

ORDINANCE NO. 185270

An ordinance amending Subsections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.4 of Section 91.106, Article 1, Chapter IX of the Los Angeles Municipal Code to increase the notification requirements when a demolition permit is requested 45 years after issuance of the original building permit for a building or structure.

WHEREAS, concerns have arisen as to the adequacy of notification under the existing code subsections when a demolition permit is requested for demolition of a building or structure 45 years after issuance of the original building permit for that same building or structure;

WHEREAS, the City of Los Angeles desires to provide interested stakeholders, such as abutting property owners, occupants of abutting property, the relevant City Council District Office and relevant Certified Neighborhood Council Office, sufficient notice of the application for a demolition permit; and

WHEREAS, in support of the following modifications and changes, the City of Los Angeles hereby expressly finds that the following amendments and modifications to Subsections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.4 of Article 1, Chapter IX of the Los Angeles Municipal Code are reasonably necessary to generate the desired results.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subsection 91.106.4.5.1 of Section 91.106, Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.106.4.5.1. Notification of Demolition. The Department shall not issue a building permit for demolition of a building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition pre-inspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, without having first provided the following required notice and taken the following required actions at least 30 days prior to issuance of the demolition of building or structure permit:

1. The Department shall send written notice of the demolition pre-inspection application via U.S. mail to the abutting property owners and occupants, as well as the Council District Office and Certified Neighborhood Council Office representing the site, for which a demolition pre-inspection has been proposed for a building or structure.

2. The applicant shall post a placard on the property where the demolition will occur, in a conspicuous, visible place, within 5 feet of the front property line, describing the date of the application for demolition pre-inspection and meeting the following standards:

A. The placard shall be a minimum 11" x 17" in size and mounted at a minimum of four feet above the ground.

B. The placard shall have black letters on contrasting background white or color paper.

C. The placard shall have major block-style letters a minimum 3 inches in height and shall state: "NOTICE OF DEMOLITION." Minor letters 1½ inches in height shall list the permit number and telephone number for further information.

D. The placard material shall be made of durable, laminated or other weather resistant material.

3. The Department shall verify the placement of the placard prior to commencement of the demolition work.

4. All applicable protection devices (i.e., fences and/or pedestrian protection canopies) shall be installed and approved by the Department prior to demolition work and maintained during demolition, in accordance with LAMC Sections 91.3306 and 91.3307. The Department shall verify the placement of these devices prior to the commencement of demolition work.

Sec. 2. Subsection 91.106.4.5.2 of Section 91.106, Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.106.4.5.2. The applicant seeking the permit shall provide the Department with the addresses of all persons entitled to receive notice pursuant to LAMC Subsection 91.106.4.5.1 at the time that a demolition pre-inspection application is filed with the Department.

Sec. 3. Subsection 91.106.4.5.4 of Section 91.106, Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

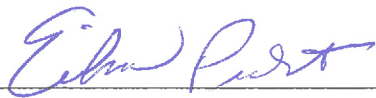
91.106.4.5.4. Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3 shall not apply to a building or structure as described in 91.106.4.5.1 that is the subject of a pending zoning application for a specific plan filed prior to January 12, 2015. In the event a specific plan for such property is not approved within three years from January 12, 2015, such property shall be required to comply with the provisions of Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3. In so far as the provisions of Sections 91.106.4.5.1,

91.106.4.5.2, and 91.106.4.5.3 are different than or in conflict with the provisions of a specific plan, the provisions of the specific plan shall govern.


Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East, and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles NOV 08 2017, and was passed at its meeting of NOV 21 2017.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved 11/30/17

 Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
OSCAR MEDELLIN
Deputy City Attorney

Date August 23, 2017

File No. 13-1104 and 16-0988

DECLARATION OF POSTING ORDINANCE

I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 185270 – Amending the Los Angeles Municipal Code relative to public notification procedures for the demolition of older structures – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **November 21, 2017**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **December 1, 2017** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **December 1, 2017** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **1st** day of **December 2017** at Los Angeles, California.



Juan Verano, Deputy City Clerk

Ordinance Effective Date: **January 10, 2018**

Council File No. **13-1104; 16-0988**