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December 4, 2025

Los Angeles City Council
c/o Office of the City Clerk City Hall, Room 395
Los Angeles, California 90012
Attention: PLUM Committee

Dear Honorable Members:

DRAFT VALLEY GLEN INTERIM CONTROL ORDINANCE (ICO); CF 25-0970

The attached draft Interim Control Ordinance (ICO) is being transmitted in response to the City Council approved motion (CF 25-0970). On September 10, 2025 the City Council instructed the Department of City Planning, with the assistance of the City Attorney, to prepare and process the ICO (Exhibit A) which would prohibit the issuance of any demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years as defined in Housing Crisis Act, Government Code Section 66300.5(h)(2).

As drafted, the ICO would prohibit the issuance of any new applicable permits for demolition of occupied residential dwelling units that are or were subject to any form of rent or price control in the subject area (Exhibit B).

If the Planning and Land Use Management Committee of City Council recommends approval of the draft ordinance it would be required to be reviewed by the State Housing and Community Development Department (HCD). HCD reviews draft ICOs pursuant to California Government Code Section 66300 (b)(1) which states the following:

(b)(1) Notwithstanding any other law except as provided in subdivision (h), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:...

(B)(i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department [HCD]. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void.

The City Council may adopt the ICO, if HCD approves, which would be in effect for 45 days. The City Council may then by resolution extend the provisions of the ordinance for a 10-month and 15-day period, which can be further extended to an additional year from the effective date of the ordinance so long as the Council finds that the extension is necessary to protect the threat to the public safety, health, and welfare. No additional extensions are permitted beyond the total two year timeline.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:SB:DO:SH:CS

Exhibits:

Exhibit A - Proposed Valley Glen Interim Control Ordinance
Exhibit B - Proposed ICO Boundary Map
Exhibit C - Findings

Exhibit A: PROPOSED VALLEY GLEN INTERIM CONTROL ORDINANCE

ORDINANCE NO. _____

An Interim Control Ordinance (ICO), adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of demolition permits of occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years as defined in Housing Crisis Act, Government Code Section 66300.5 (h)(2), in a portion of the Valley Glen community within the Van Nuys-North Sherman Oaks Community Plan area, roughly including multi-family buildings along Woodman Avenue between Orange (G) Line right-of-way on the north and Hatteras Street on the south and along Oxnard Street between Hazeltine Avenue on the west and Orange (G) Line right-of-way on the east.

WHEREAS, the proposed ICO is intended to clarify the regulations for protected units with existing lower-income tenants which are at risk of displacement due to pending demolition who are also seeking to avail their rights to occupy those existing units until six months before the start of construction activities;

WHEREAS, with the ongoing housing crisis and pursuant to Mayor's Executive Directive 1 (ED1), the City has accelerated housing development citywide that is intended to bring more needed affordable units, but may also result in the loss of rent stabilized units;

WHEREAS, the City Council has strengthened lower-income multi-family housing tenant protections through an array of policies, including the Resident Protection Ordinance (RPO) codified in Los Angeles Municipal Code (LAMC) Section 16.60 et seq., the Just Cause Ordinance (JCO) codified in LAMC Section 165.00 et seq. (which includes the protections against "renovictions"), the Rent Stabilization Ordinance (RSO) codified in LAMC Section 151.00 et seq., and the United to House LA funded programs;

WHEREAS, there are outstanding concerns about the interplay between the eviction provisions of the LAMC Section 151.09 (RSO) and the RPO. The RSO procedures have to be reconciled with the RPO and its guarantees;

WHEREAS, in accordance with the RPO, adopted February 11, 2025, LAMC Section 16.60 A.3.(b) requires that "an existing occupant shall be allowed to occupy their unit until six months before the start of construction activities with proper notice, subject to Chapter 16 (beginning with Section 7260) of Division 7 of Title 1 of the California Government Code. The project applicant shall give existing occupants written notice of the planned demolition, the date the occupant must vacate, and the occupant's rights under this Section 16.60. Notice shall be provided at least six months before the date the occupant must vacate, or more than six months before if required under applicable state or local law.";

WHEREAS, the Department of City Planning (Planning) and the Los Angeles Housing Department (LAHD) are currently studying whether a possible new amendment(s), regulations, or administrative changes to the RSO and/or RPO could reduce the potential for premature evictions as intended by the adopted tenant protections of the RPO;

