



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-0173

1 message

LA City SNow <cityoflaprod@service-now.com>

Sun, Aug 3, 2025 at 10:01 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, tlongcore@babanc.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Bel Air-Beverly Crest

Name: Travis Longcore

Email: tlongcore@babanc.org

The Board approved this CIS by a vote of: Yea(22) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/25/2025

Type of NC Board Action: Against Unless Amended

Impact Information

Date: 08/04/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-0173

City Planning Number:

Agenda Date:

Item Number:

Summary: In a regular monthly meeting of the Bel Air Beverly Crest Neighborhood Council on June 25, 2025, the Board weighed the potential benefits of the permit extensions proposed in Council File 25-0173 against the risks of prolonged disruption, health and safety concerns, and possible economic and social consequences. Extended permits can result in projects languishing for longer periods, causing ongoing nuisance for residents and businesses through traffic disruptions, noise pollution, and visual blight. Projects that drag on can become safety hazards, especially if not properly secured or maintained. Delays can also lead to increased construction costs, potentially causing developers to cut corners or

abandon projects altogether, leaving communities with partially completed structures. Another concern discussed was reliance on the discretion of Building and Safety inspectors as a basis for decision making, rather than clear, transparent criteria. This creates an appearance of impropriety, and some may view extensions as a loophole that undermines public trust. The Board voted to oppose Council File #25-0173 unless the amendments are incorporated as elaborated in the attached Community Impact Statement



CF25-0173_BABCNC.pdf

508K



August 3, 2025

Community Impact Statement **CF 25-0173 – Period of Validity of Building Permits**

In a regular monthly meeting of the Bel Air Beverly Crest Neighborhood Council on June 25, 2025, the Board weighed the potential benefits of the permit extensions proposed in Council File 25-0173 against the risks of prolonged disruption, health and safety concerns, and possible economic and social consequences.

Extended permits can result in projects languishing for longer periods, causing ongoing nuisance for residents and businesses through traffic disruptions, noise pollution, and visual blight. Projects that drag on can become safety hazards, especially if not properly secured or maintained.

Delays can also lead to increased construction costs, potentially causing developers to cut corners or abandon projects altogether, leaving communities with partially completed structures.

Another concern discussed was reliance on the discretion of Building and Safety inspectors as a basis for decision making, rather than clear, transparent criteria. This creates an appearance of impropriety, and some may view extensions as a loophole that undermines public trust.

The Board voted to oppose Council File #25-0173 unless the following amendments are incorporated:

1. Scope limitation

All proposed modifications shall apply solely to by-right projects within the Pacific Palisades disaster zone, where remodeling, major remodeling, or new construction is required due to damage from the recent fire.

2. Discretionary project Ineligible

Projects requiring discretionary approvals shall not be eligible for permit extensions.

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Bel-Air Crest Master Association
Bel Air Hills Association
Bel Air Ridge Association
Benedict Canyon Association
Casiano Estates Association
Doheny-Sunset Plaza Neighborhood Assn.
Holmby Hills Homeowners Association
Laurel Canyon Association
Residents of Beverly Glen

RESIDENTIAL DISTRICTS

Bel Air Glen District
Franklin-Coldwater District
North of Sunset District
NON-RESIDENTIAL REPRESENTATION
At-Large Members
Commercial or Office Enterprise Districts
Custodians of Open Space
Faith-Based Institutions
Public Schools
Private Schools K–6 and 7–12

3. Ownership restrictions

Projects on properties that changed ownership after the fire shall not be eligible for permit extensions.

4. Temporary Permit Duration Adjustment

Amend LAMC Section 98.0602(a) to extend the life of residential permits from 2 years to 3 years from the date of issuance. This modification shall automatically expire 5 years from the date of adoption.

5. Extension Limits and Public Oversight

Amend LAMC Section 98.0602(a), Exception 1 and Exception 2, to limit the total number of permit extensions under both exceptions to 2, each not to exceed 6 months. Any subsequent extension shall require a public hearing.

6. Evidence Standards and Transparency

Per LAMC Section 98.0602(a), a permit holder shall *“present satisfactory evidence that unusual construction difficulties have prevented work from being started or continued without being suspended”*. LADBS to identify and to standardize what constitutes acceptable evidence to ensure a transparent process and minimize discretionary implementation. All granted permit extensions shall be recorded in the online permit history and made publicly accessible.

7. Discouraging Piecemealing and Placeholder Designs

To prevent the submission of structurally unviable or “placeholder” designs and discourage piecemealing, changes or additions to the original permitted design shall not constitute valid grounds for a permit extension.

8. Site Restoration and Performance Security

To ensure proper enforcement of LAMC Section 98.0602(b) - *“Permits which have expired shall have the site, building or project restored to the condition which existed immediately prior to the commencement of work described by such permit”* this section shall be amended to include: “All permit applicants shall be required to provide adequate security to guarantee the faithful performance and proper completion of any permitted work. The amount of security shall be determined by LADBS as necessary to ensure proper completion of work.”

This Community Impact Statement was adopted by a vote of 22 yes, 0 no, 0 abstentions at a publicly noticed meeting on June 25, 2025



Travis Longcore, Ph.D.
President