

Attachment "D"

In a regular monthly meeting of the Bel Air Beverly Crest Neighborhood Council, the Board weighed the potential benefits of the permit extensions proposed in Council File 25-0173 against the risks of prolonged disruption, health and safety concerns, and possible economic and social consequences.

Extended permits can result in projects languishing for longer periods, causing ongoing nuisance for residents and businesses through traffic disruptions, noise pollution, and visual blight. Projects that drag on can become safety hazards, especially if not properly secured or maintained.

Delays can also lead to increased construction costs, potentially causing developers to cut corners or abandon projects altogether, leaving communities with partially completed structures.

Another concern discussed was reliance on the discretion of Building and Safety inspectors as a basis for decision making, rather than clear, transparent criteria. This creates an appearance of impropriety, and some may view extensions as a loophole that undermines public trust.

The Board voted to oppose Council File #25-0173 unless the following amendments are incorporated:

1. Scope limitation

All proposed modifications shall apply solely to by-right projects within the Pacific Palisades disaster zone, where remodeling, major remodeling, or new construction is required due to damage from the recent fire.

2. Discretionary project Ineligible

Projects requiring discretionary approvals shall not be eligible for permit extensions.

3. Ownership restrictions

Projects on properties that changed ownership after the fire shall not be eligible for permit extensions.

4. Temporary Permit Duration Adjustment

Amend LAMC Section 98.0602(a) to extend the life of residential permits from 2 years to 3 years from the date of issuance. This modification shall automatically expire 5 years from the date of adoption.

5. Extension Limits and Public Oversight

Amend LAMC Section 98.0602(a), Exception 1 and Exception 2, to limit the total number of permit extensions under both exceptions to 2, each not to exceed 6 months. Any subsequent extension shall require a public hearing.

6. Evidence Standards and Transparency

Per LAMC Section 98.0602(a), a permit holder shall *“presents satisfactory evidence that unusual construction difficulties have prevented work from being started or continued without being suspended”*. LADBS to identify and to standardize what constitutes acceptable evidence to ensure a transparent process and minimize discretionary implementation. All granted permit extensions shall be recorded in the online permit history and made publicly accessible.

7. Discouraging Piecemealing and Placeholder Designs

To prevent the submission of structurally unviable or “placeholder” designs and discourage piecemealing, changes or additions to the original permitted design shall not constitute valid grounds for a permit extension.

8. Site Restoration and Performance Security

To ensure proper enforcement of LAMC Section 98.0602(b) - *“Permits which have expired shall have the site, building or project restored to the condition which existed immediately prior to the commencement of work described by such permit”* this section shall be amended to include: “ All permit applicants shall be required to provide adequate security to guarantee the faithful performance and proper completion of any permitted work. The amount of security shall be determined by LADBS as necessary to ensure proper completion of work ”