

MOTION

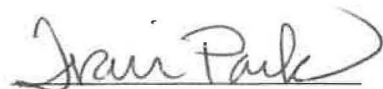
The Palisades Fire has caused unimaginable destruction and requires a rebuilding effort of historic proportions . Over 5,000 structures, a majority of which were people’s homes, and over 23,000 acres burned. The devastation brought by the fire is two and one-half times the size of Manhattan.To facilitate the rapid recovery to bring people and businesses back, the City must take new approaches and be flexible. The issuance of building permits will be crucial in the recovery efforts, but the Municipal Code should be amended to provide flexibility to people and businesses responding to this catastrophic event and ones that will inevitably happen in the future.

Currently, all building and grading permits issued by the Los Angeles Department of Building and Safety (Building and Safety) are valid for a period of two years, irrespective of the type of work being performed or the scale of construction. Further, Building and Safety may only grant extensions of permit expiration dates upon application by the holder of the permit, and only if the request is made within 90 days of the pending expiration date of the permit. In order to allow for a reasonable amount of time to complete both residential and commercial construction projects, and in order to grant Building and Safety the flexibility to extend the life of permits when unusual construction difficulties or the complexity of a project require reasonable extensions like those challenges that may arise following a natural disaster, it is critical to extend the current time periods for permits and to grant Building and Safety the discretion to extend a permit on its own initiative, and without an application from the permit holder within 90 days of expiration.

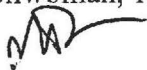
I THEREFORE MOVE that the City Council request the City Attorney, in coordination with the Department of Building and Safety and Department of City Planning, to prepare and present an ordinance amending Division 6, Article 8, Chapter IX of the Los Angeles Municipal Code (LAMC) and other City codes as 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 Building and Safety permits remain valid (rather than making no distinction at all);

I FURTHER MOVE 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 Building and Safety 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.

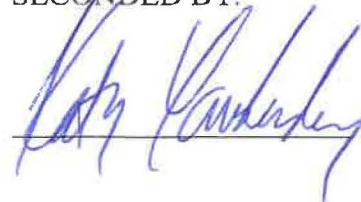
PRESENTED BY:



TRACI PARK
Councilwoman, 11th District



SECONDED BY:



FEB 14 2025

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