

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a request for a report with recommendations that explains the differences between a remodel, major renovation, and a demolition project; and, which reviews the existing practices and ordinances of other cities in Los Angeles County, and related matters.

Recommendation for Council action, pursuant to Motion (Blumenfield - Price):

INSTRUCT the Los Angeles Department of Building and Safety, with the assistance of the Department of City Planning, and the Bureau of Engineering, in consultation with the City Attorney, to prepare a report with recommendations that explains the differences between a 'remodel'; 'major renovation'; and a 'demolition' project, and which reviews the existing practices and ordinances of other cities in Los Angeles County; and enforcement/compliance with the existing provisions in Los Angeles Municipal Code (LAMC) Section 12.23 (Non-Conforming Building and Uses), which already requires that remodels maintain at least 50 percent of an original structure's footprint to maintain any non-conforming rights, improve notification requirements to neighbors, and review all applicable building loopholes in the LAMC (Zoning and Building Codes); and to clarify the setback regulations for non-conforming properties that qualify as 'remodels' or 'major renovations' instead of being classified as an entirely newly constructed property, and how this may impact property tax assessments and revenue to 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: None submitted

Summary:

At a regular meeting held on January 28, 2025, the PLUM Committee considered Motion (Blumenfield - Price) relative to a request for a report with recommendations that explains the differences between a remodel, major renovation, and a demolition project; and, which reviews the existing practices and ordinances of other cities in Los Angeles County, and related matters. After providing an opportunity for public comment, the Committee moved to approve the recommendation contained in the Motion, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-