

Melrose BID Board Advocacy Report

Annual Board Meeting - February 3, 2023

Active areas of engagement

- Update County - COVID19 Commercial Tenant Protections
- Update Planning – COVID19 emergency provisions
- Restaurant Beverage Program – Post adoption update
- CA-AB-2097 – Parking relief
- LA Al Fresco – ending and making permanent status
- Hollywood Community Plan Update (HPCU2)
- Hollywood CPIO
- Melrose Arts District designation, signage program

COVID-19 update: LA County Commercial Tenant Protections

- Small business relief

"As of February 1, 2022, commercial tenants are no longer protected from eviction due to nonpayment of rent. Commercial tenants will have the following time to repay past due rent from March 2020-January 2022: Twelve (12) months for those employers with 0-9 employees; Six (6) months in equal installments for those employers with 10-100 employees."

- For Commercial Tenants: Through March 31, 2023 Anti-harassment and retaliation protections; and Personal guarantee protections for smaller (0-9 employees) commercial tenants
- Contact: Rent Stabilization counselor at 800-593-8222 Email us: rent@dcbalacounty.gov.

- Links:

- LA Business Portal - Small Business Development Center
- <https://business.lacity.org/>
- <https://ewddlacity.com/index.php/local-business>

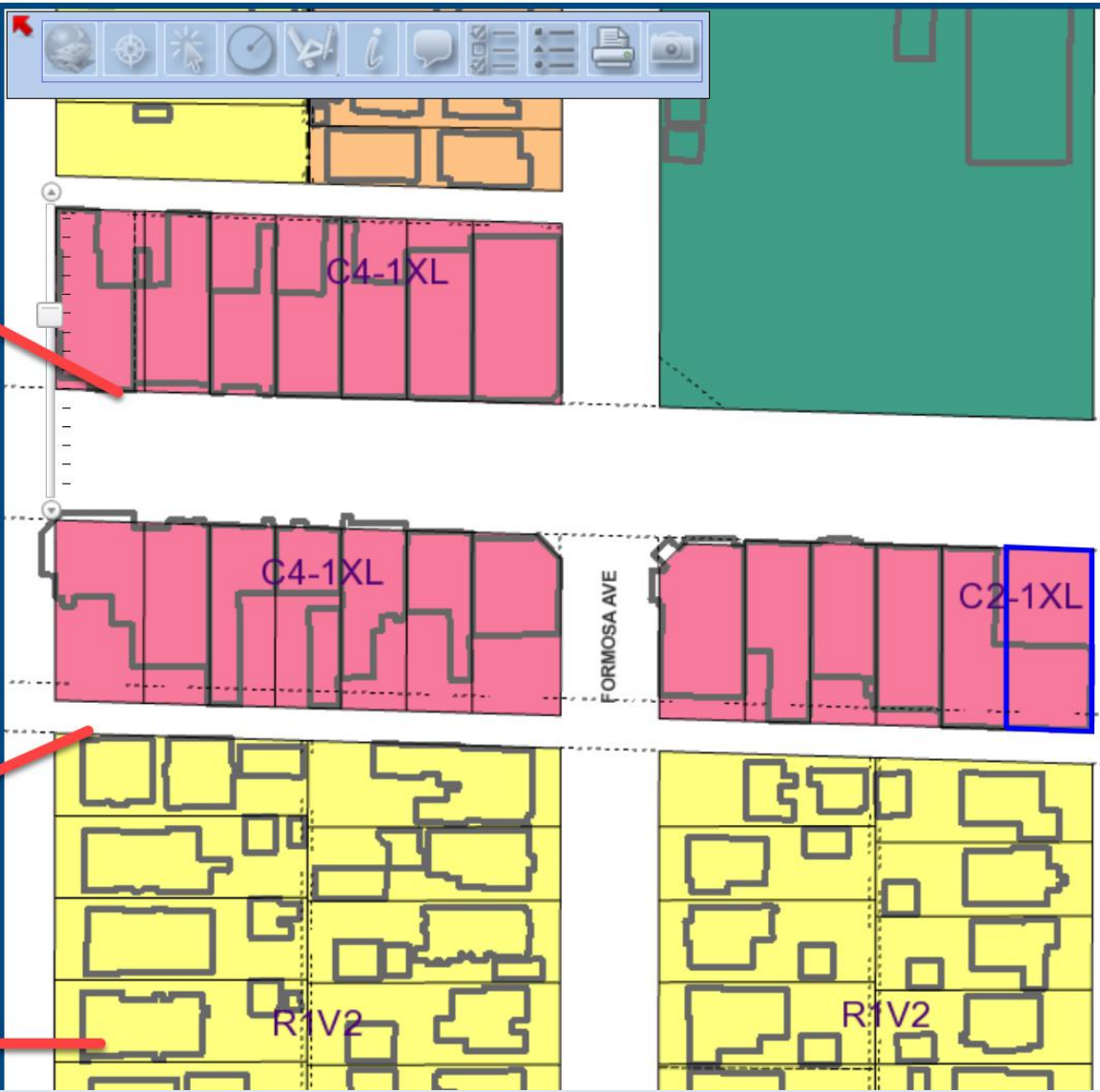
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Search

