owner files a complete Application for Clearance:
    - (i) Deny an Application for Clearance if the applicant has violated the provisions of this Article pursuant to section 47.81(a) of this Article;
    - (ii) Exempt the property from the provisions of this Article if the Application for Clearance is for an Affordable Housing Project pursuant to the provisions of section 47.76 of this Article; or
    - (iii) Determine the conditions for approval of an Application for Clearance pursuant to section 47.78 of this Article.
  - (4) If LAHD has determined the conditions for approval of an Application for Clearance pursuant to the provisions of section 47.77(a)(3)(iii), LAHD shall require compliance with the conditions for approval of an Application for Clearance.



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- (5) LAHD shall mail a copy of LAHD's letter of determination concerning an Application for Clearance to: the owner; the occupants of the residential hotel units; and the applicable Council office.
- (6) Pursuant to Section 47.83, the owner or any other interested party may appeal the conditions for approval of an Application for Clearance to the General Manager's Hearing Officer.
- (7) LAHD shall only approve the Application for Clearance if the owner complies with the conditions as determined by LAHD pursuant to section 47.77(a)(3)(iii) or as determined pursuant to Section 47.83 of this Article.

(b) An owner who files an Application for Clearance with LAHD shall pay a fee in the amount of \$2000 for each application. The fee shall pay for the cost of administering the application process.

(c) The Application for Clearance shall contain the following information:

- (1) The legal and mailing address of the residential hotel;
- (2) The names and addresses of all owners or operators of the residential hotel;
- (3) The names of all tenants in the residential hotel;
- (4) The total number of units in the residential hotel and the current uses;
- (5) The current rental rates for the residential units; and
- (6) The length of tenancy of the tenants affected.

#### **Section 47.78. Conditions for Approval of an Application for Clearance.**

(a) LAHD shall require either of the following as conditions for approval of an application for clearance:

(1) Construct, for each unit to be converted or demolished, a comparable unit in the City of Los Angeles within ~~one-mile~~ two-mile radius of the unit(s) to be converted or demolished.

i) LAHD may authorize the construction of fewer units to replace the residential units to be converted or demolished if LAHD determines the following three conditions are met:

- a) The replacement units provide amenities, such as bathrooms and kitchens, not present in the units to be withdrawn;
- b) The needs of the current residents of the residential hotel would be served by the better amenities and larger units; and
- c) The reduction in the number of units would not significantly decrease the number of available residential hotel units in the City.

ii) Where the owner chooses to comply with the conditions for approval

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of an Application for Clearance pursuant to this subsection, LAHD shall not approve the Application for Clearance until LADBS issues a certificate of occupancy for units constructed pursuant to this subsection, except where CRA/LA has approved replacement units within 4 years of the date of demolition of the residential hotel units pursuant to CRA/LA Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas so long as these guidelines are in full force and effect.

(2) Pay to the City of Los Angeles an amount equal to 80 percent of the cost of construction of an equal number of comparable units plus site acquisition costs. All such payments shall be placed in the Affordable Housing Trust Fund and to be used for the Permanent Supportive Housing Program pursuant to Subsection (b) of this Section. The funds deposited in the Affordable Housing Trust Fund for the Permanent Supportive Housing Program pursuant to the provisions of this Article may be used to create replacement units. If the units to be converted or demolished are in the City Center or Central Industrial Redevelopment Project Area, the in lieu fee will be paid into the Affordable Housing Trust Fund to be used for the Permanent Supportive Housing Program in accordance with the CRA/LA's Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas for so long as these guidelines are in full force and effect. GSD shall determine the in-lieu fee based on an independent MAI certified appraisal reviewed by GSD.

(3) Convert residential units to units which are either light housekeeping rooms, efficiency dwelling units or dwelling units, as those terms are defined by this Code, and which shall be subject to a regulatory agreement filed with the Los Angeles County Recorder guaranteeing for a period of at least 55 years that at least 10% of the units shall be affordable to households with income no greater than 30% of Area Median Income, at least 40% of the units affordable to households with income no greater than 40% of Area Median Income, and at least 30% of the units affordable to households with income no greater than 50% of Area Median Income, as these terms are defined by the United States Department of Housing. The remaining units constructed pursuant to this subdivision may be affordable to households with income greater than 60% of Area Median Income, as this term is defined by the United States Department of Housing.

The option provided by this subdivision applies only to residential hotels containing more than 250 units.

LAHD may authorize the construction of fewer units to replace the residential units to be converted pursuant to this subdivision if LAHD determines the following three conditions are met:

- a) The replacement units provide amenities, such as bathrooms and kitchens, not present in the units to be withdrawn;
- b) The needs of the current residents of the residential hotel would be served by the better amenities and larger units; and
- c) The reduction in the number of units would not significantly decrease the number of available residential hotel units in the City.

(b) The funds deposited in the Affordable Housing Trust Fund pursuant to the provisions of this Article ~~may~~ shall be used to ~~create replacement units~~ provide capital funding for the development of permanent supportive housing projects pursuant to the City of Los Angeles's Permanent Supportive Housing Program. At the end of the calendar year subsequent to the year in which the funds were deposited in the Affordable Housing Trust Fund, any remaining funds which have not been committed through the Permanent Supportive Housing Program shall be made available for the development of affordable housing projects funded through the Affordable Housing Trust Fund. Units developed with funds committed under the Affordable Housing Trust Fund pursuant to this subsection shall be restricted to households with incomes no greater than 35% of Area Median Income (AMI), as defined by the United States Department of Housing and Urban Development. ~~If the units are to be converted or demolished in the City Center or Central Industrial Redevelopment Project Area, the funds deposited into the CRS/LA's Residential Hotel Preservation Fund may shall be used in accordance with the CRA/LA's Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas so long as these guidelines are in full force and effect.~~

#### **Section 47.79. Rights of Tenants.**

(a) Relocation Assistance. Tenants being evicted from residential hotel units pursuant to Section 151.09.A.13 of this Code shall be entitled to relocation assistance pursuant to the provisions of Section 151.09.G of this Code.

(b) Right of first refusal. Within 60 days of the issuance of a certificate of occupancy for units constructed pursuant to section 47.78(a)(1), the owner shall first offer to rent the units to tenants who are evicted from residential hotel units pursuant to Section 151.09.A.13 of this Code.

(c) Tenancy. Any tenant who takes possession of a unit pursuant to the provisions of subsection b of this Section shall be subject to the provisions of Chapter XV of this Code.

#### **Section 47.80. Destroyed Buildings or Buildings Demolished Pursuant to an Abatement Proceeding.**

(a) This section shall apply to residential hotel buildings which are destroyed by a disaster or demolished by LADBS pursuant to LAMC section 91.8905 or LAMC 91.8907 unless the proposed development will be an Affordable Housing Project.

(b) The City shall not approve building permits for a destroyed residential hotel building, or for any new development on the site of a destroyed or demolished residential hotel, unless the owner files an Application for Clearance with LAHD and complies with the provisions of section 47.78 of this Article.

