

Title: Motion to oppose Home Sharing in the City of Los Angeles, as defined by the current draft Ordinance.	
Item No. 4	
Meeting date: Sept. 19,2017	
Agendized by: PLUC	
Contact person: Patricia Lyon	Phone number:
Committee Vote (if appropriate): Unanimous via Roll Call Vote	
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes _X_ No	
Additional documents attached? ____ Yes _X_ No	

**RECOMMENDATION:**

Motion that the City of Los Angeles Department of Building and Safety require applicants for a residential building / remodeling permit to repair or replace sub-standard sidewalks associated with the associated permitted property.

Furthermore:

1. This requirement would reference existing codes for sidewalk construction standards and require property-owner-improved sidewalks meet these standards.
2. The completed sidewalk inspection would become part of final occupancy inspection of the property, confirming City standards have been met.
3. The building permit-related sidewalk improvements would ideally refund a property owner / developer the full cost of their sidewalk construction or improvement costs.

If a full sidewalk cost-of-construction refund program is not feasible, we request the existing Sidewalk Rebate program be reviewed and either replicated by Building and Safety or linked in some way to Public Works' existing program.

**BACKGROUND:**

The City of Los Angeles is woefully behind on maintenance and/or replacement of sidewalks in residential communities. Concurrently, the City of Los Angeles is experiencing increased residential remodeling and/or demolition-and-new-build development activity. The building permitting process creates an excellent opportunity to engage in a public/private collaboration to care for the public space of community sidewalks. This corrects the highly undesirable outcome of high-value private property

remodels or new-builds yet the associated sidewalk—the public space shared with the community is left in its (often) degraded state.

**DISCUSSION:**

The Committee received a proposal and request for action from Westchester resident, John Ruhlen. He noted that throughout the neighborhood, owners of million dollar-plus remodels and/or new builds are maximizing their personal property upside without regard or requirement to also bring benefit to the shared space of public sidewalks. Degraded sidewalks are obviously not ideal for the community. And the City of Los Angeles clearly cannot keep up sidewalk maintenance in a timely manner, resulting in sidewalks which continue to degrade for years. By linking sidewalk repair or replacement to the building permitting process, the result is a win/win for the City and the community surrounding the new or remodeled structure.

**FISCAL ANALYSIS:**

N/A

**ATTACHMENTS:**

None.

**MOTION:**

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[end]