Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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Director

June 27, 2016

TO: Supervisor Hilda L. Solis, Chair
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
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FROM: Richard J. Bruckner
Director

REPORT ON BOARD MOTION REGARDING IMPLEMENTATION OF THE YARD SALE ORDINANCE UPDATE (MAY 26, 2015, ITEM 9)

On May 26, 2015, the Los Angeles County Board of Supervisors (Board) instructed the Director of Planning to take several actions related to amending the Yard Sale Ordinance, including reporting back within six months on the implementation of the newly adopted ordinance with statistics on notices and enforcement orders issued.

This report, as directed by the Board motion, summarizes the progress of the Department of Regional Planning (DRP) yard sale enforcement activities during the six months following December 17, 2015, the effective date of the Yard Sale Ordinance adopted on November 17, 2015. This report includes statistics on yard sale registrations processed, yard sale zoning enforcement requests (complaints) received, and Notices of Violation and Final Zoning Enforcement Orders issued. Implementation activities also included outreach about the ordinance. Feedback on implementation has been positive so far because the County's regulations regarding yard sales are clearer and easier to enforce under this ordinance.

Outreach

During this reporting period, DRP conducted community outreach about the new requirements, educated property owners and residents that have potential violations, and implemented strategies for processing registrations and responding to code violations. As part of these efforts, staff created a bilingual informational flyer (see attachment) and a Yard Sale Registration Form in both English and Spanish to assist with community outreach about the recently adopted yard sale requirements. These documents are available at each of DRP's offices and are posted on DRP's website. The documents are also handed out at community events and used as a resource when communicating with property owners and residents. Zoning enforcement staff also participated in twenty-one community outreach meetings, including town council

and block club meetings, street festivals, and resource fairs to raise awareness about the new Yard Sale Ordinance.

Staff coordinated with County Counsel and the Sheriff's Department to assist with the development of a Yard Sales Field Operations Directive (FOD). The FOD outlines how the Sheriff's Department will respond to and notify zoning enforcement staff about complaints they receive regarding yard sales on Fridays and weekends, which are outside of DRP staff's normal working hours. DRP also continued to respond to complaints regarding yard sales. Staff response to enforcement requests consisted of conducting inspections, providing information about the new ordinance, issuing enforcement notices, and monitoring properties as needed to ensure compliance.

Implementation Protocol

At the direction of the Board, DRP developed an implementation protocol to be used by zoning enforcement staff, which outlines the process for approving yard sale registrations, the procedure for yard sale enforcement in response to complaints or referrals, and the abatement process for yard sale violations.

Yard Sale Activities

Complaints/Enforcement Requests
After the new Yard Sale Ordinance was adopted, DRP received thirteen enforcement requests about yard sales between December 17, 2015, and June 15, 2016. Out of these thirteen requests, seven resulted in active code enforcement cases and one complaint was unsubstantiated. As of June 15, 2016, five requests are pending investigation. Table 1 summarizes the status of requests related to yard sales.

Table 1. Outcome of Enforcement Requests for December 17, 2015, through June 15, 2016

Status	**Number of Yard Sale Enforcement Requests**
Unsubstantiated	1
Open Code Enforcement Case	7
Pending Investigation	5

Registrations
DRP received thirty-eight yard sale registration forms between December 17, 2015, and June 15, 2016. Two of these registrations were later withdrawn leaving a total of thirty-six that were processed and approved. These registrations allow yard sales to be held by residents or property owners on two weekends per year outside of each month's designated weekend for sales. Figure 1 illustrates the number of registrations approved

each month during this reporting period. Figure 2 shows the number of registrations approved in each service area.

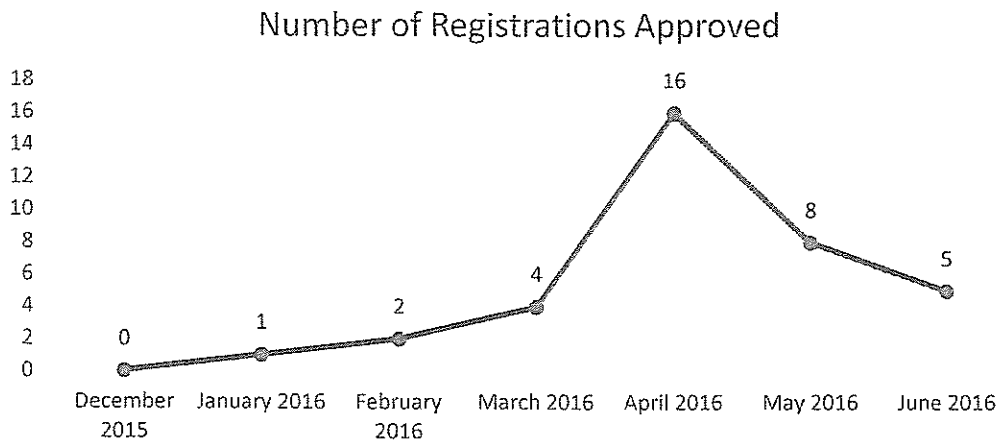

Figure 1. Yard Sale Registrations, December 17, 2015, through June 15, 2016.

