

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to providing options for property owners to be subjected to accountability measures regarding inactive construction sites; options to enhance development requirements; feasibility and proposed implementation of a requirement for a Los Angeles Police Department (LAPD) No Trespass Authorization; options for methods for LAPD and Los Angeles Fire Department (LAFD) to notify the Los Angeles Department of Building and Safety (LADBS) when there are multiple calls for service to an active or inactive construction site; and related matters.

Recommendation for Council action:

1. INSTRUCT the LADBS to create a new category for reporting violations on the Department's website, categorized as sites in prolonged pre-development or under construction and potentially inactive construction sites, to aid the Department's investigation and enforcement efforts.
2. INSTRUCT LADBS to report back on the feasibility and necessary steps to mandate site security and explore opportunities to hold owners financially accountable for negative externalities to the local community, including but not limited to insurance bonds the City can leverage to fund the demolition of incomplete pre-development and construction sites causing a nuisance, as well as identifying any other potential improvements to the City's current system.
3. INSTRUCT the LADBS and LAPD to report back on a process for requiring the Trespass Arrest Authorization (Form 03.21.01) as a mandatory requirement for building permits to obtain extensions of time for permits, including the clearances necessary to effectuate this requirement.
4. INSTRUCT LADBS, in consultation with LAPD and LAFD, to develop an interdepartmental reporting system or process for identifying prolonged pre-development sites and inactive construction sites that pose a nuisance to the community.
5. INSTRUCT LADBS to develop a process, in coordination with DCP and the respective Council Office, to proactively contact the owners, applicants and developers of nuisance sites in prolonged pre-development or development, with the goal of expediting the completion of their planning and permitting processes and/or construction.

Fiscal Impact Statement: None submitted by the LADBS. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report

Community Impact Statement: Yes

For:
North Hollywood Northeast Neighborhood Council
Downtown Los Angeles Neighborhood Council
Palms Neighborhood Council
NoHo Neighborhood Council

Summary:

At a regular meeting held on April 8, 2025, the PLUM Committee considered a LADBS report relative to providing options for property owners to be subjected to accountability measures regarding inactive

construction sites; options to enhance development requirements; feasibility and proposed implementation of a requirement for a LAPD No Trespass Authorization; options for methods for LAPD and LAFD to notify the LADBS when there are multiple calls for service to an active or inactive construction site; and related matters. Councilmember Raman provided the following amendment to Recommendation No. 3, to obtain extensions of time for permits. After providing an opportunity for public comment, the Committee recommended that Council approve the above recommendations as amended by the Committee. 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
25-0179_rpt_PLUM_04-08-25

-NOT OFFICIAL UNTIL COUNCIL ACTS-