

TRANSMITTAL

To:

THE COUNCIL

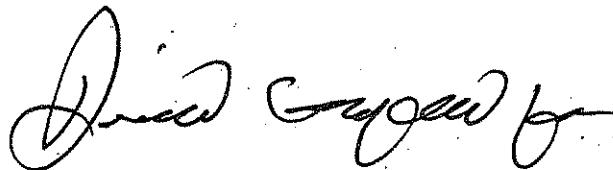
Date:

MAR 19 2008

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



ANTONIO R. VILLARAIGOSA
Mayor

MAR 20 2008
HOUSING, COMMUNITY &
ECONOMIC DEVELOPMENT



Los Angeles Housing Department
LAHD

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Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

February 25, 2008

Council File: 04-2087
Council District: Citywide
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Honorable Antonio R. Villaraigosa
Mayor, City of Los Angeles
Room 303, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attn: June Lagmay, Legislative Coordinator

TRANSMITTAL: CITY OF LOS ANGELES RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION ORDINANCE (CF #04-2087)

SUMMARY

The Los Angeles Housing Department's (LAHD) transmittal of August 22, 2005 reported that between 1995 through 2003, the City lost ten residential hotels: a net loss of 1,087 units. This includes five properties with 105 units between 1995-1999 and five properties with 982 units from 2000-2003. Residential hotels serve as the housing of last resort for many low-income individuals and families in Los Angeles. As a result, on September 30, 2005, the Council directed LAHD to draft an ordinance to address the loss of residential hotels modeled after the City of San Francisco's Residential Hotel Unit Conversion Demolition Ordinance.

This transmittal outlines the key provisions of the proposed Residential Hotel Unit Conversion and Demolition Ordinance (Attachment 1) and requests its approval by the Mayor and Council. The propounded ordinance was primarily developed by LAHD, in partnership with the Department of City Planning (DCP), the Los Angeles Department of Building and Safety (LADBS), and the Community Redevelopment Agency of the City of Los Angeles (CRA/LA).

RECOMMENDATIONS

The General Manager, LAHD, respectfully requests:

1. That your office schedule this transmittal at the next available meeting of the Housing, Community and Economic Development (HCED) Committee for review and forward it to the City Council for review and approval immediately thereafter.

2. That the City Council:
 - a. REQUEST the City Attorney to review and approve the Residential Hotel Unit Conversion and Demolition Ordinance (Ordinance) as to form and legality;
 - b. APPROVE the fees set forth in the Ordinance; and
 - c. APPROVE the final, permanent Ordinance.

3. That the Mayor concur with the actions of the City Council.

BACKGROUND

In LAHD's report-back "Regarding the Preservation of Single Room Occupancy Housing" dated August 22, 2005, 202 residential hotels were identified totaling 15,947 units. The majority of these residential units (13,726) were located in Council Districts 1, 9 and 14. From 1995 to 2003, the City of Los Angeles lost ten residential hotels, which resulted in a net loss of 1,087 units (five properties with 105 units between 1995-1999 and five properties with 982 units from 2000-2003). As a result of this loss in residential units, the City Council directed LAHD to work with other city agencies to develop the necessary programmatic details and ordinance(s), needed to preserve residential hotel units in Los Angeles. The City Council further directed that the proposed ordinance be modeled on the City of San Francisco's Residential Hotel Unit Conversion Demolition Ordinance.

The Interim Control Ordinance

In October 2005, CF #05-1915 was introduced to implement an Interim Control Ordinance (ICO) to allow the City sufficient time to complete a permanent ordinance, while still regulating the issuance of building, demolition, and any other applicable permits for residential hotels. The motion instructed DCP, with the assistance of the Office of the City Attorney, to prepare and enact an ICO moratorium on conversion and demolition. The Council requested that the ICO be enforced for a one-year duration with the option of two six -month extensions granted by the adoption City Council Resolution(s), or until appropriate land-use regulatory controls have been prepared by DCP, adopted by the City Council and become effective, whichever comes first. Since the effective date of the Interim Control Ordinance on May 24, 2006, Council District 9 has requested two ICO date extensions to finalize the City's residential hotel ordinance. The current and final Interim Control Ordinance expires on May 24, 2008.

Upon the enactment of the ICO, LAHD worked with DCP and LADBS to identify all residential hotels on ZIMAS (Zone Information & Map Access System) to ensure that no illegal conversions and/or demolitions would take place.

Residential Hotels and the Current Inventory

The LAHD's current residential hotel inventory includes 333 residential hotels in the City of Los Angeles, totaling 18,330 units (Attachment 2). The majority of these hotels (194 or 59%) are in Council Districts 1, 9 and 14. Of these, 102 or 39%, totaling 7,632 units are in Council District 9; 49 hotels (15%) totaling 3,565 units are in Council District 14; and 43 (13%) with 2,529 units are in Council District 1 (Attachments 3 and 4).

DRAFTING OF ORDINANCE—RESIDENTIAL HOTEL TASKFORCE

The LAHD worked with DCP, LADBS, CRA/LA, and the City Attorney to draft the proposed Ordinance. There were a total of nine taskforce meetings as well as numerous meetings between LAHD and the individual Departments to develop the programmatic details to enforce and administer the Ordinance. The taskforce participants are listed in Attachment 5.

DISCUSSION

The City Council instructed LAHD to model the proposed Ordinance on San Francisco's Residential Hotel Ordinance (San Francisco Administrative Code, Chapter 41: Residential Hotel Unit Conversion and Demolition). Consequently, the proposed Los Angeles Ordinance will enforce policies designed to minimize conversions and/or demolitions of residential hotels.

There are three key differences between the proposed Ordinance and the San Francisco law:

1. *One-for-One Replacement-Siting*: In the San Francisco law, the replacement of converted or demolished units must occur within the existing neighborhood or within a neighborhood with similar physical and socioeconomic conditions. In the proposed Ordinance, this option is allowed only within a one-mile radius of the existing hotel/units. Unlike Los Angeles, the compact geography of San Francisco permits a definition by neighborhood and neighborhood type.
2. *One-for-one Replacement Exception*: Since the majority of the residential hotel units in Los Angeles are Single-Room Occupancy, with no kitchen or bathroom amenities, replacement of comparable units would not meet the housing needs of current residents or the City's housing goals. Therefore, unlike San Francisco, the proposed Ordinance would allow the replacement of less than the required number of units if the following three conditions are met:
 - a. The replacement units contain amenities, such as bathrooms and kitchens, which may not exist within the withdrawn units;
 - 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's housing stock.
3. *Temporary Change of Occupancy*: Because San Francisco's residential hotels are in the City's tourist district, unlike Los Angeles', the law allows for a temporary change of occupancy between May 1 and September 30 due to the increase in tourism during the summer months. However, this temporary change is limited to 25 percent of a hotel's residential units unless the owner/operator meets several conditions. In order to

monitor and enforce this provision, San Francisco requires extensive reporting on unit usage. Because the conditions in Los Angeles differ, 87% of residential hotels billed for annual fees by LAHD in 2006 did not request exemptions for tourist units, the proposed Ordinance does not include a similar provision.

PROPOSED LOS ANGELES ORDINANCE

Conversion or Demolition: One-for-One Replacement or In-Lieu Fee?

Residential hotel owners who wish to convert and/or demolish their hotels, must comply with either a *one-for-one unit replacement* option or pay an *in-lieu fee* as a condition for conversion or demolition.

The proposed Ordinance stipulates that all developers are to construct a comparable replacement unit within a one-mile radius of the existing units. Under certain conditions, the LAHD may authorize the construction of less than the required replacement units if the following guidelines if all of the following are met:

1. The replacement units contain amenities, such as bathrooms and kitchens, which may not exist within the withdrawn units; and
2. The needs of the current residents of the residential hotel would be served by the better amenities and larger units; and
3. The reduction in the number of units would not significantly decrease the number of available residential hotel units in the City's housing stock.

If owners/developers instead opt for payment of an in-lieu fee, the fee will be equal to 80% of the construction cost for replacing the existing units plus the cost for site acquisition. This fee will be based on the findings of an independent MAI (Member of Appraisal Institute) appraisal. This appraisal will be subject to a review process administered by the Department of General Services (GSD). The fees collected would be deposited into the Affordable Housing Trust Fund (AHTF) account and used to create replacement units.

Exemptions

A residential hotel is exempt from the proposed Ordinance if it is currently a 100% affordable housing project or its conversion or demolition will result in a 100% affordable development. The Ordinance defines an "Affordable Housing Project" as a housing project with a government-imposed regulatory agreement that has been recorded with the Los Angeles County Recorder 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. Lower income or very low income households are defined in accordance with California Health and Safety Code Sections 50079.5 and 50105.