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. **FINDINGS.** Based upon the above recitals and the record the City Council finds:

A. There is a current and immediate threat to the public health, safety, and welfare as there are questions about the interplay between the eviction provisions of the Rent Stabilization Ordinance (RSO) and the Resident Protection Ordinance (RPO) in how to vacate, and eventually demolish occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years within the mapped area of the Valley Glen community. The RSO procedures have to be reconciled with the RPO and its guarantees in compliance with the City's municipal code and the Housing Crisis Act. Clarifying the timeline and sequencing of review for the protections within the recently adopted tenant protection ordinances would strengthen existing tenant protections regarding the displacement of tenants and also clarify when the demolition of occupied residential dwelling units can be expected to occur.

B. The ICO will temporarily protect the public health, safety, and welfare of lower income tenants within the mapped area of the Valley Glen community as shown on Map 1 of this ordinance .

C. The City Council finds this ordinance is not subject to the California Environmental Quality Act pursuant to California Code of Regulations, Title 14, Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3), because adoption of the ordinance will not result in a directly or reasonably foreseeable indirect physical change in the environment and has no potential for resulting in a significant effect on the environment as the ordinance will maintain the status quo.

Section 3. **DEFINITIONS.** The words and phrases used in this ordinance shall be construed as defined in Section 12.03 of Chapter 1 of the Los Angeles Municipal Code and under state law as applicable.

Sec. 4. **PROHIBITION.** Notwithstanding any provision of the LAMC to the contrary, for a period of 45 days, with the possibility of a 10-month and 15-day extension, which can be further extended to an additional year from the effective date of this ordinance, or until the potential amendment(s) or regulations for the RSO or RPO are effective:

Issuance of the following permits is prohibited:

The issuance of demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years roughly including multi-family buildings along Woodman Avenue between Orange (G) Line right-of-way on the north and Hatteras Street on the south and along Oxnard Street between Hazeltine Avenue on the west and Orange (G) Line right-of-way on the east of the Van Nuys-North Sherman Oaks Community Plan area as shown on Map 1 attached to this ordinance;

Sec. 5. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to all occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years within the boundaries shown on Map 1 attached to this ordinance.

Sec. 6. **EXTENSION OF REGULATIONS.** The City Council may by resolution extend the provisions of this ordinance for 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance so long as the Council makes the following findings: That the extension is necessary to protect the threat to the public safety, health, and welfare of the residents in the ICO area, from the demolition of occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years, pursuant to the requirements of Government Code Section 65858.

Sec. 7. **HARDSHIP EXEMPTION.** The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 8. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 9. **APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

Sec. 10. **HCD REVIEW.** Pursuant to Government Code Section 66300(b)(1)(B)(ii), the ordinance was reviewed by the California Department of Housing and Community Development, and conditionally approved on **Month XX, 2025.**

Sec. 11. **URGENCY CLAUSE.** The City finds that this ordinance is required for the immediate protection of the public health, welfare and safety for the reasons set forth in this ordinance. Pursuant to Government Code Section 65858, this ordinance shall be effective upon adoption.

