



Woodland Hills Impacts and Policies (WHIP) Committee Meeting

Thursday, October 10, 2019

Special Time: 7:00 pm (After the Special PLUM meeting)

Location - West Valley Warner Center Chamber of Commerce
6100 Topanga Canyon Blvd. #1300, Woodland Hills, CA 91367

Committee Members: (P=present, A=absent, E=Excused)

Chair: Heath Kline (P)

Lauren Coffman(E), Angela Dawson(A), Martin Lipkin(P), Aaron Quantz(P), August Steurer(P)

Ex Officio- Joyce Fletcher(A)

Stakeholders: Stephen Naczinski, Aaron Williams, Sean McCarty, Elise Hinkle, Natalie Elias, Charuni Patibanda

Meeting Minutes

Call to Order: 7:10 pm

- Roll Call (See committee list above)
- Public Announcements
- Public Comment period

Items for discussion and possible action:

1.0 Evaluating the LA County Mock Election

Stakeholder concerns regarding the recent mock election using electronic devices to be evaluated with possible action on a recommendation to the Board.

Aaron Williams, a past Board Member, related to the committee his experiences during the trail County Mock Election. He mentioned User Interface problems, no identity verification giving the opportunity to vote for his neighbor, a problem with list of candidates requiring more than one screen (4 choices/screen) to review and it not being clear that there were additional candidates. A suggestion was made to ask the County Clerk to send a representative to discuss the problems at a future meeting. Further discussion or action was continued to a future time to be determined.

2.0 Complication of the Rent Stabilization Ordinance, Accessory Dwelling Ordinance and the Home Sharing Ordinance

Continued discussion regarding request of two stakeholders who feel that these city ordinances are infringing unfairly on their property rights. They claim that if a person owns a home built prior to 1978 (with R-1 or R-A zoning), and has built an ADU and decides to live in the ADU as the "primary residence" and rent out the main pre-1978 residence, the main house is now under Rent Stabilization Ordinance. Should the Neighborhood Council take a position that one or more changes are required to city ordinances.

Ref: http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_ORD_185931_07-01-19.pdf

Ref: <https://planning.lacity.org/ordinances/docs/ADU/InformationSheet.pdf>

Ref: <https://planning.lacity.org/ordinances/docs/homesharing/adopted/AdminGuidelines.pdf>

General discussion continued from the previous meeting. It was states that residence/ADU owners prefer renting short-term over long-term. There was general acceptance that a one-size-fits-all ordinance doesn't work well in Los Angeles. There is constructive evictions of rent-stabilized units. There were offered accusations that speculators are commercializing homes. A stakeholder stated that in downtown Los Angeles there are mass evictions to tear down buildings to build multi-family short-term rentals. Another stakeholder complained that the City is not addressing abuses by multifamily units. Ms. Patibuna, a land use consultant/attorney for a coalition of labor-unions, hotels and housing advocates gave a general overview of the problems. Her coalition members do not have issue with owner-occupied home

sharing as allowed in Los Angeles. Their issue is with the pseudo-hotels in multifamily units and corporate-owned non-owner occupied units.

A suggestion was made that the City should allow home owners to switch primary residence between ADU and main dwelling unit. Council Member O'Farrell has a motion regarding Owner-occupied Rent-Stabilized units. The committee recognized that the big problem was enforcement of the Home-Sharing Ordinance against commercial operators using the sharing platforms.

The discussion turned to agreement on a motion upon mention of AB1482 being signed into law by Governor Newsom a few days earlier. Ms. Patibunda noted that sections of the new legislation pertaining to Accessory Dwelling Units probably conflict with current City Ordinances and regulations regarding Rent stabilization and ADUs.

The following motion was adopted by the committee unanimously.