Administrative Actions to Implement the Proposed Ordinance

There are a number of policies and procedures outlined in the Ordinance to ensure compliance. These procedures detail the enforcement responsibilities of city agencies, as well as the steps required of owners, developers, and other affected parties for compliance with the Ordinance. (Attachment 6).

Residential Hotel Initial Status Determination and Appeal Process

The proposed Ordinance provides an administrative process for the determination of the number of residential hotel units in the City subject to the restrictions of the Ordinance. Upon the effective date of the Ordinance, LAHD will notify the owners of properties it has identified as residential hotels that they are subject to the Ordinance. This notification will state the presumption of 100% residential hotel units. An owner may appeal the residential hotel status and the assumption of 100% residential hotel units, specifying the units which the owner contends are tourist units. The owner may submit evidence to support the appeal.

Additionally, the appeals process requires the owner to post a notice on the premises notifying tenants of their right to submit evidence in response to the owner's appeal. The notice will include LAHD staff contact information. The LAHD will also mail a copy of the owner's appeal to the tenants of the units designated as tourist units by the owner.

The LAHD will review the evidence submitted by all parties in the appeal. The LAHD will then issue a determination on the owner's appeal within 90 days of the filing of the appeal. The owner, or any other interested party, may appeal LAHD's determination to a General Manager's hearing. The General Manager's Hearing Officer will hold a hearing at which point the owner, the tenants and other interested parties may submit evidence and testimony. Upon review of the testimony and evidence submitted, the Hearing Officer will issue a decision.

Claim of Exemption

An owner may also submit a claim for exemption from the residential hotel ordinance based on any of the following:

1. The property's designation as an affordable housing project as defined in the Ordinance;
2. Complete vacancy of the property from October 11, 2005 to the date of an application for conversion or demolition;
3. Proof that the property was first approved for all residential occupancy on or after January 1, 1990;
4. The filing of a Notice of Intent to Withdraw all of the property's units from the rental market with LAHD prior to October 11, 2005.

The owner, tenants or other interested parties may submit evidence with regard to the claim of exemption. The LAHD will issue a determination based on the evidence. The owner may appeal LAHD's denial of exemption to a General Manager's hearing within 15 days of LAHD's mailing of its determination.

The decision of the General Manager's Hearing Officer will constitute the final administrative decision. Parties may seek a judicial review of the hearing officer's decision through a writ of mandamus in Superior Court. Upon the conclusion of the administrative appellate process, LAHD will notify DCP of the properties determined to be residential hotels and the corresponding units determined to be residential hotel units. The DCP will incorporate LAHD's determination into the City's ZIMAS database.

Building Permit Approval

When the owner applies for a permit with LADBS that enables the conversion or demolition of units, he/she must file an Application for Clearance with LAHD. The Ordinance distinguishes between permits which require approval of a discretionary land-use entitlement and those that are issued by right.

Conditions for Clearance of Permits Requiring Discretionary Land Use Entitlements

When the owner of a residential hotel has applied for a permit which requires discretionary land use entitlements, LAHD staff will determine the conditions required to approve a permit. These conditions will specify the number of comparable units the owner must construct within a one-mile radius of the existing residential hotel or, alternatively, the fee-in-lieu the owner must pay to LAHD. If the property qualifies as an affordable housing project, the owner will be exempted from the Ordinance.

Also, like the San Francisco law, LAHD will not clear permits if an owner has already violated the Ordinance. Permit clearance is wholly contingent on compliance. Prior to determining the conditions, LAHD will investigate whether the owner has demolished or converted any of the residential hotel units without LAHD clearance. If it is determined that the owner has violated the Ordinance, the permit clearance will be denied. The owner may appeal the LAHD's determination to the General Manager's Hearing Officer. If the Hearing Officer affirms the determination, LAHD will notify DCP. The initial decision maker of the land-use entitlement (e.g. an Area Planning Commission, the City Planning Commission or the Planning Department) will then deny the discretionary land use entitlement.

Once determination of the conditions is final, LAHD will notify the initial decision maker (i.e., appropriate planning body). If the initial decision maker approves the land use entitlement, the conditions for clearance of the permit shall be required as a condition for approval of the land use entitlement. The owner may appeal the conditions to an appellate body, as designated by the Zoning Code. The appellate body may sustain, sustain in part or waive the conditions. Upon the owner's compliance with the appellate body's decision, LAHD will clear the permit and LADBS may issue the permit.

Conditions for Clearance of Permits in By-Right Cases

When an owner has applied for a permit and is given the land use entitlement by right, LADBS will notify LAHD of the application for the building permit. As detailed above, LAHD will then determine the conditions for clearance of the permit. The LAHD will notify the owner of the conditions for clearance of the permit. The owner may appeal the conditions to the City Planning Commission (CPC). The CPC may sustain, sustain in part, or waive the conditions. Upon the owner's compliance with the appellate body's decision, LAHD will clear the permit and LADBS may issue the permit.

Violation of the Ordinance

An owner violates the Ordinance by converting or demolishing residential hotel units without the City's approval. As stated above, if LAHD determines that the owner has violated the

Ordinance, LAHD will deny clearance of any permits. In brief, the owner may appeal LAHD's determination to the General Manager's Hearing Officer. Judicial review may subsequently be sought through a writ of mandamus to the Superior Court.

An owner who violates the Ordinance is also subject to a fine in the amount of \$250 per day for each violation. Any person who willfully violates the Ordinance will also be guilty of a misdemeanor. An interested party or the City may also institute civil proceedings for injunctive relief or damages for violations of the Ordinance.

Annual Review of Residential Hotel Status

The LAHD, with the assistance from DCP and LADBS, will submit an annual report to the Mayor and City Council on the administration of the permanent Ordinance. The report will contain the following information:

1. Current data on the number of residential hotels and the number of residential units in each of the residential hotels in the City;
2. Current data on the number of residential hotel units converted or demolished pursuant to an approved application for clearance;
3. Current data on the number of residential hotel units eliminated due to demolition as a result of major fires, natural causes or accidents;
4. Current data on the number of residential hotel units illegally converted;
5. Current data on the number of replacement housing units rehabilitated or constructed;
6. A summary of the enforcement efforts by all City agencies responsible for the administration of this ordinance; and
7. A report on receipt and expenditures of monies in the AHTF received pursuant to provisions of the ordinance.

FEEES TO IMPLEMENT THE ORDINANCE

The LAHD has devised the compensation amounts for the appropriate staffing to implement the Ordinance, the bases for the fee schedules are attached (Attachment 7). The following fees are required to implement the proposed Residential Hotel Unit Conversion and Demolition Ordinance:

- 1) Fee for Appeal of Residential Hotel Unit Status Determination
- 2) Fee to Process Claim for Exemption
- 3) Fee to Process Request for a General Manager's Hearing
- 4) LAHD Administrative Fee for Appeals to Appellate Land Use Body
- 5) Fee for Review of Application for Clearance


FISCAL IMPACT

There is no impact on the General Fund.


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Approved by:


MÉRCEDES MÁRQUEZ
General Manager

Attachments

1. Draft Residential Hotel Unit Conversion and Demolition Ordinance
2. LAHD Residential Hotel Inventory
3. Los Angeles Residential Hotel Map
4. Residential Hotel Count by Council District
5. Task Force Members
6. Flowchart Processes (Start-up Phase, By-Right, Discretionary, and Entitlement)
7. Fee Schedules

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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 330 hotels as residential hotels, which contain 18,332 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.

ATTACHMENT 1

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(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. "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 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.

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(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 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,

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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.

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.

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(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 the denial of an application for determination filed pursuant to this section. The appeal shall be filed at LAHD within 15 calendar days after LAHD mails its determination to the owner. 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. 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.

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(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 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

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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.
- (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 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 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.

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(c) 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.

(d) 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 a one-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 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 except where the units converted or demolished are in the City Center or Central Industrial Redevelopment Project Area, in which case the in lieu fee will be paid into the CRA/LA's Residential Hotel Preservation Fund in accordance with the Guidelines and Controls for Residential Hotels in the City Center

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and Central Industrial Redevelopment Project Areas so long as these guidelines are in full force and effect. GSD shall determine this amount based on an independent MAI certified appraisal reviewed by GSD.

(b) The funds deposited in the Affordable Housing Trust Fund pursuant to the provisions of this Article may be used to create replacement units. If the units are to be converted or demolished in the City Center or Central Industrial Redevelopment Project Area, the funds deposited into the CRA/LA's Residential Hotel Preservation Fund may 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.

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.

(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

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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,

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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;

(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.

(b) Powers of the Hearing Officer. The General Manager's Hearing Officer shall

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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 units identified by the owner as tourist units 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.

