

MOTION

PLANNING & LAND USE MANAGEMENT

In the City and Southern California region one of the most fundamental engines of economic growth is construction, whether for commercial uses or housing. Construction is important because it is the City that oversees the issuance of the needed permits and provides the inspection services to ensure that the project development applicants are abiding by the building and zoning codes. Sometimes, new construction follows demolition of buildings for which building permits were issued many years prior which attained non-conforming rights that allow the property owner to maintain its current use or structure, even if it doesn't meet current land use requirements.

One of the most impactful building practices to abutting properties and neighborhoods is the process of demolition. Some project applicants for 'remodels' or 'major renovations' simply retain a fraction of an original home's foundation and a single supporting wood stud. In some instances, **properties are essentially undergoing demolition except for minor portions of a structure to maintain non-conforming rights including lessened setbacks in cases.**

In the interest of public policy, the Council needs a full understanding of compliance with Municipal Code Section 12.23 (*Non-Conforming Building and Uses*), which **requires that remodels maintain at least 50 percent of an original structure's footprint to qualify.** Notification of demolitions or remodels to neighbors is also critical to allow for any potential planning in minimizing impacts associated with demolition and maintaining quality of life in neighborhoods.

It is imperative that the Department of Building and Safety review the remodel, major renovation, and demolition ordinances of other cities in Los Angeles County to minimize environmental, noise, dust mitigation, traffic, or any other detrimental impacts to the public safety, health, and safety of neighbors, including timely and adequate notification, as recently instructed on June 11, 2024, with the Council's adoption of Motion (Yaroslavsky-Harris Dawson), Council File No. 18-0406.

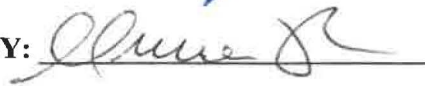
As we move forward to improve quality of life in our neighborhoods, **it is of utmost importance that City policymakers have a thorough understanding of what constitutes a remodel and a major renovation, distinction in rules for a demolition, applicable definitions in the Zoning and Building Codes, and if the City needs to amend its current regulations, and foremost, to clarify the setback regulations and non-conforming properties that qualify as 'remodels' or 'major renovations' and how this may impact property tax assessments and revenue to the City.**

I THEREFORE MOVE that the Council instruct the Department of Building and Safety, with the assistance of the Planning Department, 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 Municipal Code 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 City's Municipal Code (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.

PRESENTED BY:


BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY:



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