

remodel permits

Lisa Seidman

May 7, 2018 3:29 PM

Posted in group: **Clerk-PLUM-Committee**

To the Honorable Councilman Jose Huisar and the PLUM committee,

I'm writing to ask you to please hear Councilman Ryu's motion to stop the Department of Building and Safety from issuing remodel permits to developers who are actually demolishing the house. The Zoning Code allows a remodel as keeping three contiguous walls and roof while Building and Safety erroneously claims the house is a remodel if the builder leaves 1/2 foot of one footing or part of the original foundation. No where in the code can those definitions be found.

Building and Safety then refers me to a a 1994 memo and the Building Code, neither of which applies to the actual Zoning Code.

Again, I hope you will hear the motion and then vote to ensure Building and Safety issues the correct permits.

Thanks,

Lisa Seidman
4540 Nagle Ave.
Sherman Oaks, CA 91423

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Lisa Seidman
Writer of Killer Ratings
lisaseidman.com

Please help preserve my neighborhood

irena fiks

May 7, 2018 8:11 PM

Posted in group: **Clerk-PLUM-Committee**

To the Councilmembers of the PLUM committee,

I lived in my home in a single family neighborhood for over 17 years and I've watched as developers demolish homes under remodel permits, allowed to build new structures, even McMansions, if they keep 1/2 of 1 footing or a part of the original foundation.

These McMansions force neighbors to move out, which propagates more McMansion building, destroying beautiful family neighborhoods like mine.

Despite Building and Safety's claim this definition of a remodel is not codified in the zoning code. **But, with the department's approval, developers can pay less for permits, ignore the 30 day advance notice of demolition and build a brand new home.**

Please resolve this issue by letting Councilman Ryu present his motion to stop this illegal practice and then vote in favor of it.

Most sincerely,
Irena Fiks
310-251-2582

Council File No. 17-0226 (REMODEL PERMIT ABUSE)

Nancy SOGOIAN

May 7, 2018 10:23 PM

Posted in group: **Clerk-PLUM-Committee**

Hello - PLEASE ENTER THIS LETTER INTO THE PUBLIC RECORD FOR COUNCIL FILE # 17-0226

City of Los Angeles
PLUM Committee

It is UNCONSCIONABLE not to allow the Motion of CM Koretz and CM Ryu to be heard at Council (Council File 17-0226).

Developers, unstopped by Building & Safety, routinely pull a permit for a “major remodel” which they then, against City code, turn into a complete demolition and new build.

Building regulations currently allow certain properties to qualify as “remodels” or “major renovations” by simply retaining a fraction of an original home’s foundation and a single supporting wood stud. However, MANY of these properties are essentially undergoing demolition except for minor portions of a structure to maintain non conforming rights including lessened setbacks in cases.

Remodels should maintain at least half of an original structure’s footprint to qualify. Notification of demolitions or remodels to neighbors is also critical to allow for any potential planning in minimizing impacts associated with demolition and maintaining quality of life in neighborhoods.

PLEASE ALLOW THE MOTION OF COUNCILPERSONS KORETZ AND RYU TO BE HEARD BY COUNCIL. This is an egregious and unlawful abuse by devious developers that MUST be stopped. They routinely and purposefully defraud the City at a cost to both the City and the surrounding neighbors.

IT IS INCUMBENT ON CM HUIZAR AND THE LA CITY COUNCIL TO SEE THAT THIS MOTION IS HEARD, AND HEARD SOON! THIS ABUSE OF BUILDING CODES BY DEVELOPERS MUST STOP NOW!

Thank you!

An Outraged Citizen, Taxpayer, Property Owner and Voter,

Nancy Sogoian
14014 Hartsook St.
Sherman Oaks, CA 91423