(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 decision shall be supported by written findings. The decision of the Hearing Officer shall be the final administrative decision.

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

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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:

(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 47.85. 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

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Hotels in the City Center and Central Industrial Redevelopment Project Areas so long as these guidelines are in full force and effect.

Section 47.86. 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 47.87. 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 Code 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.

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:

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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 _____

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>
Quan Kwong Yee Family Assn.	954 Yale St	5414006004	90012	14	1
Casa Sonora	729 S Union Ave	5142016003	90017	160	1
Hotel	734 Hartford Ave	5143009004	90017	12	1
Croimwell Hotel	739 Garland Ave	5143009015	90017	140	1
Hotel	202 S Avenue 20	5447024029	90031	33	1
Historic Barbizon Hotel Apartments	1927-1931 W 6th St	5154026023	90057	151	1
Martyn Hotel	723 S Columbia	5142022007	90017	44	1
Hotel	1809 W 11th St	5136010026	90006	63	1
Moytel Motel	946 Yale St	5414006027	90012	43	1
Hotel	3846 N Broadway	5211048011	90031	7	1
Hotel	1352 S Union Ave	5135022015	90015	41	1
Cameo Hotel	504 S Bonie Brae	5154025008	90057	159	1
Hotel	839 Alpine St	5407006016	90012	9	1
Casas Investments	1864 Cordova Street	5075029009	90007	44	1
Daily Hotel	907 W 17th St	5135028007	90015	61	1
Beacon Housing, Inc.	469 North Avenue 52	5469017006	90042	8	1
Hotel	1200 S Westlake Ave	5136022003	90006	11	1
Lincoln Park Motel	2101 Parkside Ave	5211011024	90031	24	1
Hotel	967 N Hill St	5414005051	90012	5	1
Penn Motel	2200 W 8th St	5141022015	90057	189	1
Byron	1214 W 8th St	5143002010	90017	34	1
Coronade Inn	682 S Coronado St	5141007008	90057	94	1
Nutel Motel	1906 W 3rd St	5154027029	90057	137	1
Holland Hotel	1404 W 7th St	5142022001	90017	75	1
Home Hotel	837 N Broadway	5408032012	90014	42	1
Alvarado Palms	931 S Alvarado St	5136006004	90006	23	1

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Asbury	2501-05 W 6th St	5155029010	90057	97	1
Clark Residence	306 S Loma Dr	5153019025	90017	152	1
Hotel	528 S Avenue 19	5410018002	90031	14	1
Rooms	2403 N Broadway	5204004013	90031	8	1
Garland Motel	721 S Garland Ave	5143009011	90017	46	1
Knights Inn	1247 N Temple St	5160023014	90026	25	1
Olympic Hotel	725 Westlake	5141019013	90057	172	1
Parker Hotel	725 Wilmer St	5143012016	90017	32	1
Hotel/Motel	721-725 S Alvarado	5141018017	90057	18	1
Parkview Apartments	622-628 S Alvarado St	5141001018	90057	198	1
Metropole Hotel	600 W Ave 27	5453011008	90065	30	1
Pic West	3060 W Pico Blvd	5074001004	90006	20	1
Florence Crittenton Center	234 E Ave 33	5206013023	90031	30	1
Highland Apts.	5619 N Figueroa St	5468033019	90042	28	1
Hotel	2332 Portland St	5124012013	90007	8	1
Macy Hotel	111 E Cesar Chavez	5408013012	90012	18	1
Hotel	2501 N Pasadena Ave	5205022005	90031	10	1
Harmony Hotel	7716 Foothill Blvd	2558005001	91042	12	2
El Patio Inn	11466 Ventura Blvd	2369038003	91604	16	2
Studio Lodge Hotel	11254 Vanowen St	2319007002	91606	102	2
Showtime Motel	11120 Ventura Blvd	2378009009	91604	10	2
Trylon Hotel	6515 Franklin Ave	5575002016	90028	30	4
St. Francis Hotel	5527-5537 Hollywood Blvd	5544005003	90028	164	4
Hotel	1042 N Wilcox Ave	5533014019	90038	38	4
Bon Air Motel	1727 Western Ave	5544005013	90027	20	4
South Wood	619 S Houser Blvd	5508014010	90036	20	4
Western Hotel	445 S Western Ave	5503015008	90020	104	4
Hotel	1732 N Wilton Pl	5544002011	90028	11	4
Alamo Hotel	5120 Klump Ave	2353004015	91601	26	4

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Hotel	10822 Magnolia Ave	2419008034	91601	169	4
Hotel	1331 N Alta Vista	5548020042	90046	16	4
Hollywood Stage Inn	1057 Vine St	5533017005	90038	30	4
Cloverdale South Manor	638 S Cloverdale Ave	5508008020	90036	22	4
Unknown	7033 Franklin Ave	5572032032	90068	70	4
Hotel	8655 Pico Blvd	4332022022	90035	20	5
Royal Santa Monica Motel	10811 Santa Monica Blvd	4325023028	90024	45	5
Unknown	500 Landfair	4363005040	90024	132	5
Royal Palace-Westwood Inn	1052 Tiverton Ave	4360002007	90024	42	5
La Casita Hotel	14303 W Sylvan St	2240011014	91401	40	6
Hyland Motel	7041 Sepulveda Blvd	2222032003	91406	24	6
Arrow Motel	6945 N Sepulveda Blvd	2234024002	91406	23	6
Panorama Motel	8209 Sepulveda Blvd	2654036037	91402	51	6
E & A Motel	12415 S San Fernando Rd	2611007023	91342	12	7
Motel 6	12775 Encinitas Ave	2604035008	91342	158	7
Thomas Motel	12659 San Fernando Rd	2604028030	91342	16	7
Mi Casita Valley Motel	12945 W Glamis Street	2623008020	91331	24	7
Hollywood Motel	10315-10317 San Fernando Rd	2623016002	91331	8	7
Sima Hotel	9512 S Western Ave	6055025038	90047	9	8
The Parlour Hotel	7310 S Figueroa St	6020030002	90003	17	8
New Gage Motel	6310 S Figueroa St	6004040009	90003	15	8
Twenty First Century Hotel	10104 S Figueroa St	6054034021	90003	8	8
Fijian Hotel	8422 S Main St	6030013031	90003	10	8
Hotel	450 W 74th St	6020031009	90003	20	8
Santos Plaza Apartments	1608 W 38th Pl	5035025030	90062	37	8
CA Motel	9413 S Main St	6053007024	90003	10	8
Normandie Senior Apartments	6301 Normandie Ave	6002033044	90044	75	8
Living Sober	6303 S Crenshaw St	4006009003	90043	17	8
Hotel	8714-20 S Figueroa St	6038002038	90044	25	8

