

PLANNING & LAND USE MANAGEMENT
MOTION

The City of Los Angeles is experiencing a significant amount of construction activity due to a strong local economy and robust housing market. This has resulted in development pressure on properties with site limitations such as loose soils and/or steep slopes. Development of these properties can destabilize soils, thereby putting neighboring properties at risk.

Currently, the Department of Building and Safety reviews the geotechnical reports provided by developers applying for permits from the City. At times, these reports are not robust enough for Department staff to fully evaluate the findings.

In addition, in some areas, multiple development projects are being constructed at the same time on the same streets, or in close proximity to one another within the same neighborhood. This can exacerbate nuisance and public safety issues emanating from construction sites, as well as significantly limit public access to neighboring homes due to construction vehicle traffic, especially during grading and hauling activity.

Currently, the public is limited to complaint-based solutions to address these concerns. At times, this does not result in permanent resolution to the issues at hand; therefore, additional regulatory tools are necessary to encourage developers to maintain nuisance-free jobs. Also, currently the Board of Building and Safety Commissioners reviews and takes action on haul route requests. The Commission does not have jurisdiction over city streets or activity within the public right-of-way, therefore, the Commissioners are limited in their ability to place conditions on haul routes, and cannot require the evaluation of staggering multiple construction projects occurring in one neighborhood at the same time.

I THEREFORE MOVE that the Department of Building and Safety report on the feasibility of maintaining a list of qualified engineers to promulgate geotechnical reports for development projects when such reports are required prior to the issuance of a permit, and to propose a full-cost recovery fee structure for this purpose.

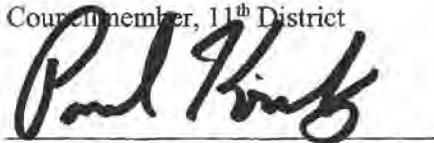
I FURTHER MOVE that the Department of Building and Safety, in consultation with the Department of Public Works and the City Attorney, report of the feasibility of requiring applicants post a performance bond prior to the issuance of a construction permit by the City, as well as the recommended monetary value of such bond.

I FURTHER MOVE that the Department of Building and Safety, with the assistance of the Bureau of Engineering, the Department of City Planning, and the City Attorney, report on the feasibility of requiring that haul route applications be heard by the Board of Public Works, rather than the Board of Building and Safety Commissioners, and to propose a full cost recovery fee structure for City staff to review haul route applications, and to re-evaluate the amount of the required performance bond, and to evaluate and report back on requiring a heavy-load vehicle fee to be used for any necessary street repairs.

PRESENTED BY:


MIKE BONIN
Councilmember, 11th District

SECONDED BY:



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ORIGINAL