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(c) LAHD shall have the authority to record an affidavit with the County Recorder stating that no permits for any new development on the site of a destroyed or demolished residential hotel shall be issued unless the owner has complied with the provisions of this Article.

**Section 47.81. Unlawful Conversion; Remedies; Fines.**

(a) It shall be unlawful for any person to convert or demolish any residential hotel building or residential unit in violation of the provisions of this Article.

(1) Changing the use of a residential unit for non-commercial purposes that serves only the needs of the permanent residents, such as a resident's lounge, storeroom or common area, does not constitute a violation of this Article.

(2) Demolition of an existing unit to combine units for a non-commercial purpose that serves only the needs of the permanent residents does not constitute a violation of this Article.

(3) An owner is prohibited from converting or demolishing less than all of the original number of residential units in a residential hotel.

(b) LAHD Order Regarding Violations and Fines. Whenever LAHD determines that any existing residential hotel is in violation of this Article, LAHD shall order the violation corrected, and shall impose a fine pursuant to the provisions of this section.

(c) Appeal of Order to General Manager's Hearing. Where an owner believes that the LAHD's order was in error with regards to the violations identified or the fine assessed, the owner may appeal the order by filing a request for a General Manager's hearing pursuant to the provisions of Section 47.83 of this Article. The owner must file the appeal in writing on a form provided by the Department within 15 calendar days of the LAHD's mailing of the order. If the appeal is not received within this period, LAHD's order shall be final. If the owner timely appeals LAHD's order to a General Manager's hearing, the order shall be stayed pending the appeal.

(d) Fines, Penalties and Interest.

(1) Imposition of Fine. A person violating any provision of this Article shall pay a fine in the amount of \$250 per day for each violation that is the subject of an Order issued pursuant to Subsection (b) of this section. Fines imposed pursuant to Orders that are not appealed to a General Manager's hearing must be paid within 30 days after issuance of an Order. Fines not paid within 30 days shall be deemed delinquent. Fines imposed by Orders that are appealed to a General Manager's hearing must be paid within 30 days after the Hearing Officer issues a written decision pursuant to the provisions of Section 47.83 (d), if the Hearing Officer affirms imposition of the fine. Fines not paid within 30 days of issuance of a decision shall be deemed delinquent.

(2) Imposition of Late Penalty. A person whose fine is delinquent shall be assessed a penalty in the amount of 100 % of the fine. The penalty shall be owed in addition to the amount of the fine.

(3) Interest. In addition to the fine and penalties imposed, any person with a delinquent fine shall pay interest on the amount of the fine and any penalty owed at the rate of one and one-half percent per full month of delinquency.

(4) Personal Obligation of Owner. In addition to all other remedies provided by law, all penalties and interest owed for violations of this Article shall be a personal obligation of the owner, recoverable by the City in an action before any court of competent jurisdiction.

(5) Criminal Penalties for Violations. Any person willfully violating the requirements of this Article shall be guilty of a misdemeanor. The penalty upon conviction shall be not more than a fine of \$1,000 or imprisonment in the county jail, not exceeding six months, or both fine and imprisonment. Violations of this Article are deemed continuing violations, and each day that a violation continues is deemed to be a new and separate offense.

(6) False Information Misdemeanor. It shall be unlawful for an owner to willfully provide false information to the LAHD or its designees. Any owner who files false information shall be guilty of a misdemeanor. Conviction of a misdemeanor hereunder shall be punishable by a fine of not more than \$500 or by imprisonment in the County Jail for a period not to exceed six months, or both fine and imprisonment.

(e) Civil Action. An interested party or the City may institute a civil proceeding for injunctive relief and damages for violations of this Article. The interested party instituting a civil proceeding, or the City suing to enforce the provisions of this Article, if prevailing parties, shall be entitled to the costs of enforcing this Article, including reasonable attorneys' fees, pursuant to an order of the Court.

**Section 47.82. Annual Review of Residential Hotel Status.**

The General Manager of the LAHD, with assistance from the DCP and LADBS, shall prepare and report to the Mayor and the City Council annually with respect to the administration of this Article and shall provide the following information:

(a) Current data on the number of residential hotels and the number of residential units in each of the residential hotels in the City of Los Angeles;

(b) Current data on the number of residential hotel units converted or demolished pursuant to an approved application for clearance;

(c) Current data on the number of residential hotel units eliminated due to demolition as a result of major fires, natural causes or accidents;

(d) Current data on the number of residential hotel units illegally converted;

(e) Current data on the number of replacement housing units rehabilitated or constructed;

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(f) A summary of the enforcement efforts by all City agencies responsible for the administration of this Article; and

(g) A report on expenditures on monies in the Affordable Housing Trust Fund received pursuant to provisions of the Article.

**Section 47.83. Appeals to LAHD General Manager's Hearing Officer.**

(a) Filing of the Appeal. Appeals to the General Manager's Hearing Officer shall be on a form prescribed by LAHD. The appellant must pay a fee in the amount of \$600 to cover the administrative cost of the hearing process. Appellants must set forth specifically the points at issue and the reason for the appeal.

(b) Powers of the Hearing Officer. The General Manager's Hearing Officer shall exercise all powers related to the conduct of a hearing. The Hearing Officer shall have the discretion to grant a continuance of the hearing upon a showing of good cause. The Hearing Officer has the power to administer oaths and affirmations during the hearing. The Hearing Officer shall require the maintenance of order in the hearing room, may order the exclusion of witnesses, may expel anyone who disturbs the hearing, and may secure the aid of the Los Angeles Police Department for such purposes.

(c) Notice of General Manager's Hearing. The General Manager's hearing shall be held within 30 days of the filing of the appeal. Notice of the General Manager's hearing shall be served on the owner, via certified United States mail, postage prepaid, or in person, at least seven calendar days prior to the hearing. Upon receipt of the notice, the owner shall post the notice and shall keep the notice posted until after completion of the hearing. LAHD shall also provide notice to the occupants of the residential hotel by mail, or in person, at least seven calendar days prior to the hearing.

(d) Presentation of Evidence. LAHD staff, the owner, tenants and occupants of the residential hotel and any other interested persons may present oral, photographic or documentary evidence that is relevant to the case for consideration by the Hearing Officer. Appellants shall have the burden of proof, and shall present substantial evidence and specific facts to support their appeal

(e) Recording of Hearing. The proceedings shall be recorded by LAHD.

(f) Hearing Officer's Decision. After considering all relevant evidence and arguments, the Hearing Officer shall issue a written decision within 30 calendar days of the hearing. The Hearing Officer shall decide, based on the record, as to whether LAHD erred or abused its discretion. The decision shall be supported by written findings. The decision of the Hearing Officer shall be the final administrative decision except in the following circumstance: If LAHD authorizes construction of fewer units pursuant to Section 47.78 (a)(1)(i) or Section 47.78 (a)(3) and this results in a reduction of number of units by more than 25% of the number of residential units being converted or demolished, the Hearing Officer's decision may be appealed to the City Council.

