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this matter, please refer to the
Council File No.: [17-0226](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

June 19, 2018

Council File No.: [17-0226](#)

Council Meeting Date: June 13, 2018

Agenda Item No.: 9

Agenda Description: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT
relative to the definition of remodel and the distinction in rules for a
demolition.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT -
ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
ABSENT	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
ABSENT	PAUL KORETZ
ABSENT	PAUL KREKORIAN
ABSENT	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

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PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the definition of remodel and the distinction in rules for a demolition.

Recommendations for Council action, pursuant to Motion (Koretz - Ryu - O'Farrell):

1. INSTRUCT the Department of City Planning (DCP), with the assistance of the Los Angeles Department of Building and Safety (LADBS), in consultation with the City Attorney and all relevant departments, to prepare a report that highlights the differences between a remodel and a demolition project in current code, the option to re-define remodels as those that maintain at least 50 percent of an original structure in order to maintain any non-conforming rights, improve notification requirements to neighbors, and review all applicable building loopholes in the City's codes that may negatively impact neighbors.
2. INSTRUCT the DCP, with the assistance of the LADBS, in consultation with the City Attorney and all relevant departments, to include in the report Best Practices for Demolition and options the City could adopt to minimize impacts to neighbors, including: a) timely and adequate notification to neighboring properties; b) dust mitigation; c) noise mitigation; d) construction street parking; and e) other impacts and complaints received by the City.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: PICO Neighborhood Council

Summary:

At a regular meeting held on June 5, 2018, the PLUM Committee considered Motion (Koretz - Ryu - O'Farrell) regarding remodels and rules of demolitions. After an opportunity for public comment, the Committee recommended on consent to approve the Motion. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

-NOT OFFICIAL UNTIL COUNCIL ACTS-