

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
GENERAL MANAGER

May 6, 2014

Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

CF# 13-1104

RE: DEPARTMENT OF BUILDING AND SAFETY'S REPORT TO LOS ANGELES CITY COUNCIL REGARDING MOTION DATED AUGUST 21, 2013 FOR OPTIONS FOR INCREASED FEE STRUCTURE TO COVER COST OF DEMOLITION WORK ENFORCEMENT AND TO DEVELOP PUBLIC NOTIFICATION PROCESS FOR DEMOLITION OF ANY STRUCTURE

This report is in response to the motion introduced by Council Member Mitch O'Farrell on August 21, 2013 (Exhibit A). This motion instructed the Department of Building and Safety (LADBS) to include options for an increased fee structure to cover the cost of any demolition work enforcement, and to develop a public notification process for the demolition of any structure located in all zones, and which includes a 30 day onsite posting requirement.

Current Practice To Obtain Demolition Permit

When an applicant submits an application for the demolition of any structure, LADBS requires a site plan showing the location of all structures and identify the proposed structure(s) to be demolished. Los Angeles Municipal Code (LAMC) Section 91.10703.2.b requires that a demolition pre-inspection fee equal to \$121 plus applicable surcharges shall be collected for all proposed demolition of buildings or structures on a site and the demolition pre-inspection shall be conducted before the issuance of a demolition permit. LADBS has issued 1,474 permits for demolition within the last 12 months.

After the applicant pays the required fee, LADBS enters the relevant information in the Department's Plan Check and Inspection System (PCIS) program and scans the site plan. Afterwards, the staff sends the scanned site plan to an appropriate inspector so that the inspector can perform the demolition pre-inspection. Upon completing the pre-inspection, the inspector prepares a demolition pre-inspection report and enters the report in PCIS.

5/14/14 -e bh 3:30

5/14/14 -e bh 3:30

Afterwards, LADBS notifies the applicant that the demolition pre-inspection is available to pick up and can apply for a demolition permit. When the applicant applies for the demolition permit, LADBS staff reviews demolition plans and issues the demolition permit after completing the plan check process.

Proposed Practice To Obtain The Demolition Permit Including Public Notification Process

In addition to using the current practice for a demolition pre-inspection, LADBS will add the public and Council Notification for the proposed demolition as follows:

Section 91.106.4.6 requires that LADBS send written notices of the permit application, by mail; to the owners of all properties abutting the property at which a building permit for new construction or addition over 500 sq. ft. is proposed. The written notices shall be sent at least 10 days prior to issuance of the building permit. The Department collects \$121 (\$153.99 including surcharges) to send the written notices.

LADBS proposes to prepare an ordinance with the requirements similar to LAMC Section 91.106.4.6 for a demolition permit for any structure, with a similar fee structure. The proposed ordinance will require that LADBS sends written notices, when an application for a demolition pre-inspection is submitted, to abutting property owners and appropriate Council Office. The written notices will be required for any structure for which an original building permit was issued over 45 years ago based on the date of the application for a demolition pre-inspection. Based on these criteria, LADBS will send written notices, by mail, stating that no permit for demolition shall be issued for 30 days from the date of the written notice.

LADBS recommends that onsite posting is not necessary since a written notice will be sent to abutting property owners and appropriate Council Office.

For questions regarding this report, please contact Ken Gill, Assistant Engineering Bureau Chief, at (213) 482-0440.

Sincerely,

A handwritten signature in black ink, appearing to read 'IFA Kashefi', written in a cursive style.

IFA KASHEFI, Ph. D., S.E.
Engineering Bureau Chief

AUG 21 2013

PLANNING & LAND USE MANAGEMENT

EXHIBIT A

13-1104

MOTION

Demolition permits are issued without a public process. When a property owner decides to demolish an existing structure, it can significantly change the character of the surrounding community. There is no recourse for community stakeholders who are concerned about the character of their community because they do not have the opportunity to be involved in a public process prior to demolition.

It is time for the City to enhance its demolition process, so that community stakeholders are fully involved in all decision making that can potentially alter the character of their community.

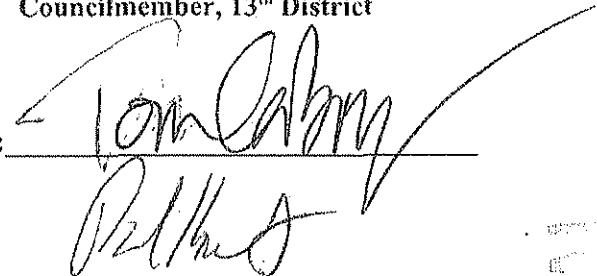
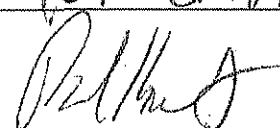
I THEREFORE MOVE that the Council instruct the Department of Building and Safety to include options for an increased fee structure to cover the cost of any demolition work enforcement, and to develop a public notification process for the demolition of any structure located in all zones, and which includes a 30 day onsite posting requirement.

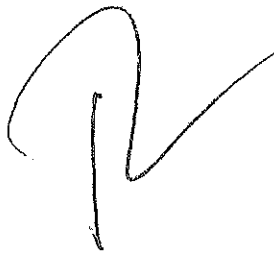
PRESENTED BY:


MITCH O'FARRELL

Councilmember, 13th District

SECONDED BY:




Paul Helton

AUG 21 2013