Whereas the City Planning Commission has made the following relevant finding in their October 2017 report to the City Council PLUM Committee:

Sharing one's own home creates fewer neighborhood impacts compared to absentee landlord [Short Term Rental]; and,

Whereas, the CA State legislature passed, and Governor Newsom signed into law AB-1482, the Tenant Protection Act of 2019, which states the following are *exempt* from Rent Stabilization:

- 1) Housing accommodations, in which the tenant shares bathroom or kitchen facilities with the owner, who maintains their principal residence at the residential real property.
- 2) Single-family owner-occupied residences, including a residence, in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit.
- 3) A duplex in which the owner occupies one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy; and,

Whereas, non-owner-occupied property operators do not meet the criteria to register on the City's [Home-Sharing Online Registration Portal](#); and,

Whereas, Registration on the portal is a requirement to engage in short term home sharing in the City of Los Angeles [<https://planning.lacity.org/plans-policies/initiatives-policies/home-sharing>]; and,

Whereas, the City requires that registered hosts properly display their home-sharing registration number on all their listings.

Now Therefore, the Woodland Hills Impacts and Policies [WHIP] Committee recommends that the Woodland Hills Warner Center Neighborhood Council Board to request Council Member Blumenfield to initiate City Council actions for the purpose of bringing the City's Rent Stabilization and the Home Sharing Ordinances into compliance with the State legislation AB-1482; and,

Furthermore, take action to temporarily enforce the Home Sharing Ordinance only on non-registered operators until a vacation or non-owner-occupied property rental ordinance is established, and, in the interim suspend all enforcement actions against registered hosts, who properly display their home-sharing registration number on all their listings, of owner-occupied single family, including ADU and Junior ADU, or duplex properties.

Additionally, the Board requests from Council District 3 a written reply regarding this recommendation.

3.0 Proposed regional housing needs assessment (RHNA) unit numbers

Continued discussion on advising the NC Board to take a position regarding advising the city council to support the 430,000 units proposed by Southern California Association of Governments which is substantially less than the 1.3 million units proposed by the state.

Item continued to future meeting due to lateness of meeting

**4.0 [Deferred unless new information received]
Return of State Legislation regarding Residential Zoning**

After the passage of SB330, with the prospect of the return of SB50 modeled legislation in December, what positions should the NC Board recommend to the city council in regards to lobbying the legislature.

Item continued to future meeting due to lateness of meeting

**5.0 [Deferred unless new information received]
Changes to City-wide Sign Ordinance (CF 11-1705)**

Continued discussions regarding Should the NC Board support the proposed changes regarding off-site advertising signage under the sign ordinance? Should the NC Board recommend additional changes regarding on-site signs?

Ref: [8-8-19 Report from City Planning](#)

Ref: [Report from City Planning](#)

Ref: [Sign Ordinance Update](#)

Item continued to future meeting due to lateness of meeting

Proposed Los Angeles Vacancy Tax (CF 19-0623)

Should the NC Board support creation of a Vacancy tax on residences held vacant during a housing crisis as proposed by Councilmembers Bonin, Harris-Dawson, Ryu and Koretz.

Ref: [CF 19-0623](#)

Item continued to future meeting due to lateness of meeting

Review of Available Minutes

Review of Minutes deferred to next meeting due to lateness of meeting

Requests for topics for future meetings

Inclusionary Housing Policy within Community Plans (CF 19-0416)

City engagement in longer-term City Planning/Visioning for Woodland Hills to deal with climate change.

Adjournment of meeting.**Disabilities Act Notification:**

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 three business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council at 818-639-9444 or via email at ada@whcouncil.org.

Public Access Of Records

In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority or all the committee in advance of a meeting, may be viewed on the related event page at www.whcouncil.org or at the scheduled meeting.

If you would like a copy of any record related to an item on the agenda, please contact: heathk@dpmforms.com

Public Input At WHIP Committee Meetings –

The public is invited to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Those comments must be relevant to the issue under consideration. Comments from the public on other matters not appearing on the agenda but are still within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding Chair of the Committee.

Public Posting Of Agendas –

WHIP Committee agendas are posted for public review as follows:

- www.whcouncil.org as an event in the council calendar
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

