

Contact Information

Neighborhood Council: Venice Neighborhood Council

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Date of NC Board Action: 02/17/2015

Type of NC Board Action: For

Impact Information

Date: 06/06/2015

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 15-0020

Agenda Date:

Item Number:

Brief Summary: Be It Resolved that the Council instruct the Planning Department to report back in 45 days on the best practices of other jurisdictions, including the County of Los Angeles, to ensure proper resource allocation for condition inspections and enforcement. Further, we seek a method by which inspection fees related to condition compliance are required and collected by the City prior to the release of any final approval of a project.

Additional Information:



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



February 27, 2015

COMMUNITY IMPACT STATEMENT

COUNCIL FILE 15-0020

TO: The Honorable City Council of Los Angeles and Committees in c/o the Office of the City Clerk at the Los Angeles City Hall 200 North Street, Los Angeles, CA 90012

The Venice Neighborhood Council requests that the following Community Impact Statement be attached to Council File 15-0020.

On February 17, 2015, the Venice Neighborhood Council (VNC) Board of Governors held a Brown Act noticed, regular meeting with a quorum of 17; and, with a vote of 16 yeas, 0 nays, and 1 abstention, the VNC adopted the motion in support of Council File Motion 15-0020 about Collecting Fees Related to Condition Compliance.

We support the motion that the Planning Department report back in 45 days on the best practices of other jurisdictions, including the County of Los Angeles, to ensure proper resource allocation for condition inspections and enforcement AND further asks that the Council instruct the Planning Department, in consultation with the City Attorney, and any other appropriate City department, bureau, or agency, to work cooperatively to propose a method by which inspection fees related to condition compliance are required and collected by the City prior to the release of any final approval of a projects

Whereas, additional requirements are frequently placed on development projects through conditions of approval. "...often these conditions go overlooked because of the City's lack of resources to enforce its own conditions. On 01/06/2015, the Los Angeles Times published an article, "In L.A., Conditions Placed on Developers Go Unheeded (<http://www.latimes.com/local/cityhall/la-me-development-ignored-20150105-story.html#page=1>)," that spoke to the need for additional fees to cover the expense of allocating more staff to inspect and enforce the conditions of approval on the City's many projects. In other jurisdictions, such as Los Angeles County, conditions of approval specify the number of inspections required over the duration of the grant term necessary to ensure proper compliance with the conditions of approval. The conditions also obligate an applicant to cover the cost of such inspections. This approach ensures that the City has the resources it needs to enforce commitments made to the community, and helps to keep neighborhoods first.



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Whereas, according to the City's Zoning Code, there are certain types of uses that are "conditionally" appropriate in various areas of the City. These "conditional uses" are uses that may be made compatible with the surrounding community if additional requirements are placed on the projects through conditions of approval. Without such conditions, the City would be unable to find that a project's location, size, height, operations, or other significant features will be compatible with the surrounding neighborhood, the General Plan, or any applicable community plan. The City would also be unable to find that the project did not adversely affect health, welfare, or safety. However, too often these conditions go overlooked because of the City's lack of resources to enforce its own conditions.

Therefore, Be It Resolved that the Council instruct the Planning Department to report back in 45 days on the best practices of other jurisdictions, including the County of Los Angeles, to ensure proper resource allocation for condition inspections and enforcement.

Be It Further Resolved that the Council instruct the Planning Department, in consultation with the City Attorney, and any other appropriate City department, bureau, or agency, to work cooperatively to propose a method by which inspection fees related to condition compliance are required and collected by the City prior to the release of any final approval of a project.

Be It Resolved, that the VNC supports Councilmember Paul Krekorian's motion 15-0020 of January 7, 2015.

Sincerely,

A handwritten signature in black ink that reads "Mike R. Newhouse".

Mike Newhouse
President,
Venice Neighborhood Council