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**Section 47.84. Appeal of Conditions for Approval of an Application for Clearance.**

~~\_\_\_\_\_The assigned appellate body may, by resolution, reverse or modify, in whole or in part, LAHD's conditions for approval of an Application for Clearance pursuant to section 47.77. The appellate body shall make its decision, based on the record, as to whether LAHD erred or abused its discretion. Appellants shall have the burden of proof, and shall present substantial evidence and specific facts to support their appeal. Appellants must set forth specifically the points at issue and the reason for the appeal. If a violation of federal or state law or of the federal or state constitutions is claimed, then the appeal shall set forth the basis upon which the appellant makes this claim. The appellate body's decision shall be final and effective as provided in Charter Section 245.~~

~~\_\_\_\_\_To assist the appellate body in making its decision, LAHD shall send a representative to testify in person at the appellate body public hearing. LAHD shall also prepare and forward to DCP a report responding to the allegations made in the appeal. After the appeal has been filed, DCP shall transmit the appeal and the case file to the assigned appellate body together with LAHD's report. The appellant shall pay DCP the required appeal fee for a land use entitlement as set forth in the Los Angeles Municipal Code. The appellant shall also pay LAHD a fee in the amount of \$1,680 to cover LAHD's administrative cost in the appellate process pursuant to this section.~~

~~\_\_\_\_\_If the proposed conversion or demolition of a residential hotel requires a discretionary land use entitlement, then the procedures set forth in Chapter One of the Los Angeles Municipal Code shall govern, except that the assigned appellate body shall provide additional notice pursuant to Section 47.84 (b) and Section 47.84 (d) if not otherwise required by Chapter One of the Los Angeles Municipal Code.~~

~~\_\_\_\_\_If the proposed conversion or demolition of a residential hotel does not require a discretionary land use entitlement but only a building permit approved by LADBS, then the following procedures shall govern:~~

~~(a) Filing of an Appeal. An appeal must be filed, on a form provided by DCP, at a public office of DCP within 15 days of the date of mailing of LAHD's conditions for approval of an Application for Clearance. LAHD's conditions for approval of an Application for Clearance becomes final and effective upon the close of the 15-day appeal period if not appealed, or as provided below if appealed. The City Planning Commission shall not consider any appeal not filed within the 15-day appeal period. The filing of an appeal stays proceedings on the matter until the Commission has made a decision. The required appeal fee payable to DCP shall be the same as the fee set forth in Section 19.01.B.2 of the Los Angeles Municipal Code. The appellant shall also pay LAHD a fee in the amount of \$1,680 to cover LAHD's administrative cost in the appellate process.~~

~~(b) Notice of Public Hearing. Before acting on any appeal, the Commission shall set the matter for public hearing, at which time evidence shall be taken. The Commission shall give notice in all of the following manners:~~

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~~(1) By at least one publication in a newspaper of general circulation in the City of Los Angeles, designated for that purpose by the City Clerk, no less than 24 days prior to the date of the hearing; and~~

~~(2) By mailing a written notice no less than 24 days prior to the date of the hearing to: the owner; the owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; the applicable Council office; the applicable certified Neighborhood Council; and LAHD.~~

~~(c) Time for Appellate Decision. The Commission shall act within 75 days after the expiration of the appeal period, or within any additional period that the owner and the Commission both agree to in writing. The Commission's failure to adopt a resolution within this time period shall be deemed a denial of the appeal.~~

~~(d) Notice of Appeal Decision. The Commission shall mail a copy of the appeal decision to: the owner; the owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; the applicable Council office; the applicable certified Neighborhood Council; and LAHD.~~

**Section 47.84. Construction.** Nothing in this Article may be construed to supersede any other lawfully enacted ordinance of the City of Los Angeles, except that definitions provided in this Article shall govern the enforcement of this Article. An owner of a residential hotel subject to the provisions of this Article must comply with all applicable federal, state and local laws, including, without limitation, the CRA/LA Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas so long as these guidelines are in full force and effect.

**Section 47.85. Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable.

**Section 47.86. Promulgation of Rules and Regulations.** The LAHD, LADBS and DCP shall have the authority to adopt policies, rules and regulations to effectuate the purposes of this Article, and to implement and administer their duties imposed pursuant to the provisions of this Article.

**Section 2.** Section 91.106.4.1 of Division 7 of Article 8 of Chapter IX of the Los Angeles Municipal is amended to add a new subsection 16 to read:

16. The Department of Building and Safety shall have the authority to withhold building permits for any property identified as a residential hotel by the Los Angeles Housing Department pursuant to Article 7.1 of Chapter IV of the Los Angeles Municipal Code until the Los Angeles Housing Department has verified compliance with the provisions of Article 7.1 of Chapter IV of the Los Angeles Municipal Code in order to preserve residential units in the residential hotels of the City of Los Angeles.



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**Section 3.** The following paragraph is added to the end of Subsection A of the Section 151.09 of the Los Angeles Municipal Code to read:

13. The rental unit is in a residential hotel, and the landlord seeks to recover possession of the rental unit in order to convert or demolish the unit, as those terms are defined in Section 47.73 of the Los Angeles Municipal Code. A landlord may recover possession of a rental unit pursuant to this paragraph only after the Department has approved an Application for Clearance pursuant to the provisions of Section 47.77.

**Section 4.** The first sentence of Subsection G of Section 151.09 of the Los Angeles Municipal Code is amended to read:

G. If the termination of tenancy is based on the grounds set forth in Subdivisions 8, 10, 11, 12 or 13 of Subsection A of this section, then the landlord shall pay a relocation fee of: \$14,850 to qualified tenants and a \$6,810 fee to all other tenants who have lived in their rental unit for fewer than three years; or \$17,080 to qualified tenants and a \$9,040 fee to all other tenants who have lived in their rental unit for three years or longer; or \$17,080 to qualified tenants and \$9,040 to all other tenants whose household income is 80 percent of below Area Median Income (AMI), as adjusted for household size, as defined by the U.S. Department of Housing and Urban Development, regardless of length of tenancy.

**Section 5.** The first sentence of the second paragraph of Subsection C of Section 151.06 of the Los Angeles Municipal Code is amended to read:

Except as otherwise provided in this subsection, if the rental unit was vacated voluntarily or as a result of an eviction or termination of tenancy based on one or more of the grounds described in Section 151.09 A.1, A.2., A.9. or A.13., the maximum rent or maximum adjusted rent may be increased to any amount upon re-rental of the rental unit.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

FRANK T. MARTINEZ, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

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**ATTACHMENT A**

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Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

Approved as to Form and Legality

By \_\_\_\_\_  
Deputy City Attorney

Date \_\_\_\_\_

File No.