Reports

Resources

715	Address	Font: A A A +/-
▶	Street Intersection	
▶	APN	
▶	PIN	
▶	Legal Description	
▶	MapSheet	Compliance
▶	Case Number	
Spec	Community Plan Area	
Zoni	Council District	1XL
Zoni	Neighborhood Council	498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
Zoning Information (ZI)		ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI)		ZI-2512 Housing Element Inventory of Sites
General Plan Land Use		Neighborhood Office Commercial
General Plan Note(s)		Yes
Hillside Area (Zoning Code)		No
Specific Plan Area		None
Subarea		None
Special Land Use / Zoning		None
Historic Preservation Review		No
HistoricPlacesLA		View
CDO: Community Design Overlay		None
CPIO: Community Plan Imp. Overlay		None
Subarea		None
CUGU: Clean Up-Green Up		None
HCR: Hillside Construction Regulation		No
NSO: Neighborhood Stabilization Overlay		No
POD: Pedestrian Oriented Districts		None
RBP: Restaurant Beverage Program Eligible Area		General (RBPA)
RFA: Residential Floor Area District		None
RIO: River Implementation Overlay		No
SN: Sign District		No
SB 9 Eligibility		View
SB 35 Eligibility		View
AB 2334: Very Low VMT		Yes
AB 2097: Reduced Parking Areas		Yes
Streetscape		No



Local Emergency Temporary Provisions – Planning ZI 2498

Summary

Passed July 1, 2021

Provisions:

Extends "tolls" time on:

- Use and expiration of CUPs
- Change of Use and Patio Parking relief
- Paying for required lease/valet parking

Status

Still in place

Emergency provisions may be terminated in next few months

Provisions remain in place for AT LEAST 12 months after termination date (extended up to 24 additional months)

Reference info

Link to Ordinance:

https://planning.lacity.org/odocument/4ee0a1ca-b1ba-477b-84ef-8dfbc601a8b3/20-0380-S1_ord_187096_7-1-21.pdf

Link to Fact Sheet:

https://planning.lacity.org/odocument/385f4113-65b4-4bf0-bf29-72282d8a7ab0/Fact_Sheet.pdf



Restaurant Beverage Program

The Restaurant Beverage Program (RBP) is a streamlined administrative process that allows eligible restaurants to sell and serve alcoholic beverages without having to obtain a Conditional Use Permit (“CUB”).

Criteria:

- Permitted for restaurant occupancy
- Within adopted RBPA or RBPB Zone
 - A = full alcohol
 - B = sensitive zone / beer and wine

Timeframe: 4-6 weeks

Cost: \$5,910.15 (Plus consultant ~ \$3,500)

Verified complaints may terminate grant

Key Provisions:

- Hours 7 am – 11 pm daily
- Indoor ambient music only
- No fully closing for private events
- Inspections and monitoring
- Patio only in front and ground floor (if across alley from R zoned – all of Melrose BID area)

A change of owner, operator, ABC license type, seating, and/or floor area requires filing an application for a new Administrative Clearance and this Administrative Clearance will terminate.



CA-AB-2097 – Parking Relief

Summary

Prohibits a public agency from imposing **any** minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit.

