



CITY OF LOS ANGELES
GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL
REGULAR MEETING AGENDA

Thursday, October 4, 2018 Time: 6:30 pm

Granada Hills H.S. Rawley Hall 10535 Zelzah, Granada Hills CA 91344

BOARD OF DIRECTORS

President: Dave Beauvais

Vice President: Michael Benedetto

Secretary: Julie Carson

Treasurer: Brandon Schindelheim

Carlos Amador

Jeffrey Bohrer

Bonnie M. Bursk

Jett Dunlap

Maria Fisk

Don Graham

Sally Kolstad

Joel Lyle

Mark Morris

Sarah Tran

Rene R. Trinidad

Cindy Wu Freedman

Michael J. Kabo (**Parliamentarian**)

All agenda items are subject to discussion and possible board action.

I. Call to order (Presiding officer)

II. Roll Call (Secretary)

III. Public Comment: Community and Public Comment on non-agenda items. The Public may present concerns to the Board on any issue of interest in the Community. The Board will not be able to discuss or take action on any matters brought up during public comment. However, issues raised during public comment may be agendized for discussion at a future board meeting. Normally limited to 2 minutes.

IV. Community Speakers

A. Council District 12 (Matt Vallecilla)

B. Senior Lead Officer, LAPD or alternate rep (Officer DelCore/Richard Fisk)

C. Budget Rep and advocates (Cindy Wu Freedman, Glenn Baily, Brian Allen)

D. DONE Representative (Jasmine Elbarbary)

E. Robert Hertzberg, State Senator

V. Approval of minutes for the September 13, 2018 special meeting.

VI. Budget Issues

A. Approval of Budget report and Monthly Expenditures for August 2018.

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WEBSITE www.ghsnc.org **E-mail:** board@ghsnc.org

VII. Board Issues

- A. Board discussion and action to approve up to \$1200 for advertising materials and other outreach expenditures for upcoming events; Map Your Neighborhood, CERT and Speakers Series.
- B. Board discussion and action to approve up to \$230 for color flyers advertising the December 1, 2018 Holiday Tree lighting ceremony.
- C. Board discussion and action to support the North Valley YMCA annual Thanksgiving dinner project in the amount of \$2000. This project provides all the food necessary for a Thanksgiving dinner for disadvantaged families in the North Valley. Families are nominated by local schools.

VIII. Committee Reports

A. PLUM Committee (Maria Fisk)

1. Short-Term Rentals/Preparation of Ordinance / Home Sharing Ordinance, CF# 14-1635-S2: In Los Angeles, short-term rental (STR) refers to any portion of a residential building that is designed or used for occupancy for fewer than 30 days per year. STRs are prohibited in the vast majority of the City except through a Conditional Use Permit. With the growth of online rental services, however, there has been a significant rise in this activity and Los Angeles is a top market. While there are benefits to the sharing of one's own home, it also presents challenges for the City's neighborhoods, its zoning regulations and already limited housing

stock. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S2>

<https://planning.lacity.org/ordinances/docs/HomeSharing/StaffRept.pdf>

<https://planning.lacity.org/ordinances/docs/HomeSharing/UpdatedDraftOrd.pdf>

<https://planning.lacity.org/ordinances/docs/HomeSharing/FAQ.pdf>

WHEREAS, the city of Los Angeles continues to struggle with the affordable housing - due to their profitability and economic advantage, short-term rentals will continue to force long-term rental units from the market; and

WHEREAS, the primary residence requirement in which a host resides for more than six months of the year is nearly impossible to enforce; and

WHEREAS, other municipalities such as San Francisco, New York, San Diego, Santa Monica, Laguna Beach and Palm Springs continue to face a number of challenges with short-term rentals and have little to offer in terms of sound and effective regulations; and

WHEREAS, it is difficult to regulate an underground economy when hosting platforms have been uncooperative and unwilling to share information with city agencies; and

