

Contact Information

Neighborhood Council: PICO Neighborhood Council

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/08/2017

Type of NC Board Action: For

Impact Information

Date: 03/22/2017

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-0226

Agenda Date:

Item Number:

Summary: At its meeting on March 8, 2017, the P.I.C.O. Neighborhood Council board circulated and discussed Councilmembers' Koretz and Ryu's February 24, 2017 motion proposing that relevant city departments prepare a report to highlight differences between a 'remodel' and a 'demolition' project in current code, explore options to re-define remodels as those that maintain at least 50% of an original structure in order to maintain any nonconforming rights, improve notification requirements to neighbors, and review all applicable building loopholes in the City's codes that may negatively impact neighbors. The motion also suggests for inclusion in the report "best practices for demolitions" and options the city could adopt to minimize impacts to neighbors, including: timely and adequate notification to neighboring properties, dust mitigation, noise mitigation, construction street parking, and other impacts and complaints received by the city.



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**P.I.C.O. Neighborhood Council
Community Impact Statement related to
Koretz/Ryu motion regarding redefining
demolitions and renovations
(Council File [17-0226](#))**



March 17, 2017

At its meeting on March 8, 2017, the P.I.C.O. Neighborhood Council board circulated and discussed Councilmembers' Koretz and Ryu's February 24, 2017 [motion](#) proposing that relevant city departments prepare a report to **highlight differences between a 'remodel' and a 'demolition'** project in current code, explore options to **re-define remodels as those that maintain at least 50% of an original structure in order to maintain any nonconforming rights, improve notification requirements to neighbors, and review all applicable building loopholes** in the City's codes that may negatively impact neighbors. The motion also suggests for inclusion in the report **"best practices for demolitions"** and options the city could adopt to minimize impacts to neighbors, including: timely and adequate notification to neighboring properties, dust mitigation, noise mitigation, construction street parking, and other impacts and complaints received by the city.

Following the board and stakeholder discussion, the P.I.C.O. Neighborhood Council board voted to adopt a community impact statement thanking Councilmembers Koretz and Ryu for their leadership on this issue and to express support for the goals outlined in the motion.

Our stakeholders strongly support removing loopholes and unnecessary bonuses that have negatively impacted quality of life in our neighborhoods, and we look forward to the report and to recommendations for substantial and sensible changes to building code related to remodels and demolitions, reflective of the goals outlined in Councilmembers Koretz and Ryu's [motion](#).

This motion should be submitted as a Community Impact Statement to Council File 17-0226.

Sincerely yours,

Brad S. Kane
President, PICO Neighborhood Council

Traci Considine
Chair, PICO Neighborhood Council Land Use Committee

cc: David Ryu – Los Angeles City Councilmember, Council District 4
Julia Duncan – Planning Deputy, Council District 4
Paul Koretz – Los Angeles City Councilmember, Council District 5
Jasmine Shamolian – Deputy, Council District 5
Herb Wesson – City Council President; Councilmember, Council District 10
Jordan Beroukhim – Planning & Land Use Deputy, Council District 10
Elizabeth Carlin – Deputy West, Council District 10