



MINUTES

Ad Hoc LADBS Policies Committee Meeting Wednesday, September 1, 2021, 4 PM-5 PM

1. **Call to Order and Roll Call:** Stella Grey, Committee Chair, called the meeting to order at 4:04 PM.

5/6 Present: Stella Grey, Robin Greenberg, Maureen Levinson, Stephanie Savage, Bob Schlesinger. Ellen Evans joined after being confirmed (refer to Item 5 of the agenda)

5 Absent: Shawn Bayliss, Bobby Kwan, Nickie Miner, Michael Schweitzer, Leslie Weisberg,

2. **Motion:** Approve proposed September 1, 2021, Ad Hoc LADBS Policies Committee meeting Agenda.

Moved by Stephanie Savage; **seconded** by Schlesinger; **5/0/0 passed**

3. **Motion:** Approve August 4, 2021, Ad Hoc LADBS Policies Committee meeting minutes.

Moved by Stephanie Savage; **seconded** by Maurine Levinson; **4/0/1 passed**.

4. **General Public Comments**

Stephanie: Emailed to members information regarding street dedication and will discuss it at the next meeting.

Stella: Regarding piecemealing discretionary approval requests (Item #7 on the List of Issues).

- The suggestion was to add a question re future requests to the Application for Plan check review.
- Per the conversation with Victor Cuevas:
 - o It is more appropriate to address it via DCP;
 - o Revisions to projects are very common. How do we define punitive measures for those who did not adhere to their commitment not to apply?
- Maureen: Projects that apply for variances during active construction shall undergo special scrutiny similarly to what projects that apply during initial review do. A question should be raised whether they could have foreseen the change to the original design.
- Bob: Piecemealing manifests itself differently and should be approached on project-by-project basis.
- Maureen: A project that kept some existing elements intact to be qualified for a major remodel, built a new structure, and later applied for a variance to replace the existing elements with new, thus effectively having a new house without a scrutiny that a variance application would have entailed.
- Ellen: Another example is a by-right project that applies for a variance closer to the end of construction.
- Action: contact LADBS and DCP to find out if there is a definition of piecemealing, any internal documents that address it, and how to prevent it.

5. Motion: To install Ellen Evans as a member of this Committee.
Moved by Stella Grey; **seconded** by Bob Schlesinger; **5/0/0 passed**

6. Discussion:

Stella: After the Board approved the proposed Motion, I realized that I did not incorporate two comments made by Stephanie and Don. Per Stephanie's suggestion, I now removed the last paragraph that highlighted inability of BoE to correct erroneous hillside referral forms. Don Loze suggested to identify more specifically which projects on what streets should be required to pay for basic investigation. After giving this another thought, I suggest that in the interest of simplicity and uniformity all projects on substandard hillside streets shall require to pay for basic investigation to verify street width. The fee will cover time that an engineer may need to spend to search for currently available information even if a particular street has been recently remeasured. The proposed phrasing was approved by **5/0/0**.

7. Discussion:

Due to Shawn's absence the item is continued.

8. Discussion:

Maureen's draft to be circulated for comments.

Add a list of projects with permit applications that are 6+ years old.

Add "A rising cost of construction shall not be a reason for illegal extension of permits"

Add a quote regarding proof of financial burden (similarly to the mayor's statement regarding a proof of inability to pay rent during COVID). There should be exceptions for those who lost their livelihood because of COVID.

9. Discussion:

Due to lack of enforcement and since part of the haul routes where enforcement is mostly needed is outside of the property lines, we propose to move haul route approval from LADBS to the Department of Public Works.

Thank you Nickie for researching haul route enforcement rules for other jurisdictions!

The Committee agreed that we should take dual approach:

- To focus on moving haul route approval and enforcement from LADBS to DPW.
- To work on incremental changes that in the meantime will improve enforcement.

Maureen noted that LADBS is self-funded while DPW is funded by the City.

Bob noted that LADBS does not account for cumulative impact while DPW may because they are responsible for repairing the streets.

Maureen suggested inviting Daniel Skolnick (CD5), a former City Planner to discuss piecemealing.

10. Adjournment: The meeting adjourned at 5:18 PM