

Contact Information

Neighborhood Council: Sylmar Neighborhood Council

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The Board approved this CIS by a vote of: Yea(7) Nay(2) Abstain(4) Ineligible(1) Recusal(0)

Date of NC Board Action: 02/22/2018

Type of NC Board Action: Against

Impact Information

Date: 03/27/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-1432

Agenda Date:

Item Number:

Summary: The Sylmar Neighborhood Council (SNC) requests that the following Community Impact Statement (CIS) and its attachments be added to Council 17-1432 regarding the Interim Motel Conversion Ordinance. The SNC is AGAINST the ordinance as it is currently written.

At its February 22, 2018 general board meeting, the SNC voted 7-2-4 to oppose the ordinance as drafted and adopted two committee recommendations for inclusion in the ordinance that are attached to this CIS.



Officers
President: Kurt Cabrera Miller
Vice President of Administration: Christian Rubalcava
Vice President of Communications: Maria Silva
Secretary: Marti Marshall
Treasurer: George Ortega

DRAFT

February 22, 2018

Honorable City Council
C/o Office of the City Clerk
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, California 90012

The Sylmar Neighborhood Council (SNC) requests that the following Community Impact Statement be added to Council File 17-1432 regarding the Interim Motel Conversion Ordinance.

Community Impact Statement

The SNC is AGAINST the ordinance as it is currently written for a couple of reasons as follows:

The SNC on behalf of our community request minimum property management, support services and performance standards accompany the ordinance. There needs to be clear standards written for tenant behavior, building maintenance/appearance, unit habitability, life safety, security, site lighting and supportive services. These minimum standards should then be presented to the community for review and comment and would be included as requirements for Motel's converting under the ordinance.

As you may be aware, there are a number of Hotels and Motels in Sylmar and mostly along San Fernando Road. The Hotels and Motels often occur near residential areas that are lower income, experience higher crime activity and mostly void of quality retail. As mitigation to the community the City would commit to improve conditions around Hotels and Motels that convert with various parkway improvements, retail enhancement, additional community clean-up programs, more police presence and emergency services.

Motion to approve this Community Impact Statement in Opposition to LA City Council File 17-1432 relating to the Interim Motel Conversion Ordinance was adopted by the Sylmar Neighborhood Council on the date above.

Sincerely,

Kurt Cabrera Miller
President

Sylmar Neighborhood Council Public Safety Committee

Position/recommendation to the SNC Board for a letter and/or Community Impact Statement

(Draft Motel Conversion Ordinance – Council File #17-1432)

Committee Approved 2/8/18 – by a vote of 4/0/1

Opposed as drafted. The following issues have been identified for your consideration.

Public Outreach (General Comment)

Two public meetings which drew a total of 128 attendees from the entire City is nowhere near sufficient for public input. Additional meetings should be scheduled for the public.

Program Management

Revocation of the property as a program participant if the conversion creates a public nuisance. There should be specific triggers identified in advance and which will be enforced, relative to monitoring behavior, determination/definition of nuisance behavior thresholds, as well as enforcement mechanisms. Perhaps the LAPD could be required to produce reports of calls and crimes at each proposed conversion location in advance of approval of conversion, and on a periodic basis moving forward.

Emergency Services

Sylmar cannot handle such a program without an increase in emergency services such as for police and fire. Sylmar still has only the one fire station that it has had since 1956 with response times far in excess of National standards. Additional lives cannot be absorbed safely into our community without ensuring that appropriate emergency services can be provided to the entire community.

Community Equity

Communities across the City of Los Angeles should be asked to share equitably in housing our homeless, with no one community housing and servicing a disproportionate number of homeless Angelenos. Suggestions as to how to measure equity in communities are:

- No more than a certain percent of the community's average Homeless Count/Census over the previous 3 three years. The percentage decided upon should be uniform.
- No more than the number identified in the last annual Homeless Count/Census which notes homeless Angelenos already residing in the community.
- No more than a certain percent of the total number of motel rooms currently available in the community.

Neighborhood Impact

One of the public comments noted in the Planning Department staff report (CPC-2017-3409-CA) noted the potential to disproportionately impact some communities more than others. It suggested that the City should take neighborhood impact into account and require Council Member support. This ordinance as is, makes no effort to do that, but should, perhaps by requiring approval of the entire City Council.

Public Safety Committee
Position/recommendation to the SNC Board for a letter and/or CIS
(Draft Motel Conversion Ordinance – Council File #17-1432)

Committee Approved 2/8/18 – by a vote of 4/0/1

Funding

Length of contracts (including renewals) should be aligned with the tax base providing funding. Contract terms should not exceed current expected revenue.

Performance Standards

This section of the ordinance only refers to security night lighting and office space for supportive services that may be onsite. There is no property management plan to allay community concern that the premises be clean and well maintained. There is no provision for crime suppression, quality control, oversight, and compliance, to make sure that service providers are actually helping the homeless. There is no requirement for on-site security, 24/7 availability of support personnel, and no complaint process for either program patrons or the community.