

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R25-0452
9/12/2025

REPORT RE:

**ALTERNATIVE DRAFT ORDINANCE AMENDING DIVISION 10, ARTICLE 1,
CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO AMEND
PORTIONS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING
STANDARDS CODE IN ORDER TO ALLOW FOR SINGLE-EXIT APARTMENT
BUILDINGS UP TO SIX STORIES DUE TO LOCAL CLIMATIC, GEOLOGIC OR
TOPOGRAPHICAL CHANGES**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 25-0247

Honorable Members:

Pursuant to your latest request, this Office has prepared and now transmits for your consideration, the enclosed alternative draft ordinance containing the alternative language as inserted at the Planning and Land Use Management (PLUM) Committee meeting on September 9, 2025.

On September 11, 2025, this Office transmitted a version of this draft ordinance approved as to form and legality, under City Attorney Report No. R25-0450, which did not include in Ordinance Section 5, the clause "...or the provisions of the ordinance are approved by the California Building Standards Commission;..." for the reasons stated therein.

We now transmit the alternative draft ordinance that includes the above-referenced clause in Ordinance Section 5, unsigned as to form and legality. If the

The Honorable City Council
of the City of Los Angeles

Page 2

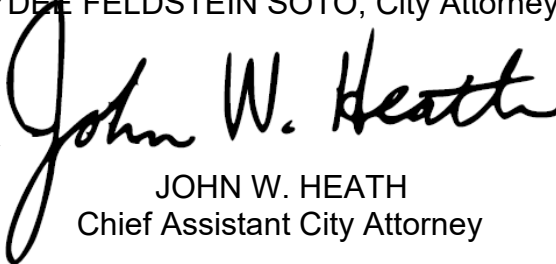
intention of the PLUM Committee was to have the draft ordinance become effective only when the State amends the State Building Code, whether by legislative action or by the procedures for the California Building Standards Commission, this amended language is unnecessary and could result in competing interpretations, litigation, or liability.

This Office's discussion of this ordinance's background, the State Building Code framework, Charter and Health and Safety Code findings, and the California Environmental Quality Act remain applicable to this alternative draft ordinance. A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Planning Department, Fire Department, and Department of Building and Safety with a request to report all comments directly to City Council at the time this matter is considered.

If you have any questions regarding this matter, please contact Assistant City Attorney Charles D. Sewell at (213) 978-8083. He or another member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

HYDÉE FELDSTEIN SOTO, City Attorney

By  JOHN W. HEATH
Chief Assistant City Attorney

JWH:mh
Transmittal