WHEREAS, the environmental analysis failed to address the negative impacts on supporting infrastructure, traffic, housing, public services, land use and planning; and

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WHEREAS, the proposed ordinance encourages the commercialization of the single-family residence that undercuts the fundamental tenets of the Los Angeles General Plan to preserve and ensure the stability, character and scale of the City's single-family residential neighborhoods; and
WHEREAS, short-term rentals pave the way for other illicit uses such as unregulated group or boarding homes with a higher turnover rate of a larger number of tenants/residents; and
WHEREAS, through long-term rentals homeowners can share a room or a unit on their property to help offset expenses and offer more affordable housing options; and
WHEREAS, short-term rentals will have a negative impact on the hotel/motel and services industries; and
WHEREAS, there is the potential for the rent stabilization ordinance (RSO) to be circumvented and there is no consideration for future rental units that would come under the RSO; and
WHEREAS, short-term rentals are currently permitted by a conditional use permit;

THEREFORE, the GHSNC PLUMC recommends to its Board to oppose any changes or amendments to the current zoning codes regarding CF#14-1635-S2, Short-Term Rentals / Home Sharing Ordinance:

2. SB 827 (Weiner) Housing Development Housing Construction/Near Transit Stops/Non-Compliance with Local Land Use Regulations, CF#18-0002-S13: With the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-18 State Legislative Program OPPOSITION to SB 827 (Weiner), which would allow the construction of housing developments near major transit stops without compliance with local land use regulations. <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-0002-S13>

The Granada Hills South Neighborhood Council Planning and Land Use Management Committee makes the following Resolution regarding CF#18-0002-S13 regarding Senate Bill 827 (Weiner) Housing Development Housing Construction/Near Transit Stops/Non-Compliance with Local Land Use Regulations, and urges the City Council, with concurrence of the Mayor, to adopt a Resolution to oppose SB 827 in its entirety, subsequent amendments and future such legislation. The City must make every effort to expand affordable and moderate-income housing but not at the expense of local control over land use and community-driven planning.

- B. Outreach (Mike Benedetto)
Recap of Disaster Prep Event. Additional volunteers for Granada Hills Street Faire on October 6, 2018. Participation Granada Hills Holiday Parade.
- C. Beautification Committee (Joel Lyle)

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Progress Report on Caltrans yard project at the 118 freeway and tree trimming project.

IX. Board Member comments and submission of agenda items.

X. Adjournment

The public is requested to fill out a "**Speaker Card**" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. Agenda is posted for public review at: **1)** Granada Hills Chamber of Commerce, 17723 Chatsworth St. Granada Hills, CA 91344; and **2)** GHSNC Website: www.ghsnc.org and address: 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at our website by clicking the following link: www.ghsnc.org, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Julie Carson at jcarson@ghsnc.org. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council c/o the president, via e-mail to board@ghsnc.org or Richard Ray, Los Angeles Department on Disability, ADA Coordinator, at Richard.Ray@lacity.org or (213) 202-2753. Meetings may be recorded. **Note that** any stakeholder comments must be made during the appropriate public comment period, and either during an individual's allotted time or if an individual stakeholder has been invited to speak by a board member. Audience members may not approach the board during a meeting except to hand out materials during the allotted speaking time, and then only with the permission of the presiding officer. If a stakeholder has any requests that cannot be addressed during the allotted speaking time, the items may be e-mailed to the board or to our Secretary.

Note that Government Code section 54957.9 provides: *In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the legislative body from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.*

the Granada Hills South Neighborhood Council calls upon the Los Angeles City Council to replace the current iteration of Section 85.02 of the Los Angeles Municipal Code with a section that protects public's right to decide how to utilize commonly funded, public space; protects the environment, protects the public health, and protects the rights of business owners in areas adversely effected.

Please note further that Penal Code section 403 states: *Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.* The board reserves its rights to exercise appropriate remedies in the event of disruption of board or committee meetings.

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