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Manchester Hotel	8511 S Vermont Ave	6033026026	90044	17	8
New Bay Hotel	8320 S Figueroa St	6032033003	90003	19	8
Hill Top Motor Inn	10603 S Western Ave	6058024021	90047	22	8
Guest Rooms	2633 S Hoover St	5055024010	90007	6	8
Flight Hotel	9501 S Figueroa St	6039009042	90003	26	8
Anand Hotel	10210 S Western Ave	6059001032	90047	12	8
Motel	9611 S San Pedro St	6052013029	90003	11	8
Cornett Motel	6332 Crenshaw Blvd	4006010016	90043	10	8
Atlas Hotel	7322-7326 Western Ave	6018001010	90047	23	8
Hotel	10465 S Figueroa St	6061026026	90044	12	8
Kona Kai	9613-15 San Pedro	6052013029	90003	11	8
Dan Mar Hotel Inn	3811 Western Ave	5035031038	90062	22	8
Rio Palace Motor Inn	241 W 105th St	6074003036	90003	20	8
Harvard Motel	1574 W Martin Luther King Blvd	5021006039	90062	20	8
King Motel	2814 W Slauson Ave	4005014003	90043	10	8
Hyde Park Motel	6340 S Crenshaw	4006010017	90043	20	8
Mi Hacienda	9412-16 S Figueroa	6039006027	90003	14	8
Hotel	10710 S Figueroa	6061033023	90061	7	8
Broadway Inn Motel	8800 S Broadway	6040023023	90003	22	8
Mikado Hotel	331 E 1st St	5161012012	90012	45	9
Angelus Hotel	1115 S Wall St	5145023036	90015	36	9
Boyd Hotel (Part II)	224 E Boyd St	5148002007	90013	60	9
Hotel	647 W 18Th St	5126001014	90015	50	9
Crescent Hotel	617 E 5th St	5147009003	90013	54	9
Hotel	618 E 1st St	5163002023	90012	8	9
Astor Hotel	618 E 4th St	5147010018	90013	21	9
Rossllyn Hotel	102-116 W 5th St; 501-505 S Main St.	5149037010	90013	264	9
Regis Hotel	230 E 23rd St	5126021015	90011	59	9
Lorane Hotel	241 E 5th St	5148010006	90013	64	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
King Jr. Hotel	1192 E 35th St	5114030008	90011	26	9
Ross Hotel	640 S San Julian St	5148025014	90014	27	9
Baltimore Hotel	501 S Los Angeles St	5148019012	90013	158	9
Hotel-Apts.	257 W 58th St	5101025033	90037	24	9
Edward Hotel	713 E 5th St	5147010002	90013	46	9
Frontier Hotel	101-125 W 5th St	5149022001	90013	450	9
Chugoku-Ya	106 S Hewitt St	5163003001	90012	40	9
Earl Roy Hotel	233 E 5th St	5148010033	90013	40	9
Haskell Hotel	528 S Wall St	5148015005	90013	39	9
Hart Hotel	508 E 4th St	5147009017	90013	39	9
Roma Hotel	510 S Main St	5148019010	90013	62	9
Ward	510 S Wall St	5148015002	90013	70	9
Leonide Hotel	512 S Main St	5148019009	90013	64	9
Ward Hotel	512 S Wall St	5148015003	90013	75	9
Barclay Hotel	101-107 W 4th St	5149020012	90013	158	9
Russ Hotel-DPSS, HAP, Private Pay and Satellite	517,521 S San Julian St	5148014005	90014	195	9
Angelus Inn, Hotel Annex	518 S San Julian St	5148012015	90013	31	9
Courtland Hotel	520 S Wall St	5148015004	90013	95	9
Simone Hotel (Part 1)	520 San Julian St	5148012016	90013	121	9
Harold Hotel	323 E 5th St	5148011006	90013	67	9
Marshal House	523 S San Julian	5148014006	90013	72	9
Hotel Teresa	610 E 54th St	5103009012	90011	26	9
Sanborn Hotel	526 S Main St	5148019007	90013	45	9
Eng Hotel	1013 S Central Ave	5132007015	90021	49	9
Leo Hotel	531 S San Julian St	5148014008	90013	73	9
Carlton Hotel	534 S Wall St	5148015006	90013	45	9
Palmer House Hotel	538 S Wall St	5148015007	90013	72	9
The Yankee	501-507 E 7th St	5148025011	90014	80	9
Cloud Hotel	315 E 7th St	5148023007	90014	31	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Baker Hotel	311 E Winston St	5148006009	90013	53	9
Carson Hotel	5510 S Central Ave	5104017019	90011	9	9
Florence Hotel	310 E 5th St	5148014001	90013	60	9
Hometown Inn	2133 S Central Avenue	5131014021	90011	32	9
American	303 S Hewitt St	5163012007	90013	50	9
Pershing & Roma Hotel	500-506 S Main St	5148019011	90013	67	9
St. Marks Hotel	609 E 5th St	5147009004	90013	91	9
Vernon Motel	451 E Vernon Avenue	5113015007	90011	13	9
Little Tokyo Hotel	327 E 1st St	5161012013	90012	41	9
Name-Unknown	1104 E 51st St 1631 W 3rd St	5104001001	90011	18	9
Casa Roma Hotel	208 W 14th St	5134024001	90015	64	9
Diamaru Hotel	345 E 1st St	5161012010	90012	63	9
Astor Motel	802 E Jefferson Blvd	5121003027	90011	28	9
Lyndon Hotel	413 E 7th St	5148024007	90014	62	9
Pacific Grand Hotel	416 S Spring St	5149023009	90013	264	9
Golden West Hotel	417 E 5th St	5148011002	90013	70	9
Fairwood Villa Hotel	127 E 25th St	5127034005	90011	14	9
Amarillo Hotel	128 E 4th St	5148008007	90013	36	9
Lindy Hotel	419 W 8th St	5144013029	90014	20	9
Madison Hotel	423 E 7th St	5148024027	90014	198	9
New Bristol Hotel	421-425 W 8th St	5145004038	90014	103	9
	433 Wall St	5148007019	90013	90	9
Weldon Hotel	507 S. Maple Ave	5148018010	90013	58	9
Cecil Hotel	640 S Main St	5148021010	90014	615	9
Portsmouth Hotel	1308 S Hill St	5133001004	90015	53	9
Hotel	103 E 21st St	5127025012	90011	15	9
Deluxe Inn Motel	4721 S Vermont Ave	5017029025	90037	19	9
Ensenada Hotel	1355 S Hill St	5134025020	90015	51	9
Brownstone Hotel	421-429 E 5th St	5148011001	90013	54	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Ballington Plaza	622 S Wall St	5148024030	90014	270	9
Dunbar Hotel, Hotel Black CU	4225 S Central Ave	5115019004	90011	73	9
Beverly Hotel	1330 S Olive St	5134025011	90015	36	9
Top Hat Motel	7517 S San Pedro St	6022012032	90003	27	9
Oviatt Hotel	1315 S Flower St	5134010004	90015	117	9
Royal Inn	4260 S Vermont Ave	5020034035	90037	15	9
Sahara Inn	4501 S Vermont Ave	5017031025	90037	28	9
L. Tokyo Towers	455 E 3rd St	5161020005	90013	301	9
Panama Hotel-DPSS Voucher Program	403 E 5th St	5148011014	90013	223	9
Olive Hotel	750 S Olive St	5144013027	90014	49	9
Flores Hotel	800 E Manchester Ave	6042022001	90002	16	9
Hotel/Motel	1115 E 41st St	5114034016	90011	20	9
Broadway Hotel	301 W 49th St	5110016027	90037	30	9
St. George Hotel	115 E 3rd St	5161026004	90013	100	9
Annex Hotel	1917 S Central Ave	5131008014	90011	27	9
Far East Bldg. & Hotel Queens Hotel	347-353 E 1st St	5161012009	90012	16	9
South Park Hotel	830 S Olive St	5144018026	90014	42	9
Hotel Stillwell	838 S Grand Ave	5144019008	90014	232	9
Hotel Casa Guadalajara	4611 S Compton Ave	5107012003	90011	18	9
Leland Hotel	116 E 5th St	5148019001	90013	60	9
Carver Hotel	460 E 4th St	5147008015	90013	50	9
Maehara Hotel	220 E 1st St	5161016007	90012	22	9
Genesis Hotel	452, 456-458 S Main St	5148009011	90013	33	9
Votel Motel	4766 S Main St	5109003015	90011	10	9
Hotel	933 E Jefferson Blvd	5114017010	90011	10	9
Francisco Lodge	941 N Cottage Pl	5138004003	90015	21	9
Chetwood Hotel	411 E 4th St	5147006006	90013	56	9
Market Hotel	966 S San Pedro St	5132001022	90015	44	9
King Edwward Hotel	121 E 5th St	5148009008	90013	150	9

