



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 19 - 0 2 2 1

JUL 22 2019

REPORT RE:

**DRAFT ORDINANCE AMENDING LOS ANGELES MUNICIPAL CODE SECTION
91.5.300 TO REQUIRE AUTOMATIC FIRE SPRINKLERS FOR ADDITIONS OR
ALTERATIONS TO A TOWNHOUSE OR ONE- OR TWO-FAMILY DWELLING**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. CF 93-1888-S1

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, which would amend Los Angeles Municipal Code Section 91.5.300 to require the installation of automatic fire sprinklers in the entirety of a townhouse or one or two-family dwelling when the aggregate value of the additions or alterations to that type of building within a one-year period exceeds 50 percent of the replacement cost of the existing building.

Summary of Ordinance

The purpose of this amendment is to improve fire safety of townhomes and one and two-family dwellings, especially in the event of a catastrophic fire event, which are becoming increasingly common in California. The amendment requires

family dwelling when the aggregate value of the additions or alterations to that type of building within a one-year period exceeds 50 percent of the replacement cost of the existing building.

Charter Findings

Pursuant to Charter Section 559, the Planning Commission approved the draft ordinance and recommended that the City Council adopt it. If the City Council chooses to adopt this draft ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings prepared by the Director of Planning attached to the file or by making its own findings.

CEQA Findings

In accordance with the California Environmental Quality Act (CEQA), this draft ordinance meets the criteria of a General Exemption pursuant to Article III, Sections 15301, 15302, and 15308, Classes 1 and 5 of the CEQA Guidelines. This draft ordinance will involve "negligible or no expansion of the use existing at the time the exemption is granted" because interior sprinkler requirements do not change the physical aspects of one or two-family dwellings or condominiums or their environmental impacts. Indeed, the purpose is help assure protection of the environment from fire hazards.

If you concur, you may comply with CEQA by acknowledging the General Exemption prior to, or concurrently with, your action on the ordinance.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of City Planning and the Fire Department with a request that all comments, if any, be presented directly to the City Council at the time this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kenneth Fong at (213) 978-8202. He or another member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 
DAVID MICHAELSON
Chief Assistant City Attorney

DM:KTF:sm
Transmittal