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April 30, 2025

The Honorable City Council
c/o Petty Santos
City Clerk
Room 360, City Hall

MORATORIUM ON CONSTRUCTION ACTIVITY DURING THE 2028 OLYMPIC AND PARALYMPIC GAMES

SUMMARY

This report authorizes the Bureau of Engineering to determine the duration and the boundaries for a temporary construction moratorium within the City of Los Angeles prior to, and during, the 2028 Olympic and Paralympic Games (Games). It initiates an ordinance to regulate additional private property construction activity that may impair the Games operations and visitor experience. It also authorizes the Bureau of Street Services to implement a special events moratorium during the same period. The report further directs all City permitting and construction agencies to implement restrictions consistent with the moratorium.

RECOMMENDATION

That the City Council:

1. **DIRECT** the Bureau of Engineering (BOE), in consultation with the Department of Transportation (LADOT) and other City agencies, as needed, to establish and implement the 2028 Games Construction Moratorium, including its duration, boundaries, and exemptions.
2. **DIRECT** BOE to apply the 2028 Games Construction Moratorium onto any applicable permits issued for construction activities in the public right of way.
3. **REQUEST** the City Attorney, in consultation with the Office of Major Events, Department of Building and Safety (LADBS), Police Department, Department of City Planning (DCP), Board of Public Works, BOE, Bureau of Street Services (BSS), Bureau of Contract Administration (BCA), LADOT, and any other relevant

department, to prepare and present an ordinance imposing additional restrictions on construction activities that may impact the Games operations or experience within the 2028 Games Construction Moratorium boundaries, including but not limited to haul routes, noise levels, dust control, site runoff control, traffic, and parking, as necessary and appropriate.

4. DIRECT BOE, LADOT, BSS, the Department of Water and Power, and all other City construction and maintenance agencies to limit non-emergency construction activities to be consistent with the 2028 Games Construction Moratorium.
5. DIRECT BSS to implement a moratorium on special events within the 2028 Games Construction Moratorium area, with exemptions available for Games-related events and other special events that do not impact Games preparations or operations.
6. DIRECT BCA and BSS to inspect and enforce restrictions on construction activities in the public right of way on permitted and unpermitted entities, respectively.
7. DIRECT BOE, LADBS, DCP, and other City agencies, as needed, to disseminate early notice and information to the general public about the 2028 Games Construction Moratorium.

BACKGROUND

BOE is the lead permitting agency for construction activities in the public right of way. In anticipation of coordination needs between public right of way construction activities and 2028 Games-related activities, BOE has been tasked with defining the boundaries and implementing procedures for a temporary construction moratorium. BOE seeks to establish moratorium parameters as soon as possible in order to allow for City agencies, utilities, developers, and contractors to incorporate the anticipated interruption into project schedules. In parallel, BSS will implement a similar moratorium on special event permits within the moratorium area.

DISCUSSION

To effectuate the 2028 Games Construction Moratorium within the public right of way, BOE plans to use the framework of the annual Holiday Moratorium as a base to build upon. The Holiday Moratorium is an annual restriction on permits for construction activities on certain public streets during the holiday season, in an attempt to minimize impacts on shoppers and retail businesses. Early notices are issued to all stakeholders, including utility companies, other users of the public right of way, and operators of public facilities, that certain streets should not be disrupted by construction activities during specific dates. Moratorium streets are typically identified due to their proximity to retail businesses or their high traffic volumes during the holiday. Some exceptions to the moratorium may be granted for certain short-term activities, such as utility service connections, public safety emergencies, or other urgent necessities. These exceptions are considered on a case-by-case basis by the BOE District Office. Other exceptions may

be granted with a concurrence memo from the Council District Office sent to the President of the Board of Public Works.

BOE will work with partner agencies to define 2028 Games impact zones where restrictions are necessary and appropriate, including a perimeter around each event venue, as well as the Games Route Network and other critical venue access routes. BOE may also include other areas with high visitation or visibility, such as major tourist destinations, hospitality locations, Cultural Olympiad sites, or remote fan zone locations. Given that event operational needs are still being determined, BOE will begin planning for potential impact zones that can be refined over time. BOE also anticipates that some activities may need to be restricted for a longer period of time closer to the event venues, with lighter restrictions in other areas. BOE's overall objective is to support the operational needs of the Games while minimizing disruption to public and private infrastructure projects.

BOE will work with LADBS and others to provide early notice in as targeted a manner as feasible. For example, BOE and LADBS will begin including notice of the upcoming construction moratorium on relevant permits. BOE will include notice of the construction moratorium in upcoming bid packages for capital improvement projects in the public right of way to ensure that contractors are able to plan to stop work and demobilize construction sites without requiring a change order. BOE will also communicate moratorium information to other agencies that plan and construct projects in the public right of way, including utility companies.

BOE will define the geographic limits and duration of the construction moratorium in consultation with LADOT, the 2028 Games Mobility City Working Group, and the LA28 organizing committee. The moratorium may vary from site to site, and will likely need to be in effect no later than June 13, 2028, which is when the event venues become operational. Due to the sensitivity of the 2028 Games security and other event logistics, BOE will coordinate any exceptions to the 2028 Games Construction Moratorium with the Office of Major Events, in addition to consulting with the local Council District office. Like the Holiday Moratorium, violations by permittees are subject to enforcement by BCA. As always, unpermitted activity in the public right of way is enforced by the BSS Investigation and Enforcement Division.

This report includes a request for the City Attorney to prepare an ordinance imposing additional restrictions on private property construction within the moratorium boundaries. Such restrictions should be as limited as possible, but may include common construction nuisance issues, such as noise, traffic and parking, fugitive dust, and water runoff. These issues are generally already regulated by existing ordinances and/or permit conditions, however given the sensitivity of the Games operations, fan experience, and security requirements, it may be necessary to further restrict these activities in support of the Games. Recommendations for additional restrictions to be included in this ordinance will be developed in coordination with the Office of Major Events.

Additionally, BSS will use the geographic limits and duration of the construction moratorium as the basis for a special event permit moratorium. BSS anticipates that there may be many Games-related special events that require permits. BSS will work with the

Office of Major Events and local Council District office to ensure that these Games-related events are exempted from the moratorium, as appropriate.

FISCAL IMPACT

There is no direct fiscal impact associated with the recommendations in this report. A construction moratorium may have an unknown effect on permit fee revenue, project schedules, and project costs, on a case-by-case basis. Costs of inspection and enforcement of third-party work are generally borne by permittees. There may be unrecoverable costs associated with inspection and enforcement of unpermitted construction activities.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ted Allen', is written over a digital signature stamp. The stamp includes the word 'ENGINEERING' in blue, 'Signed by Ted Allen' in red, and a date '04/01/2025 9:38 AM' in red.

Ted Allen, P.E.
City Engineer

TA/BM:hh:be;eg

EXE_Ready for Signature\TSA\Outbox\Archived\Games Construction Moratorium Report (04-01-2025).pdf

cc: Randall Winston, Office of the Mayor
Paul Krekorian, Office of Major Events
Vahid Khorsand, Board of Public Works
Laura Rubio Cornejo, Department of Transportation
Osama Younan, Department of Building and Safety
Vince Bertoni, Department of City Planning
Keith Mozee, Bureau of Street Services
John Reamer, Bureau of Contract Administration