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
San Piper Motel	4112 S Central Ave	5115025039	90011	18	9
Venice Hotel	1605 S Main St	5133006001	90015	40	9
Morrison Hotel	1246 S Hope St	5139022006	90015	111	9
Southern Hotel	412 E 5th St	5148012006	90013	53	9
Crown Inn Motel	4760 S Broadway	5110014028	90037	22	9
Gramercy Court	3317-3327 W Washington Blvd	5072029014	90018	16	10
Hotel	3837 Jasmine Ave	4208004021	90232	14	10
Ramona Hotel	3211 W Jefferson Blvd	5051032028	90018	18	10
East-West Hotel	3206 W 8th St	5094017010	90005	51	10
Hamilton Hotel	3160 W 8th St	5094016013	90005	40	10
Best Inn Motel	4701 W Adams Blvd	5057005015	90016	22	10
Hotel Venice	3202 S Cattaraugus Ave	4312019001	90034	26	10
Hotel	620 S Catalina St	5502027012	90005	25	10
Royal Hawaiian	1632 S La Brea Ave	5065005017	90019	19	10
Motel Inn	2787 W 8th St	5077020012	90005	21	10
LA Motel	5070 W Washington Blvd	5062006031	90016	18	10
Unknown	5180 W Washington	5063001031	90016	8	10
Lotte Hotel	901 S Vermont Ave	5094026001	90006	18	10
Hotel	8618 W Venice Blvd	5065002027	90034	9	10
Hotel	1930 S Oxford Ave	5074033006	90018	17	10
Massatonia Apts	800 S Gramercy	5092024011	90005	16	10
Rooming House	2422 W Venice Blvd	5073015001	90019	12	10
Hotel	5143 Washington	5067018027	90019	11	10
Chancellor Hotel	3191 W 7th St	5094007010	90005	118	10
Marina 7 Hotel	2435 Lincoln Blvd	4237017007	90291	21	11
Hotel	11308 Massachusetts Ave	4261007007	90025	14	11
Ramada Limited	1114 Harrison Ave	4237027035	90291	33	11
Hotel Brooks	1541 Sawtelle	4261005012	90025	22	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>
Cadillac Hotel	401 Ocean Front Walk	4286029001	90291	45	11
Reydwilma Phelps	1609 Beloit Ave	4261007012	90025	36	11
Venice Beach Hotel	25 Windward Ave	4226008014	90291	35	11
Parkview Hotel	1617 N Cahuenga Blvd	5546007012	90028	21	13
Selby Hotel Community of Friends	1740 N Hudson Ave	5547007015	90028	30	13
3200-3208 1/2 West Sunset Boulevard	3200-3208 1/2 West Sunset	5426007008	90026	10	13
Staton Hotel	1536 N Western Ave	5544022031	90027	32	13
St. Moritz Hotel	5849 W Sunset Blvd	5545011025	90028	70	13
Oban Hotel	6364 Yucca St	5546005025	90028	34	13
La Fayette Hotel	2729 W Beverly Blvd	5156020018	90057	60	13
Holiday Motel	1631 W 3rd St	5153009001	90017	58	13
Roxy Hotel	1655 N. Western Ave	5544025010	90027	42	13
Las Palmas	1738 N Las Palmas Ave	5547009011	90028	62	13
611 South Virgil Avenue	611 N Virgil Avenue	5539025026	90004	50	13
Western Plaza Hotel	5553 W Sierra Vista Ave	5536018026	90038	28	13
College Hotel	4620 W Santa Monica Blvd	5539003004	90029	45	13
Hotel	1118 N Cahuenga Blvd	5533008007	90038	36	13
Hollywood Star Inn	5435 Sunset Blvd	5544022023	90027	28	13
Hotel	5333 Hollywood Blvd	5544009022	90027	42	13
Mark Twain	1622 N Wilcox	5546007006	90028	64	13
Sunset 8 Motel	6516 W Sunset Blvd	5547026026	90028	27	13
Hotel	6326 Lexington	5533007029	90038	91	13
Hotel	1732 N. Whitley Ave	5547008013	90028	64	13
Hotel Hector	4339 Normal Ave	5539010014	90029	16	13
Don Carlos Hotel	5216-5230 Hollywood Blvd	5544016011	90028	48	13
Rivers Hotel	1226 E 7th St	5146008001	90021	76	14
Valley Lodge Motel	4945 E Valley Blvd	5216027019	90032	24	14
Huntington Premier Inn	5527 Huntington Dr	5309023030	90032	45	14
Hotel	131 S Boyle Ave	5174013012	90033	30	14

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Travelers Hotel	553 S Ceres Ave	5147016019	90013	29	14
Lamp Community	660 Stanford Ave	5147029048	90021	51	14
Las Americas Hotel	1205 E 6th St	5164009012	90021	60	14
Rossmore Hotel	905 E 6th St	5147015040	90013	60	14
Terminal Hotel	1331 E 7th St	5147035002	90021	72	14
Eugene	560 Stanford Ave	5147019001	90013	44	14
Transition House-24 hour bed slots transition	543 S Crocker St; 544 S Sa	5147024026	90013	14	14
Lincoln Hotel	549-551 Ceres Ave	5147016020	90013	40	14
Yorkshire Hotel	710 S Broadway	5144015036	90014	99	14
Norbo Hotel (AKA NCRBO)	526 E 6th St	5147026030	90021	60	14
Fellowship House	506 N Evergreen Ave	5178017001	90033	36	14
None (Allianz)	1477 W Colorado Blvd	5691002034	90041	3	14
Olympia Hotel	1201 E 7th St	5147034016	90021	48	14
Alexandria Hotel	501 S Spring St	5149034006	90013	472	14
Welcome Inn	1840 Colorado Blvd	5686008003	90041	25	14
Karlido Hotel	1156 S Central Ave	5130001030	90021	14	14
Drake Hotel	1121 E 7th St	5147032001	90021	34	14
Ohio Hotel	1104 E 7th St	5146004034	90021	80	14
Antonio Hotel	229 N Soto St	5183004010	90033	50	14
Eagle Rock Motel	7041 N Figueroa	5480012029	90042	10	14
Hotel Soto	402 N Soto St	5177028016	90033	39	14
Prentice Hotel	1010 E 7th St	5146001002	90021	45	14
Boyle Hotel Apartment	107 N Boyle Ave	5174024019	90033	33	14
Ford Hotel	1000-1004 E 7th St	5146001001	90021	296	14
Hotel	323 N Soto St	5175010020	90033	41	14
Las Palomas Hotel	2203 E 1st St	5183005035	90033	70	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

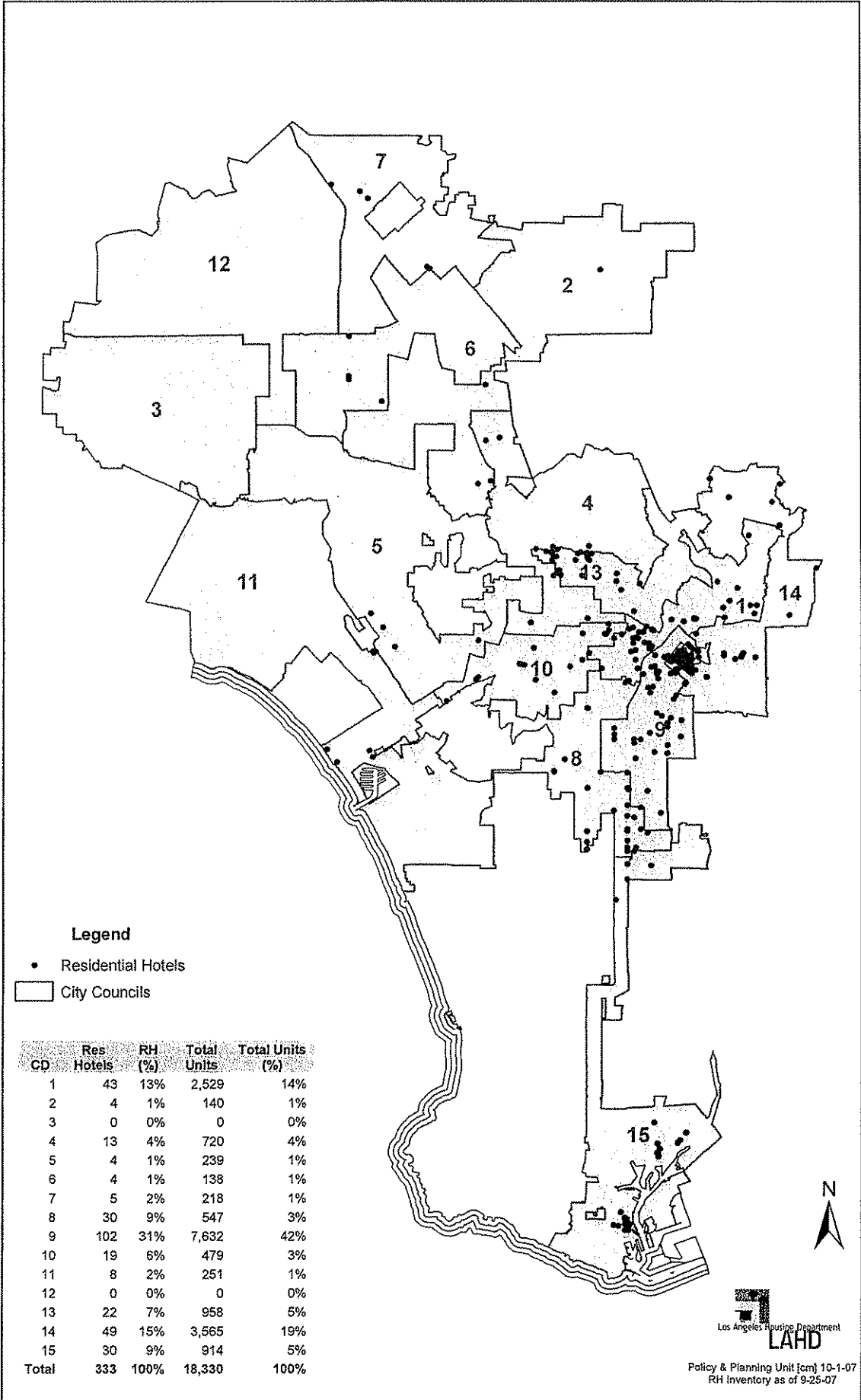
<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Dewey Hotel	721-725 S Main St	5144015046	90014	42	14
Senator Hotel	729 S Main St	5144015054	90014	99	14
Glad Senior Housing and Community Center	2235 Norwalk Ave	5685011019	90041	14	14
St. Agnes Hotel	560 S Gladys Ave	5147016006	90013	68	14
Marion Hotel	642 S Crocker St	5147027031	90021	46	14
First St. Hotel	2207 E 1st St	5183005048	90033	26	14
SRO Apartments	722-748 1/2 S San Pedro	5146033042	90021	24	14
Huntington Hotel	752 S Main St	5145001012	90014	200	14
Regal Hotel	815 E 6th St	5147019010	90013	70	14
New Terminal Apts., New Terminal Hotel	901, 907 W 7th St	5147029002	90017	40	14
Vogue Hotel	820 S Spring St	5144016047	90014	26	14
Hayward Hotel Hayward Manor Apts	206 S 6th St	5144002017	90014	519	14
Ellis Hotel	800-804 E 6th St	5147029035	90021	56	14
Randon Hotel	2053 1/2 E 7th St	5164019018	90021	41	14
San Pedro Hotel	760 S San Pedro St	5146026013	90014	24	14
Continental	800-802 E 7th St	5146031023	90021	64	14
Johnson Manor Hotel	424 W 3rd St	7455001016	90731	33	15
108 MOTEL	10721 S Broadway	6074012019	90061	21	15
Davey Hotel	305 W 14th St	7456021045	90731	18	15
Best Inn Motel	405 E Imperial Hwy	6073028022	90061	17	15
Monterey Motel	840 W 132nd St	6117030007	90247	8	15
Richard Hotel	1021 S Beacon St	7456004015	90731	10	15
Palos Verdes Motel	1219 Palos Verdes St	7456010021	90731	26	15
Avalon Hotel	403 N Avalon Blvd	7418014005	90744	12	15
Old South Hotel	716 N Flint Ave	7424022012	90744	50	15
Palos Verdes Inn	1001 S Palos Verdes St	7456003028	90731	35	15
Cabrillo Hotel	615 S Centre St	7455012016	90731	60	15
La Salle Hotel	255 W 7th St	7455022903	90731	110	15
CRA:Don Hotel	914 N Avalon Blvd	7423005009	90744	57	15