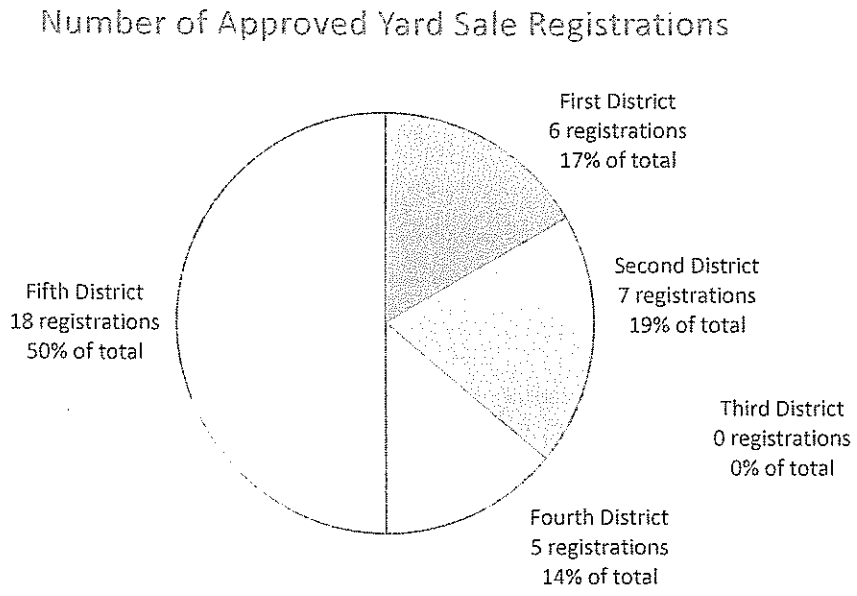

Figure 2. Approved Registrations by Supervisorial District, December 17, 2015, through June 15, 2016.

Violation Notices

Notice of Violation
When responding to complaints that include yard sale concerns, staff has been providing information about requirements under the Yard Sale Ordinance before issuing notices for yard sale violations. As a result, staff issued only one Notice of Violation that cited for a yard sale violation under this ordinance. However, during this reporting period, staff initiated nineteen code enforcement cases in which yard sales were mentioned in the complaint. Active monitoring to ensure compliance with the new requirements will continue on properties where enforcement staff has responded to concerns about potential yard sale violations.

Final Zoning Enforcement Orders
Thus far, no Final Zoning Enforcement Orders have been issued for yard sale violations under the new ordinance. Staff's focus has been on education and outreach related to yard sale concerns; however, the implementation protocol allows for an appropriate and timely response for situations where yard sale activities create public safety hazards or nuisances.

Conclusion
With the final approval of the Yard Sale Ordinance Update complete, the implementation protocol in place, and the outreach efforts as described above, implementation of the ordinance has been proceeding smoothly. The ordinance is easier to enforce, and the response of constituents has been generally positive, especially regarding the designated weekends and clearer standards.

Should you have any questions regarding the Yard Sale Ordinance, please contact Carmen Sainz at (213) 974-6425 or via email at csainz@planning.lacounty.gov. For questions related to yard sale enforcement activity, please contact Susana Franco-Rogan at (213) 974-6453 or sfranco-rogan@planning.lacounty.gov.

RJB:MC:CS:ems

Attachment: Informational Flyer

c: Executive Office, Board of Supervisors
County Counsel
Chief Executive Office
Sheriff's Department

Los Angeles County

Yard Sale Ordinance

REGULATIONS FOR UNINCORPORATED AREAS OF LOS ANGELES COUNTY

This fact sheet provides essential information on the standards for garage sales, yard sales, or similar events in residential areas.

WHO can conduct yard sales?

- Only the property owners or residents of the dwelling unit where the sale is taking place can conduct yard sales.

WHEN can yard sales be conducted?

Last full weekend* of each month → **Designated Weekends***
- Allowed 7:00 am - 6:00 pm.
- No registration required.

**Weekend means Saturday and Sunday only!*

Other weekends* → **Non-Designated Weekends***
- Up to two additional weekends per year allowed.
- Allowed 7:00 am - 6:00 pm.
- Registration is **required**. Registration is free.

