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December 6, 2017

Honorable Michael N. Feuer
City Attorney
200 N Main St, 8th Floor

Attention: Adrienne S. Khorasaneh
Deputy City Attorney

Rule 38 Response to the Draft Ordinance Amending Section 12.03, 12.09 A.3 and 12.22 C.27 of Chapter 1 of the Los Angeles Municipal Code to Amend Regulations Pertaining to Small Lot Subdivision Projects

The Department of Building and Safety has reviewed the draft of the proposed ordinance pursuant to Council Rule 38 and has the following comment.

Section 3 of the Ordinance: Section 12.22 C.27(b) of the Los Angeles Municipal Code: LADBS recommends clarifying if a minimum number of years is required for a Certificate of Occupancy to be issued in order for the project to qualify as a Bungalow Court Small Lots subdivision. With no minimum years, a site can be exempted from complying with requirements such as minimum lot width, lot area, minimum 5 ft. side yard (for lots with less than 50 ft. lot width), and additional required parking spaces and guest parking spaces.

If you have any questions, please contact Peter Kim at peter.kim@lacity.org.

A handwritten signature in blue ink, appearing to read "Catherine Nuezca Gaba".

Catherine Nuezca Gaba, P.E.
Director of Government and Community Relations