*LAHD Residential Hotel Inventory*

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
No Name	2205 Venice Blvd	5074012023	90006	43	1
Alvarado Palms	931 S Alvarado	5136006004	90006	24	1
Highland Apts.	5619 N. Figueroa St.	5468033019	90042	28	1
Lincoln Park Hotel	2101 Parkside Ave.	5211011024	90031	25	1
Pico West	3060 W Pico Blvd	5074001004	90006	20	1
Nutel Motel	1906 W 3rd St	5154027029	90057	137	1
Home Hotel	837 S. Broadway	5408032012	90012	42	1
Casas Investments	1864 Cordova St	5075029009	90007	44	1
Asbury	2505 W. 6th St	5155029010	90071	97	1
No Name	967 N Hill st	5414005051	90012	5	1
Historic Barbizon Hotel	1927-1931 W. 6th St	5154026023	90057	151	1
Cornado Inn	682 S Coronado St	5141007008	90057	94	1
Martyn Hotel	723 S. Columbia Ave	5142022007	90017	44	1
Quan Kwong Yee Family Assn.	954 Yale St.	5414006004	90012	14	1
Hotel	202 S Avenue 20	5447024029	90031	33	1
Moytel Motel	946 Yale St	5414006027	90012	43	1
No Name	3846 N. Broadway	5211018011	90031	7	1
No Name	1352 S. Union Ave	5135022015	90015	42	1
Penn Motel	2200 W 8th St/ aka: 805 Lake st	5141022015	90057	189	1
Cameo Hotel	504 S. Bonnie Brae St	5154025008	90057	174	1
Clark Residence	306 S. Loma Dr.	5153019025	90017	152	1
Olympic Hotel	725 Westlake	5141019013	90057	172	1
Hotel/ Motel	721- 725 S Alvarado	5141018017	90057	20	1
NAME-UNKNOWN	2332 Portland St	5124012013	90007	8	1
Rooms	2403 N Broadway	5204004013	90031	8	1
Parker Hotel	725 Witmer St	5143012016	90017	32	1

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Knights Inn	1247 N Temple St	5160023014	90026	25	1
Casa Sonora	729 S Union Ave	5142016003	90017	160	1
Hotel	734 Hartford Ave	5143009004	90017	12	1
Cromwell Hotel	733-739 Garland Ave	5143009015	90017	140	1
Bellevue Apartments	1809 W 11th St	5136010026	90006	63	1
Hotel	2501 N Pasadena Ave	5205022005	90031	10	1
Metropole Hotel	600 W. Ave 27	5453011008	90065	30	1
Garland Motel	721 S. Garland Ave	5143009011	90017	46	1
Holland	1404 W 7th St	5142022001	90017	75	1
Byron	1214 W 8th St	5143002010	90017	34	1
Parkview Apartments	622-628 S Alvarado St	5141001018	90057	198	1
Hotel	839 Alpine St	5407006016	90012	9	1
Lotte Hotel	901 S Vermont Ave	5094026001	90006	18	1
Hotel	1200 S Westlake Ave	5136022003	90006	11	1
Daily Hotel	907 W 17th St	5135028006	90015	61	1
Florence Crittenton Center	234 E. Ave. 33	5206013023	90031	30	1
NAME-UNKNOWN	11120 W Ventura Blvd	2378009009	91604	12	2
Harmony Hotel	7716 Foothill Blvd.	2558005001	91042	12	2
El Patio Inn	11466 Ventura Blvd	2369038003	91604	18	2
Studio Lodge Hotel	11254 Vanowen St	2319007002	91605	102	2
Bon Air Motel	1727 Western Ave	5544005013	90027	20	4
Western Hotel	445 S Western Ave	5503015008	90020	104	4
Hotel	1042 N. Wilcox	5533014019	90038	38	4
Cloverdale South Manor	638 S Cloverdale Ave	5508008020	90036	22	4
Alamo Hotel	5120 Klump Ave.	2353004015	91601	26	4
South Wood	619 S. Hauser Blvd	5508014010	90036	20	4
Hotel, Inc.	5527-5537 Hollywood Blvd	5544005003	90028	164	4
Oban Hotel	6364 Yucca St	5546005025	90028	34	4
NAME-UNKNOWN	1331 N. Alta Vista	5548020042	90046	16	4

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Hotel	1732 N Wilton Pl	5544002011	90028	11	4
NAME-UNKNOWN	7033 Franklin Ave	5572032032	90028	70	4
No Name	1811 Whitley Ave	5547004031	90028	51	4
Hotel	10822 Magnolia	2419008034	91601	169	4
Trylon Hotel	6515 Franklin Ave	5575002016	90028	30	4
NAME UNKNOWN	500 Landfair	4363005040	90024	132	5
Royal Palace	1052 S Tiverton	4360002007	90024	42	5
NAME-UNKNOWN	8655 Pico Blvd	4332022022	90035	20	5
Santa Monica Motel	10811 Santa Monica Bl	4325023028	90024	45	5
Hyland Motel	7041 N Sepulveda	2222032003	91405	35	6
La Casita Hotel	14303 W. Sylvan St.	2240011014	91401	40	6
Arrow Motel	6945 N Sepulveda Bl.	2234024002	90045	23	6
Panorama Motel	8209 Sepulveda Blvd	2654036037	91402	51	6
E & A Motel	12415 San Fernando Rd.	2611007023	91342	12	7
Motel 6	12775 N Encinitas	2604035008	91342	160	7
Hollywood Motel	10315 San Fernando Rd.	2623016002	91331	8	7
Mi Casita Valley Motel	12945 W Glamis St/ aka: 10373 S San Fernando	2623008020	91331	24	7
Thomas Motel	12659 San Fernando Rd	2604028030	91342	16	7
Hyde Park Motel	6340 S Crenshaw	4006010017	90043	20	8
CA Motel	9413-9425 Main St	6053007024	90003	10	8
Flight Hotel	9501 S Figueroa	6039009042	90044	27	8
New Gage Motel	6310 Figueroa	6004040009	90003	15	8
Sima Hotel	9512 S. Western Ave.	6055025038	90047	7	8
Twenty First Century Hotel	10104 S. Figueroa St	6054034021	90003	8	8
New Bay Motel	8320 S. Figueroa St	6032033003	90003	19	8
Guest Rooms	2633 S Hoover St	5055024010	90007	3	8
Hill Top Motor Inn	10603 S. Western Ave.	6058024021	90047	26	8
Fijian Hotel	8422 S Main St	6030013031	90003	10	8
Dan Mar Hotel Inn	3811 Western	5035031038	90062	22	8

