

## **PPCC Land Use Committee (LUC) Report Re Hillside Construction Problems & Public Safety**

The PPCC LUC was tasked with considering possible solutions to serious construction problems experienced in our hillside areas, as demonstrated by the disturbing incidents that occurred on Paseo Miramar in PPCC Area One and presented a clear risk to public safety (brought to the PPCC Board's attention in 2023).

The LUC has now developed a number of proposed suggestions to address hillside construction problems, which are contained in the draft letter to Councilmember Park – to be presented for Board discussion and approval at the PPCC meeting on January 25, 2024.

These proposals are based on the LUC's review of numerous relevant resources and materials as well as input from/discussions with interested and knowledgeable sources, including:

- Recording of the Paseo Miramar incidents;
- LAMC zoning code regulations;
- the "Hillside Construction Regulation" (HCR) ordinance;
- the "Administrative Citation Enforcement" (ACE) ordinance;
- the LADBS/LADOT/BSS "Good Neighbor Construction Practices" chart;
- LADBS website information;
- recent Bel Air-Beverly Crest NC proposals to address ongoing hillside construction issues in that hillside area;
- input from Area One representatives reflecting the views of hillside area residents (Murray Levy, primary; Cindi Young, 1st alternate; Joanna Spak, 2nd alternate & LUC member);
- input from CD 11 Planning Deputy Jeff Khau;
- LUC members' own practical experience with and knowledge of related construction and roadway evacuation concerns as well as applicable regulations.

A working LUC meeting was held in January 2024, attended by LUC members as well as Murray, Cindi, and Jeff Khau, in which various suggestions were reviewed and discussed.

As a result, LUC members have developed suggestions for solutions that the LUC believes (1) may be *viable* and (2) *strike a reasonable balance* between respecting property rights and reducing the risk to public safety.

The community will have an opportunity to weigh in on these suggestions and the proposed draft letter at the public PPCC Board meeting on January 25, 2024.

Those interested in more information/links to relevant documents may contact LUC Co-Chair Chris Spitz, [ppfriends3@hotmail.com](mailto:ppfriends3@hotmail.com).

PPCC LUC: Chris Spitz & Steve Cron – Co-Chairs; James Alexakis, Richard Blumenberg, Michael Edlen, Howard Robinson, Joanna Spak, Maryam Zar (*ex officio*/non-voting) – Members

*Presented in connection with the January 25, 2024 PPCC board meeting*