15-0026

MOTION

Recent reports in the Los Angeles Times ("In L.A., Conditions Placed on Developers Go Unheeded," January 6, 2015) illustrate the tremendous challenge the City of Los Angeles has in enforcing conditions placed upon development proposals as a requirement of discretionary approval.

In many cases, those conditions are secured after prolonged negotiations involving neighborhood residents, business interests, city officials, and others. They represent a good faith agreement between differing interests to shape projects so that they are more friendly and compatible with communities.

Too often, by the time a project is built or a new venture opens for business, city officials have retired, neighborhood leaders have moved on, and business owners and operators may have changed hands. Too often, no one even remembers the required conditions that need to be monitored and enforced.

Fortunately, technology gives us the tools to fix that problem. No longer must development conditions be unearthed after an exhaustive search of dusty files in storage cabinets at Piper Tech. Software, searchable databases, and online tools could make it simple for the City of Los Angeles to create, update and maintain a Development Conditions Database.

A Development Conditions Database could be an online, searchable public portal for information on approved projects and developments. The database could have a separate entry for each address or project, with separate hyperlinks for each condition or requirement, providing details on the condition, contact information for the agency or employee responsible for monitoring compliance, dates of inspections, and .pdf files of all certified compliance reports.

Such a database would give the public an easy way to discover and track conditions, would create transparency, and would make it easier for city departments to track and record their compliance reviews.

I THEREFORE MOVE that the Department of the Planning, the Department of Building & Safety, the Information Technology Agency, and other agencies as appropriate, determine what steps and resources would be necessary to create, and maintain a publicly accessible and searchable Development Conditions Database.

PRESENTED BY: _____ _____

JAN - 9 2015   MIKE BONIN   PAUL KORETZ
                 Councilmember, 11th District   Councilmember, 5th District

SECONDED BY: _____

ORIGINAL