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Santos Plaza Apartments	1608 W 38th Pl	5035025030	90062	37	8
Beacon Housing, Inc.	469 North Avenue 52	5469017006	90042	8	8
Atlas Hotel	7322 Western	6018001010	90047	23	8
Mi Hacienda	9412-16 S. Figueroa	6039006027	90003	14	8
Kona Kai	9611-15 San Pedro	6052013029	90003	11	8
Elegant Palace	8714-20 S Figueroa St	6038002038	90003	25	8
Harvard Motel	1574 W Martin Luther King Blvd	5021006039	90011	20	8
Broadway Inn Motel	252 W. 88th	6040023023	90003	23	8
NAME-UNKNOWN	450 W 7th St	6020031009	90003	20	8
Living Sober	6303 S Crenshaw St	4006009003	90043	17	8
Rio Palace Motor Inn	241 W 105th St	6074003036	90003	20	8
Hotel	6301 S normandie	6002033044	90047	75	8
Anand Hotel	10210 S Western Ave	6059001032	90047	12	8
Manchester Hotel	8511 S Vermont Ave	6033026026	90044	17	8
Cornett Motel	6332 Crenshaw Blvd	4006010016	90043	10	8
No Name	10710 Figueroa	6061033023	90061	7	8
NAME UNKNOWN	10465 S Figueroa St	6061026026	90044	12	8
The Parlour Hotel	7310 S. Figueroa St	6020030002	90003	18	8
King Motel	2814 W Slauson Ave	4005014003	90043	10	8
Earl Roy Hotel	233 E 5th St	5148010033	90013	40	9
Edward Hotel	713 E 5th St	5147010002	90013	46	9
Lorane Hotel	241 E 5th St	5148010006	90013	65	9
Carson Hotel	5510 S Central Ave	5104017019	90011	9	9
Palmer House Hotel	538 S Wall St	5148015007	90013	72	9
NAME-UNKNOWN	301 W 7th St/ aka: 709 S Centre	7455011011	90731	20	9
Ensenada Hotel	1355 S Hill St	5134025020	90015	51	9
Regis Hotel	230 W 23rd St	5126021015	90007	59	9
Cecil Hotel	640 S Main St	5148021010	90014	615	9
American	303 S Hewitt St	5163012007	90013	50	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Hotel-Apts.	257 W 58th St	5101025033	90037	24	9
Venice Hotel	1601-1605 S Main St	5133006001	90015	40	9
Hotel Teresa	610 E 54th St	5103009012	90011	26	9
Astor Hotel	618 E 4th St	5147010018	90013	21	9
Hotel	618 E 1st St	5163002023	90012	8	9
Carlton Hotel	534 S. Wall St	5148015006	90013	45	9
Boyd Hotel (Part II)	224 E Boyd St	5148002007	90013	60	9
Brownstone Hotel	421-429 E 5th St	5148011001	90013	54	9
Baker Hotel	311 E Winston St	5148006009	90013	53	9
Pershing & Roma Hotel	500-506 S Main St	5148019011	90013	67	9
Hotel Casa Guadalajara	4611 S Compton Ave	5107012003	90011	18	9
Motel	460 E 4th St	5147008015	90013	50	9
L. Tokyo Towers	455 E 3rd St	5161020005	90012	301	9
Genesis Hotel	452, 456-458 S Main St	5148009011	90013	33	9
Bixby Hotel	425 Wall St	5148007019	90013	80	9
Diamaru Hotel	345 E 1st St	5161012010	90012	63	9
Mikado Hotel	331 E 1st St	5161012012	90012	43	9
Dunbar Hotel, Hotel Black CU	4225 S Central Ave	5115019004	90011	73	9
THE YANKEE	501-507 E. 7th St.	5148025011	90014	80	9
New Bristol Hotel	421-425 W 8th St	5144013028	90014	100	9
Golden West Hotel	417 E 5th St	5148011002	90013	70	9
Casa Roma Hotel	208 W 14th St	5134024001	90015	64	9
Lyndon Hotel	413 E 7th St	5148024007	90014	55	9
Southern Hotel	412 E 5th St	5148012006	90013	53	9
Chetwood Hotel	411 E 4th St	5147006006	90013	56	9
Maehara Hotel	220 E 1st St	5161016007	90012	22	9
Panama Hotel-DPSS Voucher Program	403- 405 E 5th St	5148011014	90013	223	9
Madison Hotel	423 E 7th St	5148024027	90014	198	9
Angelus Inn	516 S San Julian St	5148012015	90013	31	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Florence Hotel	310 E 5th St	5148014001	90013	60	9
Hotel	528 S Wall St	5148015005	90013	39	9
Sanborn Hotel	526 S Main St	5148019007	90013	45	9
Annex Hotel	1917 S Central Ave	5131008014	90011	27	9
Marshal House	523 S San Julian	5148014006	90013	72	9
Simone Hotel	520 S San Julian	5148012016	90013	121	9
Cloud Hotel	315 E 7th St	5148023007	90014	31	9
Far East Bldg. & Hotel Queens Hotel	347-353 E 1st St	5161012009	90012	16	9
Baltimore Hotel	501 S Los Angeles St	5148019012	90013	220	9
Harold Hotel	323 E 5th St	5148011006	90013	67	9
Leo Hotel	531 S San Julian St	5148014008	90013	73	9
Russ Hotel-DPSS, HAP, Private Pay and Satellite	517,521 S San Julian St	5148014005	90013	195	9
Ward	510 S Wall St	5148015003	90013	75	9
Leonide Hotel	512 S Main St	5148019009	90013	64	9
Ward Hotel	512 S Wall St	5148015002	90013	72	9
Roma Hotel	510 S Main St	5148019010	90013	62	9
Little Tokyo Hotel	327 E 1st St	5161012013	90012	41	9
Hart Hotel	508 E 4th St	5147009017	90013	39	9
Hotel	507 S Maple	5148018010	90013	58	9
Courtland Hotel	520 S Wall St	5148015004	90013	95	9
Sahara Inn	4501 S. Vermont *	5017031025	90037	28	9
Vernon Motel	451 E Vernon Ave	5113015007	90011	13	9
Lindy Hotel	419 W 8th St	5144013029	90014	20	9
Crown Inn Motel	4760 S Broadway	5110014028	90037	22	9
Morrison Hotel	1246 S Hope St	5139022006	90015	111	9
No Name	4451 W. Lockwood Ave	5539004026	90021	41	9
Sand Piper Motel	4112 S Central	5115025039	90011	18	9
San Pedro Hotel/House	647 S San Pedro St	5148025009	90014	18	9
Astor Hotel	802 E Jefferson Bl/ aka: 644 E 35th St	5121003027	90011	26	9



