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CITY ATTORNEY

REPORT NO. R 15 - 0 2 5 9
OCT 0 8 2015

REPORT RE:

REVISED DRAFT ORDINANCE AMENDING DIVISIONS 93 AND 95 OF ARTICLE 1, CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO ESTABLISH MANDATORY STANDARDS FOR EARTHQUAKE HAZARD REDUCTION IN EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS AND EXISTING NON-DUCTILE CONCRETE BUILDINGS; AND AMENDING SECTIONS 152.02, 152.04, 152.05 AND 152.08 OF ARTICLE 2 OF CHAPTER XV OF THE LOS ANGELES MUNICIPAL CODE TO AUTHORIZE THE RENT ADJUSTMENT COMMISSION TO MODIFY TENANT HABITABILITY PROGRAM REQUIREMENTS FOR PURPOSES OF IMPLEMENTING SEISMIC RETROFIT MANDATES

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 14-1697-S1

Honorable Members:

On October 7, 2014, the Housing Committee unanimously approved amendments to a draft ordinance that amends Division 93 and Division 95 of Article 1, Chapter IX of the Los Angeles Municipal Code (LAMC) to mandate standards for earthquake hazard reduction in existing wood-frame buildings with soft, weak or open-front walls and in existing non-ductile concrete buildings; and amends Sections 152.04, 152.05 and 152.08 of Article 2 of Chapter XV of the LAMC to grant authority to the Rent Adjustment Commission to modify service and notice requirements and time provisions of the Tenant Habitability Program in order to carry out seismic retrofit mandates.

At the beginning of the Housing Committee meeting, this Office provided the Committee with a revised draft of the ordinance incorporating technical changes

requested by the Department of Building and Safety and the Housing and Community Investment Department. The Housing Committee, in addition to accepting the departments' changes, also recommended extending the time for owners to comply with soft-story retrofit standards from four to seven years, and to delete words and phrases relating to the Department of Building and Safety's demolition and vacating of non-compliant buildings under LAMC Section 91.8903.

This Office has prepared and now transmits a revised draft ordinance, approved as to form and legality, incorporating the changes recommended by the Housing Committee. Additionally, the revised draft ordinance includes a change in the wording in proposed Sections 91.9311 and 91.9510 ("Violation/Penalty") to reflect that failure to comply with the requirements of the draft ordinance provisions constitute a violation only after service of an order under Sections 91.9306 and 91.9505.

If you have any questions regarding this matter, please contact Deputy City Attorney Monica Castillo at (213) 978-8228. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 
DAVID MICHAELSON
Chief Assistant City Attorney

DM/MDC
Transmittal