

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