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14-0600  
5/12/14

Budget and Finance Committee  
City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

May 12, 2014

Honorable Councilmembers Krekorian, Englander and Koretz:

We are part of the committee of Neighborhood Council Budget Advocates meeting with representatives of the Planning Department and Building & Safety. These are the views of the writers. We have four points.

- (1) We are encouraged that Mayor Garcetti is supporting the addition of Code Enforcement staff. However, we believe the increase should be closer to 60 additional code enforcement officers.
- (2) We wish to ensure staff are assigned to Condition Compliance Enforcement.

Many developers request support for their projects from our Neighborhood Councils. These involve complex and spirited negotiations resulting in recommendations of conditions, most ultimately imposed by the Zoning Administrator.

Yet in recent years there has been no condition compliance enforcement. This is a severe deficit in the system and impacts the confidence our quality of life will be preserved as projects are proposed.

We are impressed by the work the Condition Compliance Unit under the Planning Department has begun. We are hopeful this is just the beginning of condition compliance enforcement within the City structure. We believe it imperative that the City fund a large and robust Condition Compliance operation. A permanent funding mechanism such as a Condition Compliance fee as a part of the project application should be initiated.

Merely assuring enforcement exists should make easier the approval of projects as well as ensure conditions will be adhered to.

- (3) We believe that the Planning Department should do city-wide vs. piecemeal planning as a cost-effective and timely approach e.g. mansionization ordinance. A single, city-wide, straight forward and easily enforceable ordinance minimizes City Planning resources and maximizes effective enforcement.
- (4) On the revenue side, we ask your support for legislation to close loopholes that allow commercial property to change hands without a legal sale, keeping property valuations artificially low. Further, we recommend legislation be formulated to reverse artificially low valuations in place because of loopholes.

Sincerely,

Darlene Atkins  
Barbara Ringuette