<i>Hotel Name</i>	<i>Hotel Address</i>	<i>APN</i>	<i>ZIP CODE</i>	<i>Total Units</i>	<i>CD</i>
Harbor Haven Hotel	1401-1415 S Palos Verdes St	7456018019	90731	16	15
Hotel	636 W 11th St	7454013016	90731	10	15
Hotel Del Mar	308 N Avalon Blvd	7418024002	90744	31	15
Johnson Manor Hotel	813 N Watson Ave	7425038014	90744	28	15
Plaza Hotel	543 N Broad Ave	7418006002	90744	50	15
Maritime Inn	736 N Avalon Blvd	7423002033	90744	17	15
Holland House Hotel	126 W D St	7418023002	90744	25	15
Royal Hotel	238 W 10th St	7455024017	90731	30	15
El Monterey Hotel	233 N Avalon Blvd	7418032024	90744	29	15
West Hotel	241 W 7th St	7455022901	90731	63	15
Hotel	709 S Centre St	7455011011	90731	20	15
Eagle Inn	1371 N Marine Ave	7420006040	90744	20	15
Ships Inn Hotel	1017 Centre St	7456002030	90731	29	15
California Hotel	1134-1146, 1138 S Pacific Ave	7456007028	90731	43	15
Alameda Hotel	1050 N Alameda St	7425041001	90744	18	15
Signal Hotel	11316 S Figueroa	6075027014	90061	10	15
Satellite Motel	12012 S Figueroa St	6117004003	90061	18	15

Total RH Buildings: 333

Total Units: 18330

City of Los Angeles Residential Hotels





RESIDENTIAL HOTEL COUNT BY COUNCIL DISTRICT

Council District	Number of Residential Hotels	RH Percentage (%)	Total Units	Total Units Percentage (%)
1	43	13%	2,529	14%
2	4	1%	140	1%
3	0	0%	0	0%
4	13	4%	720	4%
5	4	1%	239	1%
6	4	1%	138	1%
7	5	2%	218	1%
8	30	9%	547	3%
9	102	31%	7,632	42%
10	19	6%	479	3%
11	8	2%	251	1%
12	0	0%	0	0%
13	22	7%	958	5%
14	49	15%	3,565	19%
15	30	9%	914	5%
Total	333	100%	18,330	100%

RESIDENTIAL HOTELS BY HIGHEST CONCENTRATION BY COUNCIL DISTRICT

COUNCIL DISTRICT	RH Percentage (%)	Total Units Percentage (%)
▪ CD 9, Perry	31%	42%
▪ CD 14, Huizar	15%	19%
▪ CD 1, Reyes	13%	14%
▪ CD 15, Hahn	9%	5%
▪ CD 13, Garcetti	7%	5%
▪ CD 10, Wesson	6%	3%
▪ CD 4, LaBonge	4%	4%
Total	85%	92%

- The sum of residential hotels in Council Districts: 1, 9, 10, 14, 15, and 4 represents **85%** of the total residential hotel inventory and **92%** of the total residential hotel units in the City.

**RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION
ORDINANCE**

Task Force Members

1. Los Angeles Housing Department

- Roberto Aldape, Assistant General Manager
- Hakha Mortezaie, Senior Housing Investigator
- Claudia Monterrosa, Housing Planning & Economic Analyst
- Nancy Twum-Akwaboah, Housing Planning & Economic Analyst

2. Department of City Planning

- Alan Bell, Senior City Planner

3. Community Redevelopment Agency of the City of Los Angeles

- Don Spivack, Deputy Chief of Operations and Policy
- Tim Chung, Deputy City Attorney

4. Los Angeles Department of Building & Safety

- Ken Gill, Zoning Engineer
- Victor Cuevas, Code Engineer

5. Office of City Attorney

- Judy Reel, Deputy City Attorney
- Helen Yun, Deputy City Attorney

START—UP PHASE — RESIDENTIAL HOTELS ORDINANCE

flowchart #1

LAHD notifies RHs of New ordinance, initial status assumption, and Ellis Act rights

Owners of RHs have 60 days to (1) challenge 100% RH residential assumption, and (2) file Ellis exemption application

LAHD makes ruling on any challenges of 100% RH residential unit assumption and claims of Ellis Act exemption