Exhibit B: ICO BOUNDARY MAP

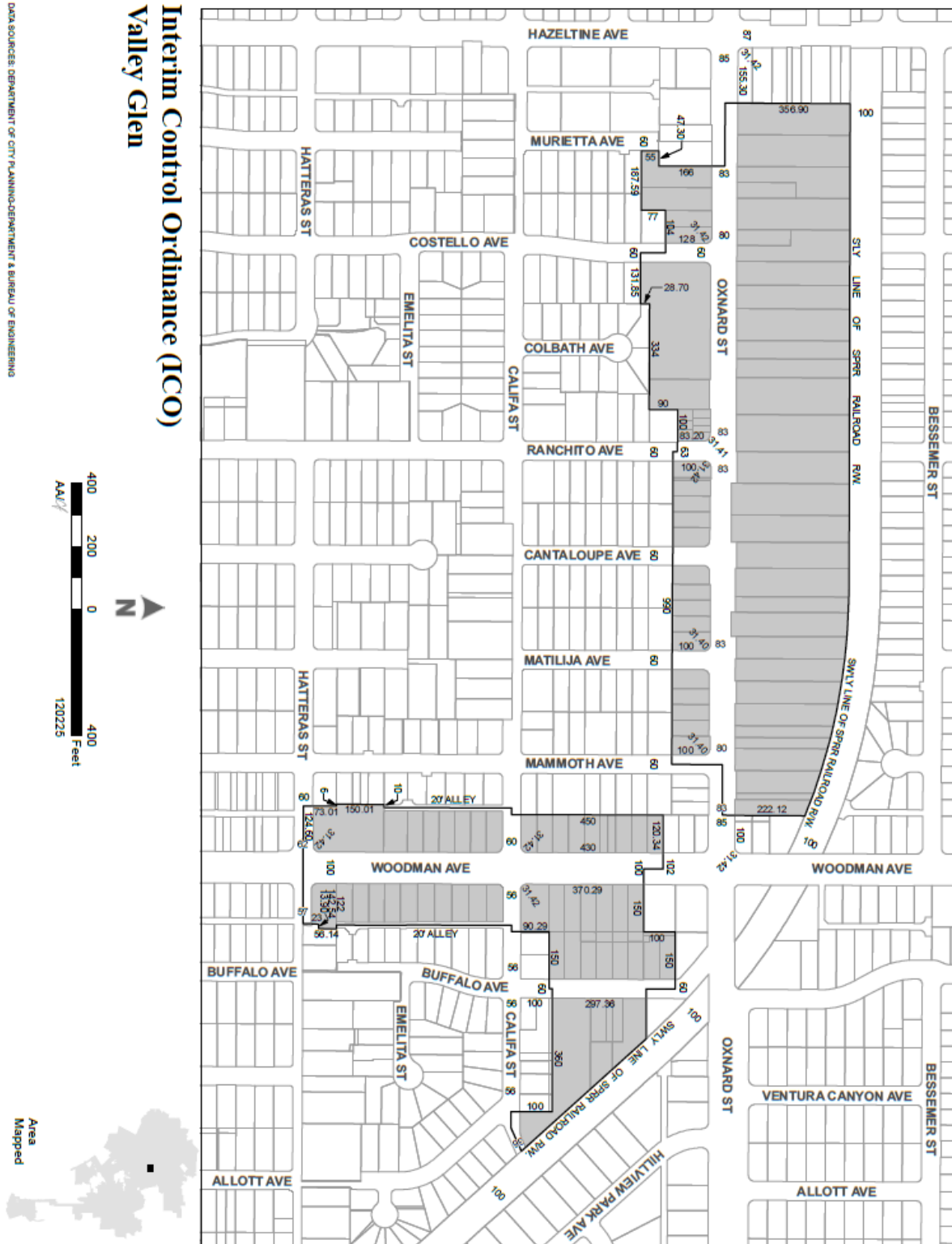


Exhibit C: FINDINGS

General Plan/Charter Findings

City Charter Section 556.

In accordance with City Charter Section 556, the subject ordinance is in substantial conformance with the purposes, intent, and provisions of the City's General Plan, in that the ordinance seeks to prohibit the issuance of any demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years as defined in Housing Crisis Act, Government Code Section 66300.5 (h)(2), in a portion of the Valley Glen community.

Housing Element Overarching Priorities: Preventing Displacement: Protect Angelenos—especially persons of color and the disabled—from indirect and direct displacement, and ensure stability of existing vulnerable communities.

GOAL 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Policies 2.1.1: Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

City Charter Section 558.

In accordance with City Charter Section 558, the subject Interim Control Ordinance is in substantial conformance with public necessity, convenience, general welfare and good zoning practice in that could to help prevent displacement for tenants in occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years as defined in Housing Crisis Act, Government Code Section 66300.5 (h)(2).

City Charter Section 253.

In accordance with City Charter Section 253, the proposed ordinance contains an Urgency Clause for the immediate preservation of the public peace, health, and safety, and is effective upon publication. Delaying implementation of this ordinance could create irreversible impacts on vulnerable households within the identified portion of the Valley Glen community, placing residents at risk of displacement and homelessness, leading to increased public health risks associated with homelessness.

California Environmental Quality Act

The City determined that the proposed Interim Control Ordinance (ICO) is exempt from the City's CEQA Guidelines pursuant to Article II Section 2(m) in that it is only a temporary measure until appropriate land use regulatory controls are established and will not result in any impacts on the physical environment.