

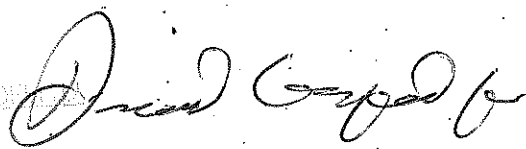
TRANSMITTAL

To: **THE COUNCIL**

Date: **FEB 27 2009**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



BA

CITY CLERK

ANTONIO R. VILLARAIGOSA
Mayor

500 NVB -5 W 3:36

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Los Angeles Housing Department

LAHD

1200 W. 7th Street, 9th Fl. Los Angeles, CA 90017

tel 213.808.8808 | fax 213.808.8616

www.lacity.org/lahd



Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

January 12, 2009

Council File: 08-0644
Council District: Citywide
Contact Person & Ext:
Hakha Mortezaie, (213) 922-9681
Roberto Aldape, (213) 808-8826

Honorable Antonio R. Villaraigosa
Mayor, City of Los Angeles
200 North Spring Street, Room 303
Los Angeles, CA 90012

Attn: June Lagmay, Legislative Coordinator

COUNCIL TRANSMITTAL: REPORT BACK REGARDING ADMINISTRATIVE FEE FOR PROCESSING OF APPEALS OF RESIDENTIAL UNIT STATUS DETERMINATIONS FOR LAMC SECTION 47.76 OF THE RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION ORDINANCE (COUNCIL FILE 08-0644)

Summary

The Los Angeles City Council adopted Ordinance 180,175 on August 13, 2008 and the Mayor concurred on August 22, 2008. The ordinance amended the Residential Hotel Unit Conversion and Demolition Ordinance, Article 7.1 of Chapter IV of the Los Angeles Municipal Code (LAMC) to in part clarify the procedures regarding determination of hotels subject to the Ordinance. Pursuant to LAMC Section 47.76, an owner can appeal the determination by the Los Angeles Housing Department (LAHD) of the number of residential units in a residential hotel subject to the Ordinance. The Ordinance provides LAHD to charge an administrative fee to process and investigate the appeal. The ordinance further provides that the administrative fees shall be added to Article 7.1 through a separate ordinance. LAHD submits this report to request amendment of LAMC Section 47.76 to incorporate an administrative fee in the amount of \$988 per appeal.

LAHD's Recommendation

The General Manager of the Los Angeles Housing Department respectfully requests that:

- I. Your office schedule this transmittal at the next available meeting(s) of the appropriate City Council committee(s) and forward it to City Council for review and approval immediately thereafter.
- II. The City Council request that LAHD work with the City Attorney to draft an amendment of LAMC Section 47.76 to incorporate an administrative fee in the amount of \$988 per appeal for processing and investigating the appeal and the evidence submitted to support the appeal.
- III. The Mayor concur with the action of the City Council.

Background

The Los Angeles City Council adopted Ordinance 180,175 on August 13, 2008 and the Mayor concurred on August 22, 2008. The ordinance amended the Residential Hotel Unit Conversion and Demolition Ordinance, Article 7.1 of Chapter IV of the Los Angeles Municipal Code (LAMC) to in part clarify the procedures regarding determination of hotels subject to the Ordinance. The Article 7.1 regulates the conversion and demolition of residential units in hotels determined to be residential hotels subject to the Ordinance.

Pursuant to LAMC Section 47.76, an owner can appeal the determination by the Los Angeles Housing Department (LAHD) of the number of residential units in a residential hotel subject to the Ordinance. The Ordinance provides LAHD to charge an administrative fee to process and investigate the appeal. The ordinance further provides that the administrative fees shall be added to Article 7.1 through a separate ordinance. LAHD submits this report to request amendment of LAMC Section 47.76 to incorporate an administrative fee in the amount of \$988 per appeal.

Calculation of Administrative Fees

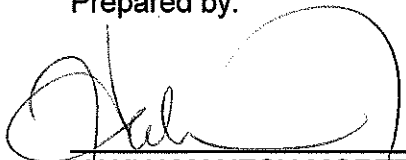
The attached calculations justify the basis for the fee of \$988 as the administrative fee for the processing and investigation of appeals of residential unit status determinations pursuant to LAMC Section 47.76. The calculations are based on the reasonable estimate of time and cost for each task involved.

FISCAL IMPACT STATEMENT


There is no impact on the General Fund.

SIGNATURE PAGE

Prepared by:


HAKHAMANESH MORTEZAIE
Senior Housing Investigator II

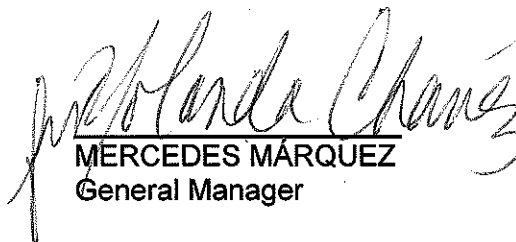
Reviewed by:


ROBERTO ALDAPE
Assistant General Manager

Reviewed by:


YOLANDA CHAVEZ
Executive Officer

Approved by:


MERCEDES MÁRQUEZ
General Manager

Enclosures

Appeal of Residential Hotel/Residential Units Designation Administrative Fee Calculations

Calculation Factors

		Annual	Monthly	Hourly
MA I	Salary, fully burdened	\$ 104,375	\$ 8,698	\$ 50.18
CT	Salary, fully burdened	\$ 64,761	\$ 5,397	\$ 31.14
H Insp	Salary, fully burdened	\$ 130,909	\$ 10,909	\$ 62.94
Sr. MA I	Salary, fully burdened	\$ 152,678	\$ 12,723	\$ 73.41

Hearing fee Report Fee Total/Case

Dispute Resolution

Task	Staff Assigned	Per	Minutes per Task	Cost
1 Phone & Counter Consultation	MA I	Property	30	\$ 25.09
2 Dissemination of forms - via mail, fax & at counter	CT	Property	15	\$ 7.78
3 Application Intake - Research ownership & property data, database input, file set-up	CT	Property	30	\$ 15.57
4 Mail Correspondence, database entry, & filing	CT	Property	45	\$ 23.35
5 Respond to Phone Inquiries	MA I	Property	30	\$ 25.09
6 Mail decisions to parties and update records	CT	Property	30	\$ 15.57
7 Investigate claim and review evidence	MA I	Property	480	\$ 401.44
8 Site Visit Investigation	H Insp.	Property	180	\$ 188.82
9 Prepare Determination	MA I	Property	210	\$ 175.63
10 Senior Review of Determination	Sr. MA I	Property	90	\$ 110.12
Subtotal for Dispute Resolution				\$ 988.46