In 2015, Oceanwide LLC began construction on Oceanwide Plaza in South Park. The site consists of a whole city block that is bordered by 12th Street, Flower Street, 11th Street, and Figueroa Street, immediately adjacent to Crypto.com Arena. Due to the size of the project, a substantial amount of space was needed to store construction materials. This necessitated the developer to request usage of the public right of way for storage of materials.
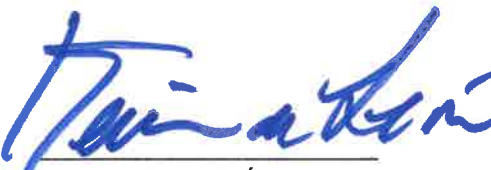
Storage of items in the public right of way is regulated by the Bureau of Street Services under LAMC 62.45 through a building materials permit. Building materials permits are approved for 60 days and usually require a worksite traffic control plan approved by the Department of Transportation in order to be granted. Throughout the duration of construction projects, developers regularly renew the building materials permit as long as they are in construction.

When restoring the public right of way after construction, developers obtain a "B" permit through the Bureau of Engineering. Per LAMC 62.111(b), they must post a bond in case they are unable to complete the work in the public right of way. However, no bond is required to remove the obstructions and building materials on the street.

The city ought to establish a bond requirement for a building materials permit in the event that an applicant is unable or unwilling to remove their obstructions from the public right of way.

I THEREFORE MOVE to instruct the Bureau of Street Services and Bureau of Engineering, with advisement from the City Attorney, to report to Council within 30 days regarding implementation and potential impacts of requiring a bond deposit for the issuance of a Building Materials Permit with considerations as to the availability of such bonds and suggestions on how to scale the bond amount based on the size of the project and the impacts to the public right-of-way.

PRESENTED BY: SECONDED BY:

KEVIN DE LEÓN
Councilmember, 14th District

MAR 01 2024