

MOTION

In the City and Southern California region one of the most fundamental engines of economic growth and implementation of new safety measures is construction, whether for commercial uses or residential housing.

Construction is important because it is the City which oversees the issuance of the needed permits and provides the inspection services to ensure that the project development applicants are abiding by building and zoning codes.

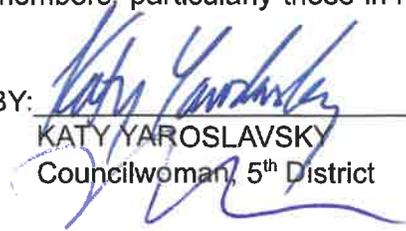
On December 11, 2019, the Council adopted Ordinance No. 186484 (CF 18-0406), which is now codified as Municipal Code Section 91.106.4.5.1 (Notification of Demolition), which requires notification at least 30 days prior to the issuance of a demolition of building or structure permit for properties that are more than 45 years old.

In addition, Municipal Code Section 91.106.4.5.1 requires the Department of Building and Safety, to send written notice of the demolition pre-inspection application via U.S. mail or email to the abutting property owners and occupants, as well as the City Council District Office, and Certified Neighborhood Council Office representing the site.

It has been four years since Municipal Code Section 91.106.4.5.1 (Notification of Demolition), was last amended, and it is of utmost importance for the Council to receive an update as to the effectiveness of existing demolition notifications, particularly in residential zones, inasmuch as community members and other stakeholders have noted many detrimental impacts to their public health and safety; such as but not limited to, dust and debris from nearby demolition sites flowing into their homes.

As such, it is imperative that land use regulatory controls preserve the public health and safety of communities citywide, and that the Department of Building and Safety report with recommendations to expand existing notification requirements on demolition permits, especially in residential zones.

I THEREFORE MOVE that the Council instruct the Department of Building and Safety, with the assistance of the Planning Department, and in consultation with the City Attorney, to prepare a report with recommendations to expand the existing notification requirements prior to the issuance of a demolition or structure permit; and thereby amend Municipal Code Section 91.106.4.5.1 (Notification of Demolition), and any other pertaining section of the Municipal Code, to protect the public health and safety of community members, particularly those in residential zones.

PRESENTED BY: 
KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY: _____

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