<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
St. George Hotel	115 E 3rd St	5161026004	90012	100	9
NAME-UNKNOWN	1104 E 51st St/ aka: 5100 S Central Ave	5104001001	90011	21	9
Deluxe Inn Motel	4721 S. Vermont Ave	5017029025	90037	20	9
Votel Motel	4766 S Main St	5109003015	90037	10	9
Rainbow Apts.	643 S San Pedro St	5148025008	90014	89	9
Flores Hotel	800 E. Manchester Ave	6042022001	90001	16	9
Leland Hotel	116 E 5th St	5148019001	90013	60	9
Ballington Plaza	622 S. Wall St	5148024030	90014	270	9
Chugoku-Ya	106 S Hewitt St/ aka: 700 E 1st St	5163003001	90012	40	9
Avalon Motel	9422 Avalon Blvd	6050009030	90003	14	9
Royal Inn	4260 Vermont Ave	5020034035	90037	15	9
Broadway Motel	301 W. 49th St	5110016027	90037	31	9
Top Hat Motel	7517 S. San Pedro St	6022012032	90003	28	9
Hotel	103 E. 21st St.	5127025012	90011	18	9
South Park Hotel	830 S Olive St	5144018026	90014	42	9
Beverly Hotel	1330 S Olive St	5134025011	90015	36	9
Oviatt Hotel	1309-1315 S Flower St/ aka: 600-604 Pico	5134010004	90015	117	9
Olive Hotel	750 S Olive St	5144013027	90014	49	9
Hotel Stillwell	834-838 S Grand Ave	5144019008	90014	232	9
Portsmouth Hotel	1308 S Hill St	5133001004	90015	53	9
Amarillo Hotel	128 E 4th St	5148008007	90013	36	9
Fairwood Villa Motel	127 E 25th St	5127034005	90011	13	9
Hometown Inn	2133 S Central Ave	5131014021	90011	32	9
Hotel/ Motel	1115 E 41st St/ aka: 4072- 4078 S Central	5114034016	90011	20	9
King Edward Hotel	121 E 5th St	5148009008	90013	150	9
Rosslyn Hotel	102-116 W 5th St; 501-505 S Main St.	5149037010	90013	264	9
Hotel	103 W 4th	5149020012	90013	158	9
Frontier Hotel	101-125 W 5th St	5149022001	90013	450	9
King Jr. Hotel	1192 E 35th St	5114030008	90011	35	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Hotel	647 W 18th St	5126001014	90015	50	9
Hotel	933 E Jefferson Blvd	5114017010	90011	10	9
Ross Hotel	640 S San Julian St	5148025014	90014	27	9
Market Hotel	966 S San Pedro St	5132001022	90021	44	9
Best Inn Motel	4701 W Adams Blvd	5057005015	90016	22	10
Royal Hawaiian	1632 S La Brea Ave	5067005017	90019	21	10
Massatonia Apts	800 S Gramercy	5092024011	90005	16	10
LA Motel	5070 W Washington	5062006031	90016	18	10
East-West Hotel	3206 W. 8th St	5094017010	90005	51	10
Ramona Motel	3211 W Jefferson Blvd	5051032028	90018	18	10
Hamilton Hotel	3160 W. 8th St	5094016013	90005	41	10
NAME UNKNOWN	5180 W. Washington	5063001031	90016	8	10
Hotel	3837 Jasmine Ave.	4208004021	90232	14	10
Gramercy Court	3317-3327 W Washington Blvd	5072029014	90019	16	10
HOTEL	620 S Catalina St	5502027012	90065	25	10
Chancellor Hotel	3187 W. 7th St	5094007010	90005	118	10
Hotel Venice	3202 S Cattaraugus Ave	4312019001	90034	26	10
NAME-UNKNOWN	8618 W Venice Blvd	5065002027	90039	9	10
Rooming House	2422 W Venice	5073015001	90019	10	10
Hotel	5143 Washington	5067018027	90019	11	10
No Name	1930 S. Oxford Ave	5074033006	90018	17	10
Cadillac	401 Ocen Front Walk	4286029001	90291	45	11
Venice Beach Hotel	25 Windward Ave	4226008014	90291	35	11
Hotel	11308 Massachusetts Ave	4261007007	90025	14	11
Reydwilma Phelps	1609 Beloit Ave	4261007012	90025	36	11
Ramada Limited	1114 Harrison Ave/ aka: 3130 E Washington	4237027035	90292	33	11
Hotel Brooks	1541 Sawtelle	4261005012	90025	22	11
Marina 7 Hotel	2435 Lincoln Blvd	4237017007	90291	21	11
West End Hotel	1538 Sawtelle Blvd	4261006017	90025	45	11

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Mark Twain Hotel	1622 N Wilcox	5546007006	90028	63	13
Hotel	1536 N Western Ave	5544022031	90027	32	13
Shelby Hotel Community of Friends	1740 N Hudson Ave	5547007015	90028	30	13
Sunset 8 Motel	6516 W. Sunset Blvd	5547026026	90028	27	13
Hotel Del Mar	308 N Avalon Blvd	7418024002	90744	31	13
College Hotel	4620 W Santa Monica Bl	5539003004	90057	45	13
3200-3208 1/2 West Sunset Boulevard	3200-3208 1/2 West Sunset	5426007008	90026	10	13
La Fayette Hotel	2729 W Beverly Blvd	5156020018	90057	60	13
Hotel	6326 Lexington	5533007029	90038	91	13
Western Plaza Hotel	5553 Sierra Vista	5536018026	90038	28	13
Parkview Hotel	1617 N Cahuenga Blvd	5546007012	90028	21	13
Holiday Motel	1616-1631 W 3rd St	5153009001	90017	64	13
611 South Virgil Avenue	611 N Virgil Avenue	5539025026	90004	50	13
Hotel	1732 N. Whitley Ave	5547008013	90028	64	13
Las Palmas	1738 N Las Palmas Ave	5547009011	90028	62	13
Hotel Hector	4337 Normal Ave.	5539010014	90029	16	13
Hollywood Premier Hotel	5333 Hollywoob Bl	5544009022	90027	42	13
Don Carlos Hotel	5216-5230 Hollywood Blvd	5544016011	90027	48	13
St. Moritz	5849 Sunset Bl	5545011025	90028	70	13
Hollywood Star Inn	5435 Sunset Blvd	5544022023	90027	28	13
Roxy Hotel	1655 N. Western Ave	5544025010	90027	42	13
Motel	1118 N Cahuenga	5533008007	90011	36	13
Boyle Hotel Apartment (Mariachi)	101 N. Boyle Ave	5174024020	90033	32	14
Ford Hotel	1000-1004 E 7th St	5146001001	90021	296	14
Prentice Hotel	1010 E 7th St	5146001002	90021	45	14
Randon Hotel	2053 1/2 E 7th St	5164019018	90021	41	14
Rivers Hotel	1220, 1226-1242 E 7th St	5146008001	90021	76	14
Hotel	131 S Boyle Ave	5174013012	90033	30	14
Las Americas Hotel	1205 E 6th St	5164009012	90013	60	14