Status

Provisions effective as of January 1, 2023

Applies now to all qualified projects

Ease-of-adoption with respect to various applications & departments ongoing

Reference info

Transit stop locator for qualification confirmation

<https://www.metro.net/riding/guide/system-maps/>

Full legislation

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2097

Provided Document:

Implementation Memo dated 12/29/2022



LA AI Fresco update

Ending Temporary Provisions

- New applications close February 28, 2023
- Temporary Permits valid until August 28, 2023
- Grace Period is to allow time to apply for permanent status
- Private property / public property under separate tracks

Future advocacy recommendation

1. Authorize Donald Duckworth to submit letter to February 8th staff level public hearing urging:
 - Grace Period within 6 months from date of commencement of permanent status application processing for EACH public and private patios (not February 28, 2023)
 - Revise to include AB2097 Implementation memo – no parking
 - Support no 50% ratio requirement indoor/ outdoor dining seats/area
 - Allow conversation level ambient music on outdoor patios
2. Monitor / Lobby Public ROW process with LADOT and BOE

Provided Document:

LA AI Fresco Powerpoint Virtual Information Webinar 1/18/2023



Hollywood Community Plan Update

Adoption phase

Ongoing since January 2022

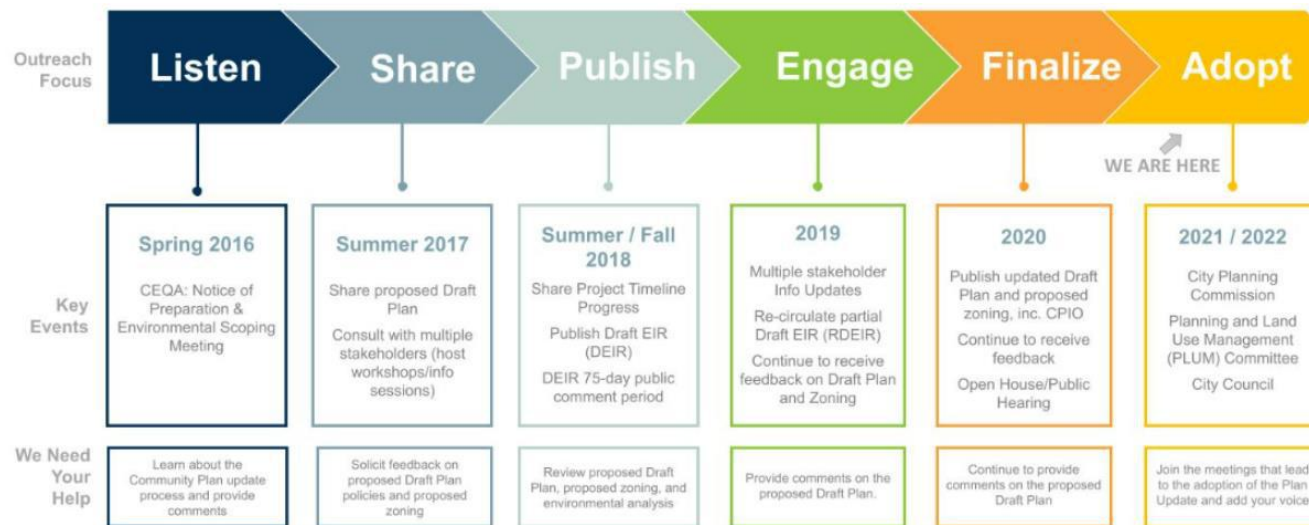
Planning Committee of City Council

- No date in sight

Hollywood CPIO

Recommendations adopted in latest draft, HOWEVER

- Now with AB2097 and Housing Incentives, should explore asking to be removed from CPIO unless signage and Melrose Arts District Designation



Miscellaneous

- Tattoo parlors now allowed by right in C4 Zones
- Recommend your restaurant tenants use Inspection Case Management service "ICM" (Free) to help with entire building permit process from pre-application through plancheck, inspections and opening:
 - <https://www.ladbs.org/services/core-services/inspection/inspection-special-assistance/icm>
 - See next slide for details of program



ICM Case Managers aim to provide the customer with consultative services spanning the following areas:

- Assist in navigating efficiently.
- Coordinate meetings between construction and inspection teams and provide a timely resolution to critical construction and inspection issues.
- Assist all construction trades to resolve as built or on site construction changes.
- Facilitate resolution to code related interpretation issues.
- Coordinate timely and comprehensive inspection for all inspection trades.
- Mobilize same-day inspections.
- Facilitate project phased occupancy.
- Assists with gas meter setup, in partnership with DWP and SoCal Gas.

At the client level, ICM will provide a single point-of-contact for the City of Los Angeles and offer assistance in navigating efficiently through the City's regulatory procedures and policies. To assist with projects, ICM will create a partnership with construction teams and utilize a series of "all-hands" meetings prior to, and during construction, to collaborate on construction timelines, overlapping inspection disciplines, technical problems and the facilitation of Certificates of Occupancy.

To make use of a Case Manager's services, please contact Inspection Case Management section at [\(213\) 482-0464](tel:2134820464) or [\(213\) 202-9963](tel:2132029963), or [apply online](#).



Thank you

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