LAHD notifies LADCP and notifies owners with final residential unit assumptions

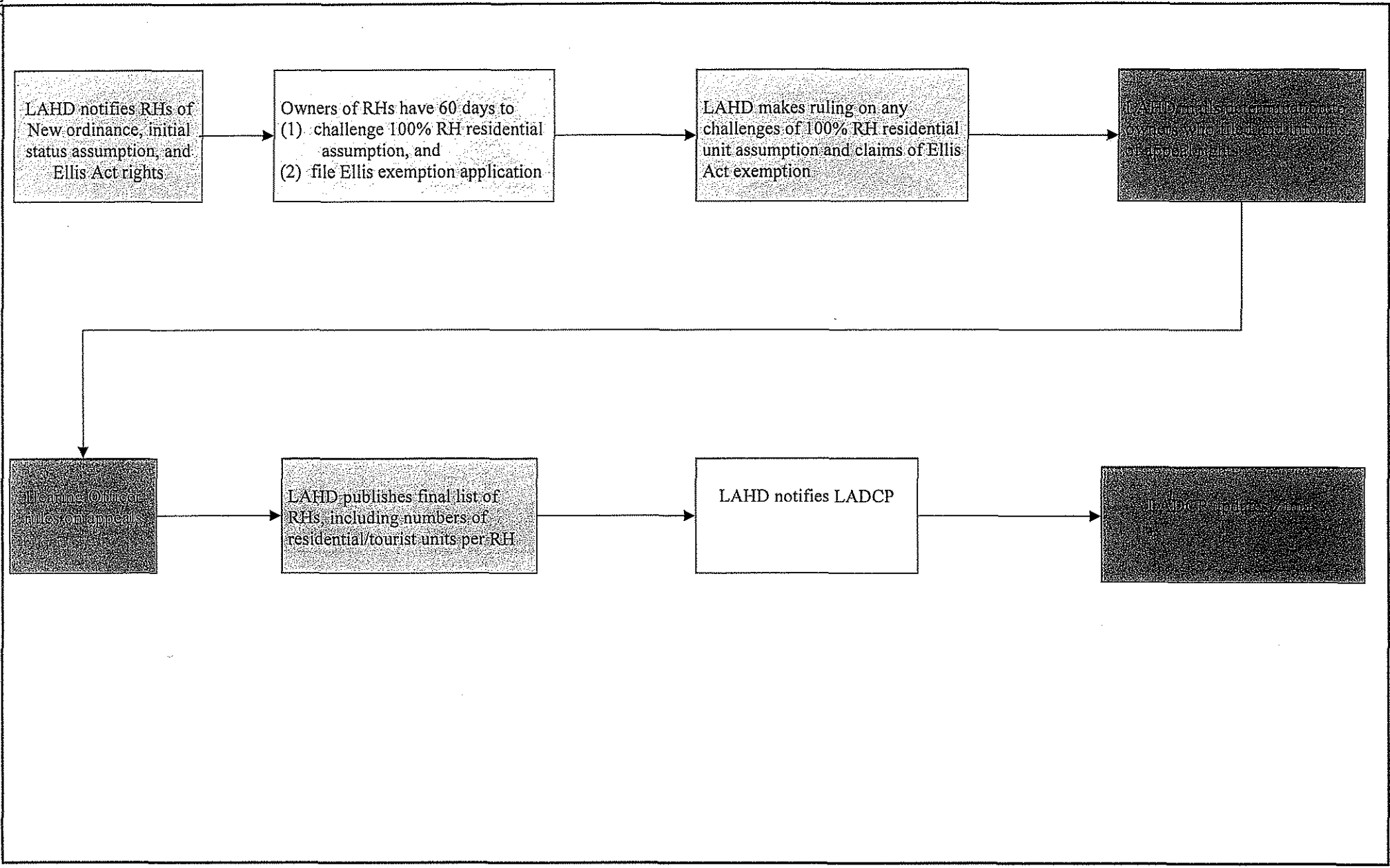
Hearing Officer rules on appeals

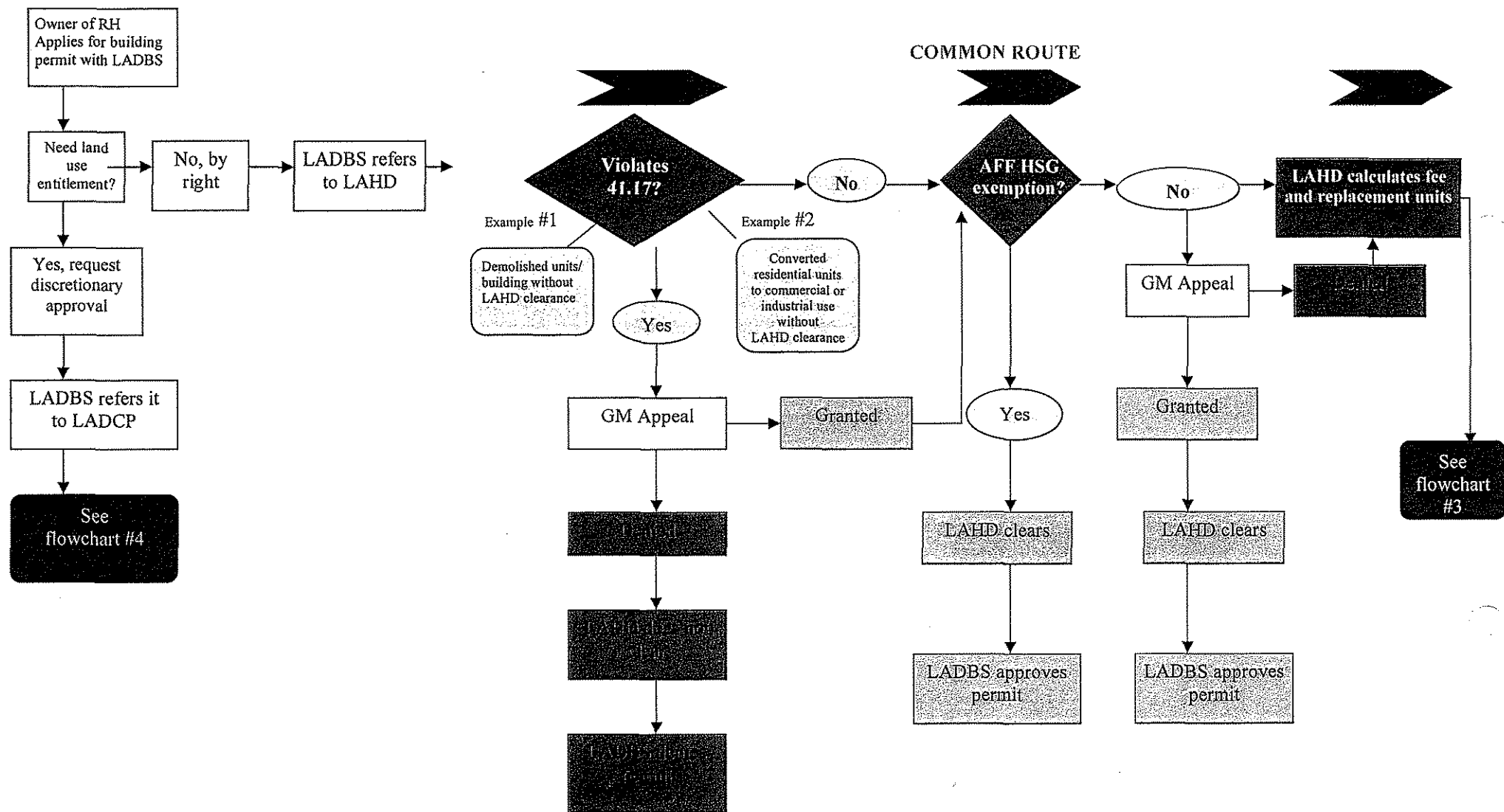
LAHD publishes final list of RHs, including numbers of residential/tourist units per RH

