

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to preparing an ordinance amending the Los Angeles Municipal Code (LAMC) and other City codes as needed to distinguish between low-rise residential construction and other types of construction for purposes of setting the time period that Los Angeles Department of Building and Safety (LADBS) permits remain valid.

Recommendation for Council action, as initiated by Motion (Park – Yaroslavsky):

INSTRUCT LADBS and the Department of City Planning, in consultation with the City Attorney, to prepare and present an ordinance amending Division 6, Article 8, Chapter IX of the LAMC and other City codes as needed to facilitate this instruction, to distinguish between low-rise residential construction and other types of construction for purposes of setting the time period that LADBS permits remain valid (rather than making no distinction at all); and to increase the valid time period for permits for low-rise residential construction from two to three years, and to increase the time period for permits related to high-rise and all other types of construction to four years following a natural disaster; and to grant LADBS the discretion to extend the life of permits for complexity or unusual construction difficulties on its own initiative, without requiring an application from the permit holder, and without requiring extensions to be requested within 90 days of the permit expiration.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:
Sunland-Tujunga Neighborhood Council

Against Unless Amended:
Westside Neighborhood Council
Bel Air-Beverly Crest Neighborhood

Summary:

At a regular meeting held on August 25, 2026, the PLUM Committee considered Motion (Park – Yaroslavsky) relative to preparing an ordinance amending LAMC and other City codes as needed to distinguish between low-rise residential construction and other types of construction for purposes of setting the time period that LADBS permits remain valid, and to grant LADBS the discretion to extend the life of permits for complexity or unusual construction difficulties on its own initiative. After an opportunity for public comment, the Committee recommended to adopt the Motion as amended and as listed above. 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

-NOT OFFICIAL UNTIL COUNCIL ACTS-