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Olympia Hotel	1201 E 7th/ 666 S Kohler	5147034016	90021	48	14
Eng Hotel	1013 S Central Ave	5132007015	90021	49	14
Macy Hotel	111 W Cesar Chavez	5408013012	90012	18	14
Ohio Hotel	1104 E 7th St	5146004034	90021	80	14
Terminal Hotel	1331 E 7th St	5147035002	90021	72	14
Karlido Hotel	1156 S Central Ave	5130001030	90021	14	14
Glad Senior Housing and Community Center	2235 Norwalk Ave.	5685011019	90041	14	14
Las Palomas Hotel	2203 E 1st St	5183005035	90033	70	14
Drake Hotel	1121 E 7th St/ aka: 675 S Kohler	5147032001	90021	34	14
First St. Hotel	2207 E 1st St.	5183005048	90033	26	14
Hayward Hotel Hayward Manor Apts	206 W 6th St	5144002017	90014	526	14
Vogue Hotel	820 S Spring St/ AKA: 819 S Main St	5144016047	90014	26	14
Produce Hotel	676 S. Central Ave	5147035001	90021	97	14
New Union Hotel	705 E 9th St	5146025024	90021	57	14
La Jolla Hotel	721 E 6th St	5147020005	90013	52	14
YORKSHIRE HOTEL	710 S Broadway	5144015036	90274	99	14
Royal Hotel	238 W 10th St	7455024017	90731	19	14
San Pedro Hotel	760 S San Pedro St	5146026013	90021	24	14
Marion Hotel	642 S Crocker St	5147027031	90021	46	14
Continental	800-802 E 7th St	5146031023	90021	64	14
Ellis Hotel	800-804 E 6th St	5147029035	90021	56	14
SRO Apartments	722 S San Pedro Ave/ aka: 611 E Agatha	5146033042	90021	24	14
Senator Hotel	729 S Main	5144015054	90014	99	14
Dewey Hotel	721-725 S Main St	5144015046	90014	43	14
New Terminal Apts., New Terminal Hotel	901, 907 E 7th St	5147029002	90021	40	14
Rossmore Hotel	905 E 6th St	5147015040	90013	60	14
NONE	1477 W. Colorado Blvd	5691002034	90041	6	14
Lamp Community Hotel	660 Stanford	5147029048	90021	51	14
	5527 E Huntington	5309023030	90032	50	14

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Valley Lodge Hotel	4945 E Valley	5216027019	90032	27	14
Welcome Inn	1840 Colorado Blvd	5686008003	90041	25	14
No Name	607 S. Spring	5144002016	90014	93	14
Antonio Hotel	229 N Soto St	5183004010	90033	50	14
Eagle Rock Motel	7041 Figueroa St	5480012029	90042	10	14
Regal Hotel	815 E 6th St	5147019010	90013	70	14
Lincoln Hotel	549-551 Ceres Ave	5147016020	90013	40	14
Huntington Hotel	752 S Main St	5145001012	90014	200	14
Alexandria Hotel	501 S Spring St	5149034006	90013	472	14
La Salle Hotel	255 W 7th St	7455022903	90731	110	14
Hotel Soto	402 N Soto St	5177028016	90033	39	14
Norbo Hotel (AKA NCRBO)	526 E 6th St	5147026030	90021	60	14
Pacific Grand Hotel	416 S Spring St	5149023009	90013	264	14
Transition House-24 hour beds	543 S Crocker St. 544 S Sa	5147024026	90013	14	14
Fellowship House	506 N Evergreen Ave.	5178017001	90033	36	14
Travelers Hotel	553 S Ceres Ave	5147016019	90013	29	14
St. Agnes Hotel	560 S Gladys Ave	5147016006	90013	68	14
Eugene	560 Stanford Ave	5147019001	90013	44	14
NAME-UNKNOWN	323 N Soto St	5175010020	90033	41	14
St. Marks Hotel	609 E 5th St	5147009004	90013	91	14
Crescent Hotel	617 E 5th St	5147009003	90013	54	14
Ships Inn Hotel	1017 S Centre St	7456002030	90731	31	15
No Name	524 W. 8th St	7454003010	90744	45	15
108 MOTEL	10721 S. Broadway	6074012019	90003	21	15
Alameda Hotel	1050 N Alameda St	7425041001	90744	18	15
CRA:Don Hotel	910 N Avalon	7423005009	90744	57	15
Richard Hotel	1021 S Beacon St	7456004015	90731	10	15
Signal Hotel	11316 S Figueroa	6075027013	90061	10	15
Best Inn Motel	405 E Imperial Hwy	6073028022	90061	17	15