LAHD notifies LADCP

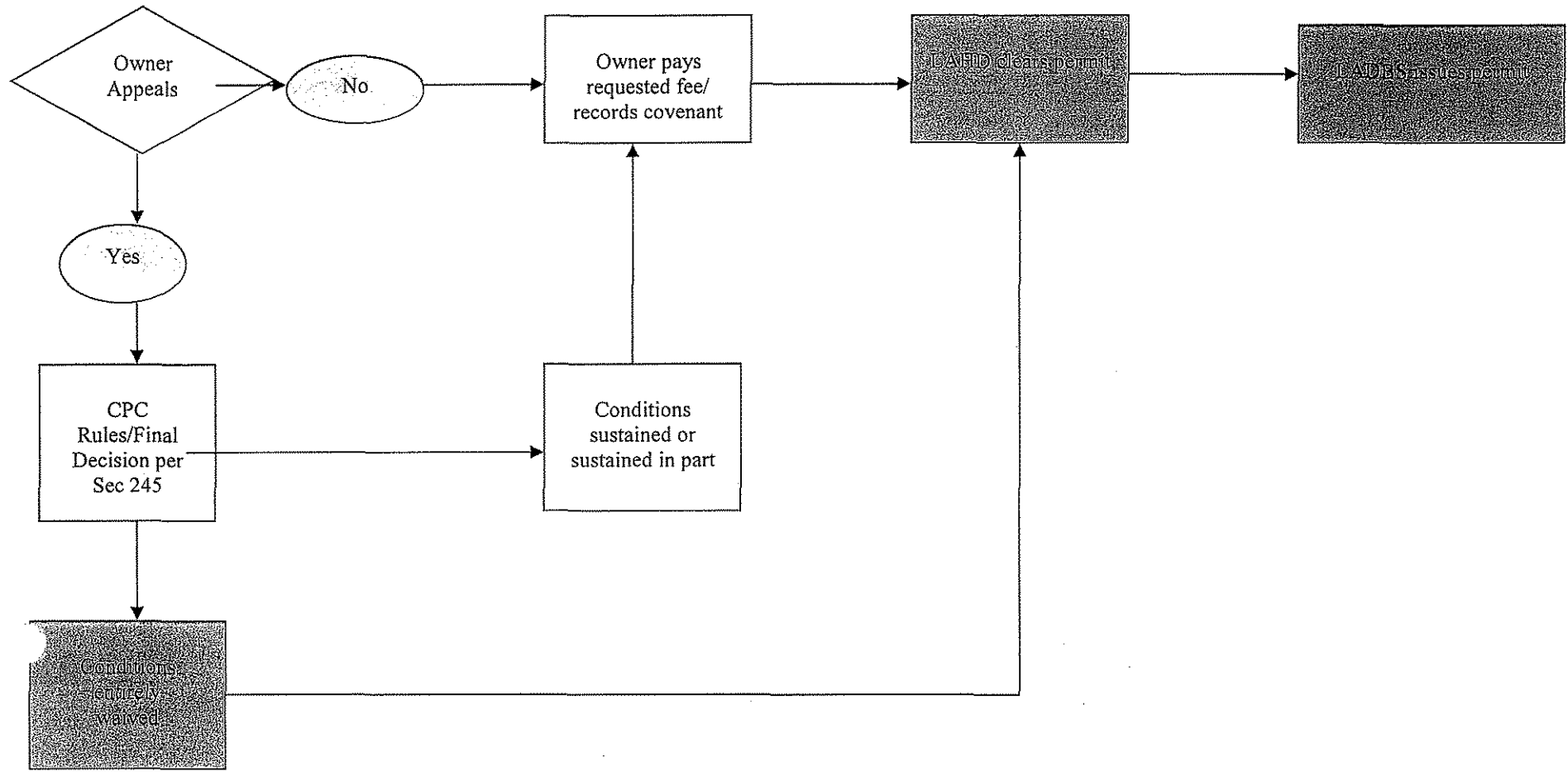
LADCP orders zoning

Attachment 6





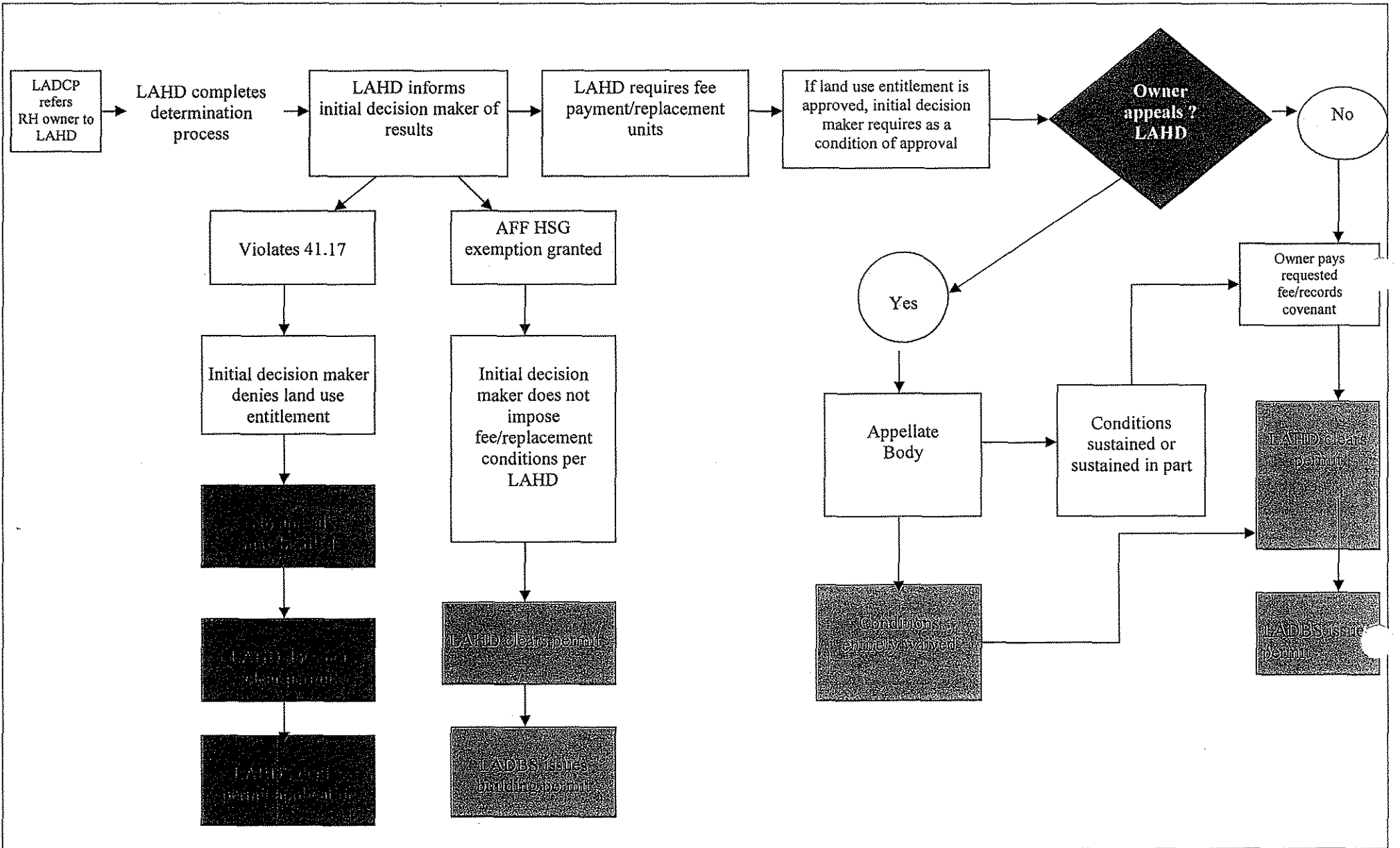
LAHD DETERMINATION



ON-GOING — RESIDENTIAL HOTELS ORDINANCE — ENTITLEMENT

flowchart # 4

Attachment



Appeal of Residential Hotel Unit Status Determination 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

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	30	\$ 15.57
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	240	\$ 200.72
8	Site Visit Investigation	H Insp.	Property	120	\$ 125.88
9	Prepare Determination	MA I	Property	120	\$ 100.36
10	Senior Review of Determination	Sr. MA I	Property	60	\$ 73.41
Subtotal for Dispute Resolution					\$ 605.04

Claim of Exemption 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
Sr. MA I	Salary, fully burdened	\$ 152,678	\$ 12,723	\$ 73.41

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	30	\$ 15.57
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	60	\$ 50.18
8	Prepare Determination	MA I	Property	60	\$ 50.18
9	Senior Review of Determination	Sr. MA I	Property	30	\$ 36.71
Subtotal for Dispute Resolution					\$ 241.73

Request for a General Manager's Hearing 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
Sr. HI II	Salary, fully burdened	\$ 174,751	\$ 14,562	\$84.01

Dispute Resolution

	Task	Staff Assigned	Per	Minutes per Task	Cost/Unit
1	Set-up files for dispute investigations	CT	Appeal	15	\$ 7.78
2	Set-up hearing files, schedule hearing, & mail notices	CT	Appeal	15	\$ 7.78
3	Staff support at hearing	CT	Appeal	30	\$ 15.57
4	Mail decisions to parties and update records	CT	Appeal	30	\$ 15.57
5	Review Evidence for Hearing	MA I	Appeal	180	\$ 150.54
6	Prepare staff report	MA I	Appeal	120	\$ 100.36
7	Represent department at hearing	MA I	Appeal	60	\$ 50.18
8	Conduct hearing/Prepare Decision	Hearing Officer/Sr. HI II	Appeal	180	\$ 252.03
Total for Administrative Appeals Fee					\$ 599.81

LAHD Administrative Fee for Appeals to Appellate Land Use Body Administrative Fee Calculations

Calculation Factors

		Annual	Monthly	Hourly
Sr. HI II	Salary, fully burdened	\$ 174,751	\$ 14,562	\$84.01

Dispute Resolution

	Task	Staff Assigned	Per	Minutes per Task	Cost/Unit
1	Review Evidence and Appeals Report for Hearing	Sr. HI II	Appeal	480	\$ 672.08
2	Prepare staff report	Sr. HI II	Appeal	480	\$ 672.08
3	Represent LAHD at hearing	Sr. HI II	Appeal	240	\$ 336.04

Total for Administrative Appeals Fee \$ 1,680.20

Application for Clearance 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
Sr. RE Off.	Salary, fully burdened	\$ 154,630	\$ 12,886	\$74.34

Dispute Resolution

	Task	Staff Assigned	Per	Minutes per Task	Cost
1	Phone & Counter Consultation	MA I	Property	60	\$ 50.18
2	Dissemination of forms - via mail, fax & at counter	CT	Property	30	\$ 15.57
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	60	\$ 31.14
5	Respond to Phone Inquiries	MA I	Property	30	\$ 25.09
6	Mail decisions to parties and update records	CT	Property	60	\$ 31.14
7	Investigate and review evidence regarding unlawful demolition/conversion	MA I	Property	180	\$ 150.54
8	Site Visit Investigation regarding unlawful demolition/conversion	H Insp.	Property	180	\$ 188.82
9	Prepare Determination regarding unlawful demolition/conversion	MA I	Property	180	\$ 150.54
10	Investigate and review evidence regarding affordable housing exemption	MAI	Property	30	\$ 25.09
11	Senior Review of Determination	Sr. MA I	Property	60	\$ 73.41
12	Coordination and Review of Independent Appraisals	Sr. RE Off./ GSD	Property	720	\$ 892.08
13	Determination of Conditions for Clearance of Permits	MA I	Property	420	\$ 351.26
Subtotal for Dispute Resolution					\$ 2,000.42