**Weekend means Saturday and Sunday only!*

Monday - Friday → **Never allowed. No exceptions!**

WHAT can be sold at yard sales?

- You can only sell secondhand, household, or incidental personal items.
- Sale of new retail merchandise, food, and drinks is prohibited.

WHERE can yard sales be conducted?

- You may conduct sales at any residence within the unincorporated areas of LA County.
- You can only place items within the front and side yards of a residence.
- Signage and items are prohibited in the public sidewalk, parkway, street, and alley.
- You may place two on-site signs up to 4 sq. ft. each in area within the front and side yards.

For more information or to register, visit our web page: http://planning.lacounty.gov/yard

Or, visit our office:
Department of Regional Planning, 320 W. Temple Street, 13th floor, Los Angeles, CA

When registering, individuals must provide proof of ownership or residence at the location of the yard sale. For example: a lease, ID with current address, utility bill, or other official mail matching the location.

Operators found in violation of these standards will be cited and may be subject to non-compliance fees and other penalties.

For questions about the yard sale ordinance or how to register:

zoningldcc@planning.lacounty.gov

(213) 974-6411 (For English)
(213) 974-6466 (Para español)
Monday - Thursday, 7:30 am to 5:30 pm

To make complaints about yard sale violations:

zoningenforcement@planning.lacounty.gov
(213) 974-6453
Monday - Thursday, 7:30 am to 6:00 pm
-OR-
Call the County's 2-1-1 Hotline, 24/7

UPDATED
FEB 22, 2016

REGLAMENTOS EN AREAS NO INCORPORADAS DEL CONDADO DE LOS ANGELES

Este volante ofrece información esencial sobre las reglas para las ventas de garaje/"yarda" o eventos similares en areas residenciales.

¿QUIÉN puede tener ventas de garaje/ "yarda" ?

- Sólo los dueños o residentes de la vivienda donde la venta se lleva a cabo pueden tener ventas de garaje/ "yarda."

¿CUÁNDO se pueden realizar las ventas?

El último fin de semana* completo de cada mes
** ¡Fin de semana incluye sólo el sabado y el domingo!*

→ **El fin de semana* designado**
- Se permiten durante las horas de 7:00 am y 6:00 pm.
- No necesitan registrarse.

Otros fines de semana*
** ¡Fin de semana incluye sólo el sabado y el domingo!*

→ **Los fines de semana* no designados**
- Se permiten dos fines de semana adicionales por año.
- Se permiten durante las horas de 7:00 am y 6:00 pm.
- Es **obligatorio** y gratuito registrarse.

Lunes - viernes

→ **Están prohibidas. ¡Sin excepciones!**

¿QUÉ se puede vender en ventas de garaje/ "yarda" ?

- Se puede vender sólo artículos personales de segunda mano, casa o accesorios.
- PROHIBIDO: Venta de mercancía nueva, alimentos y bebidas.

¿DÓNDE se pueden realizar las ventas de garaje/ "yarda" ?

- Se pueden realizar las ventas en cualquier residencia dentro de las áreas no incorporadas del Condado de Los Angeles.
- Sólo se pueden colocar los productos dentro de la "yarda" de en frente y la "yarda" del lado de una residencia.
- Letreros y productos están prohibidos en la banqueta pública, la calle y el callejón.
- Sólo se pueden colocar dos letreros de máximo tamaño de 4 pies cuadrados dentro de la "yarda" de en frente y la "yarda" del lado de una residencia.

Para más información o para registrarse, visite nuestra página web: http://planning.lacounty.gov/yard

O visite nuestra oficina:
Department of Regional Planning (Departamento de Planificación), 320 W. Temple Street, 13th floor, Los Angeles, CA

Para registrarse, debe mostrar comprobante de domicilio o residencia en la vivienda donde la venta se llevará a cabo.
Por ejemplo: un contrato de alquiler, identificación, factura de servicios públicos u otro correo oficial con la misma dirección.

☞ *Los que se encuentren en violación de estas reglas recibirán multas.*

Para preguntas sobre las reglas para las ventas de garaje/"yarda" o para registrarse:

zoningldcc@planning.lacounty.gov

(213) 974-6411 (Para inglés)
(213) 974-6466 (Para español)
Lunes - Jueves, 7:30 am a 5:30 pm

Para preguntas sobre violaciónes del código:

zoningenforcement@planning.lacounty.gov

(213) 974-6453
Lunes - Jueves, 7:30 am a 6:00 pm

O llame la linea directa del Condado, 2-1-1, 24/7

ACTUALIZADO
MAY 03, 2016