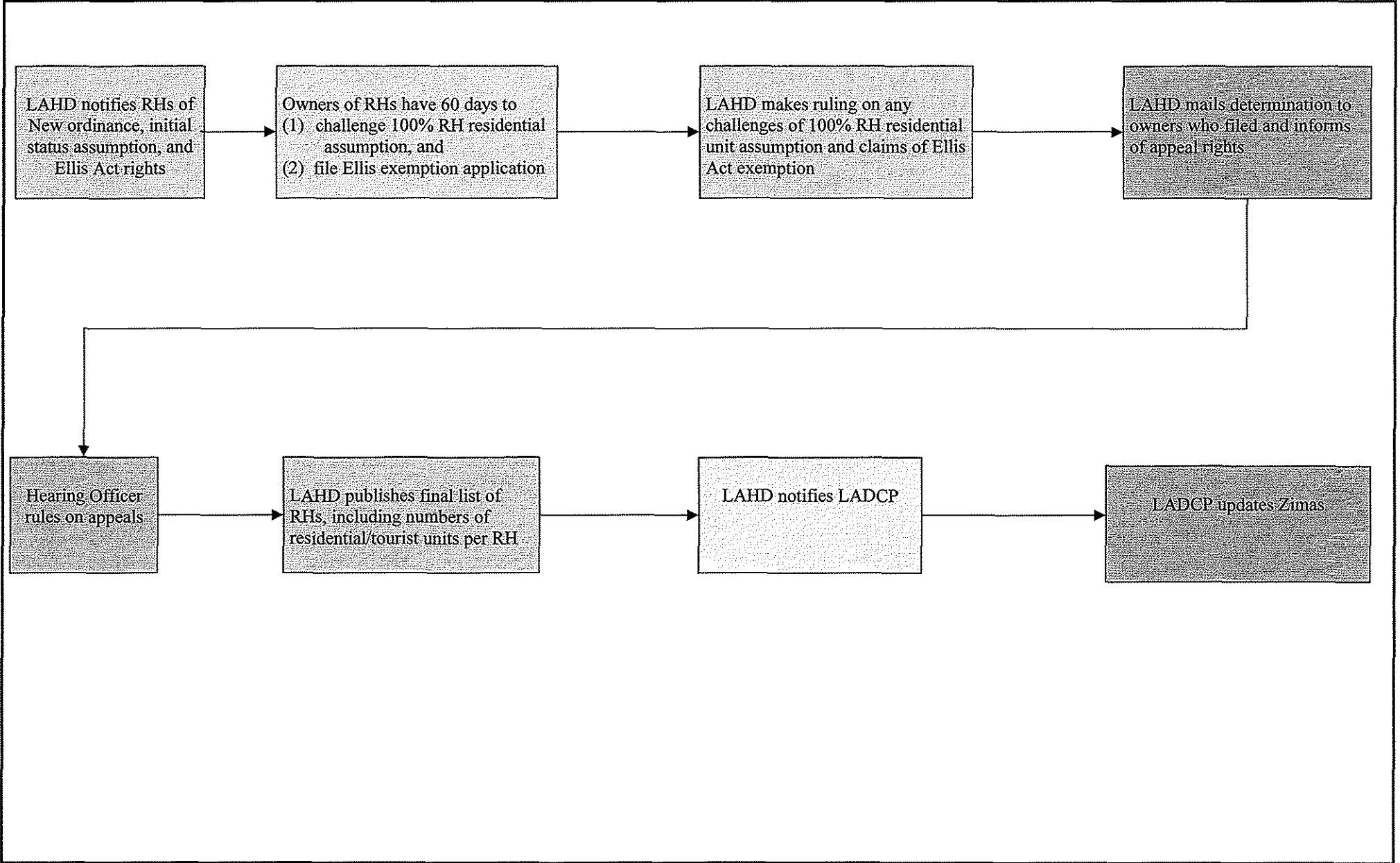
<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Monterey Motel	840 W 132nd St	6117030007	90247	8	15
Palos Verdes Motel	1219 S Palos Verdes St	7456010021	90731	26	15
Palos Verdes Inn	1001 S Palos Verdes St	7456003028	90731	42	15
El Monterey Hotel	233 N Avalon	7418032024	90744	29	15
West Hotel	241 W 7th St	7455022901	90731	63	15
Economy Hotel	10924 S. Broadway	6074014056	90061	19	15
Davey Hotel	305 W 14th St	7456021045	90731	18	15
Satelite Motel	12012 S Figueroa	6117004003	90061	18	15
California Hotel	1134 S Pacific Ave	7456007028	90731	43	15
Maritime Inn	736 N Avalon Blvd	7423002033	90744	17	15
Avalon Hotel	403 N Avalon Blvd	7418014005	90744	12	15
NAME-UNKNOWN	636 W. 11th St.	7454013016	90014	10	15
Johnson Manor Hotel	424 W 3rd St	7455001016	90731	33	15
Johnson Manor Hotel	813 N Watson Ave	7425038014	90744	38	15
Holland House Hotel	126 W D St	7418023002	90744	25	15
Bonnie Lee Hotel	543 N Broad	7418006002	90744	50	15
Old South Hotel	716 N Flint Ave	7424022012	90744	50	15
Eagle Inn	1371 N. Marine Ave.	7420006040	90744	20	15
Cabrillo Hotel	615 S Centre St	7455012016	90731	60	15
Harbor Haven Hotel	1401-1415 S Palos Verdes St	7456018019	90731	16	15

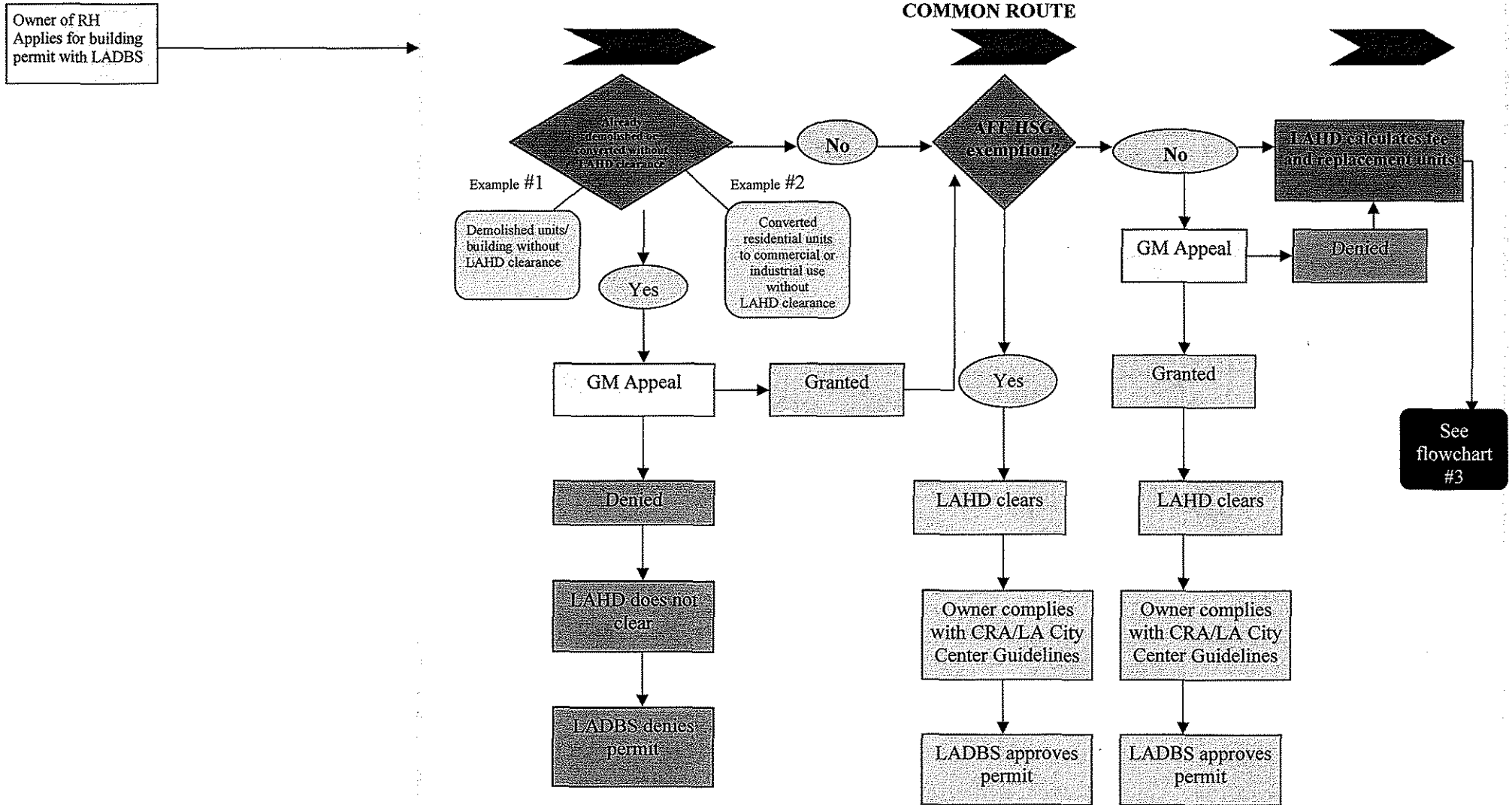
**Total RH Buildings: 336**

**Total Units: 18739**

START—UP PHASE — RESIDENTIAL HOTELS ORDINANCE

flowchart #1





**LAHD DETERMINATION**



