



NURY MARTINEZ
COUNCILWOMAN, SIXTH DISTRICT

February 13, 2018

Planning and Land Use Committee
c/o Office of the City Clerk
200 N. Spring Street, Room 396
Los Angeles, CA 90012

Date: 2/13/18
Submitted in PLUM Committee
Council File No: 17-1432
Item No.: 4
: Communication from
Councilwoman Martinez

RE: Council File 17-1432, Interim Motel Conversion

Honorable Members,

I have several concerns with the proposed Interim Motel Conversion Ordinance that is before the Planning and Land Use Committee today. My Council District is home to 3 corridors with a significant concentration of motels: Sepulveda Boulevard, San Fernando Road, and Lankershim Boulevard. As I recognize the critical need to address our homeless crisis, it is my hope that these efforts to be innovative and proactive are done in a manner which recognizes, respects, and improves rather than exacerbates the individual and neighborhood level conditions which exist.

I would greatly appreciate the Department of City Planning, the Department of Building and Safety, and the Office of the City Attorney to report on the following concerns, and incorporate as feasible:

- A prohibition from this ordinance for properties that are in the process of any nuisance abatement revocation proceedings, or are subject to outstanding code violations from either LADBS or HCID.
- A requirement for overnight on-site supervision, such as a live-in service provider, to ensure tenants have full support at all times, rather than just during the hours in which support service programming is being provided or facilitated.

- How will HCID, LADBS, and DCP proactively monitor the expiration of any contracts and enforce the ordinance requirements at the termination of a contract? Will a new unit be created, similar to the Conditions Compliance Unit / MViP program?
- A requirement for LADBS/HCID to conduct thorough code inspection of both interior and exterior of buildings and ensure full compliance and no unresolved Orders to Comply to the property as a whole, not just the individual improvements proposed.
- How many motels are operating under a Conditional Use Permit, and would this ordinance override these conditions?
- Has the County of Los Angeles adopted a similar motel conversion ordinance for unincorporated areas, or have other cities within the County adopted similar land use ordinances?
- Can LADBS and DCP apply a Zoning Information File/Notice on ZIMAS for all motel properties, advising building permit applicants to contact the appropriate Council Office.
- HCID and LADBS shall work together with any local public agency to develop administrative procedures that would require a Council Office acknowledgment letter (similar to what is required by HCID for affordable housing project applications) prior to issuing a commitment to fund services, or prior to issuance of a building permit, change of use, or certificate of occupancy.

This proposal can potentially provide needed housing in a timely and efficient manner. However, I am concerned that if the ordinance is not crafted appropriately, there is a potential for unintended impacts that are a disservice to the tenants to be served, as well as the neighborhoods in which these motels are located including those in my district. Thank you in advance for your consideration of these concerns, and I look forward to continued discussion of this proposal.

Sincerely,



NURY MARTINEZ
Councilwoman, Sixth District