Frank M. Bush **Attachment “F”**
FRANK.BUSH@LACITY.ORG (213) 482-6800

Re: LADBS POLICIES FOR CONSTRUCTION PERMITS AND HAUL ROUTE TERMS OF EXPIRATION

Dear Mr. Bush,

I am president of the Bel Air Beverly Crest Neighborhood Council (“BABCNC”) and I am writing on behalf of our Board of Directors and Council members to formally express our support of the measures proposed in the attached document.

Protecting residential neighborhoods from out-of-scale development is a critical priority for our community. New regulations, such as, the Baseline Hillside Ordinance 184802 (BHO) and the Hillside Construction Regulation Ordinance 184827 (HCR) adopted in March of 2017, and the HCR Ordinance 185491 adopted in April 2018, were designed to decrease the maximum size of new dwellings, as well as, the amount of grading permitted when building hillside homes, and to mitigate the impact of unprecedented levels of construction on hillside neighborhoods.

The City of Los Angeles Municipal Code (“LAMC”) already has built-in measures (please refer to Attachment A) that, if implemented, would provide additional relief to our neighborhoods and would ensure that buildings across the city were built in compliance with the newest possible regulations. These measures include expiring plan check applications and permits under specified conditions, mainly when the projects do not make any progress within the timeframe stipulated by LAMC and other local regulations.

For projects that require approved haul routes, similar measures for revocation of haul routes are embedded into the conditions of approval by BBSC of said haul routes.

Unfortunately the LAMC and LADBS’s interpretation of it allows individual inspectors a great deal of discretion when considering Plan Check and permit extensions.

As the result of these policies, there are many projects either under construction or just starting construction, with permits that go as far back as 2015.  Similarly, there are haul routes approved in 201~~4~~ or later that should have expired after the initial issuance.   The fact that LADBS allows projects approved in 2015 to start construction in 2019 without additional review and compliance with the most recent codes and regulations~~,~~ is troubling.

The use of discretion as the basis for decisions rather than transparent, objective criteria creates the appearance of impropriety. The differential treatment that inevitably results, leads to a general impression that something is amiss in our Building Department.

We propose revising current LAMC and related regulations to assure that permit extension is a transparent process that follows standard policies rather than policy exceptions.

Very truly yours,

Robin Greenberg Nicole Miner

cc:

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