

MOTION

In response to the ongoing housing crisis and pursuant to Mayor's Executive Directive 1 (ED1), the City has accelerated housing development citywide. However, this expedited process has had unintended consequences that have led to the eviction of tenants from Rent Stabilized units.

Over the last few years, the City Council has strengthened tenant protections on an array of issues, including relocation assistance for large rent hikes, United to House LA funded programs, protections against "renovictions," and requiring just cause evictions.

However, there are serious concerns surrounding Municipal Code (LAMC) §151.09(C)(4) as our Rent Stabilization Ordinance (RSO) and our Resident Protection Ordinance are supposed to protect our RSO tenants from being evicted due to new developments. The ordinance does not clearly specify whether a demolition permit must be merely applied for or actually issued prior to the service of such eviction notices.

Moreover, a section of the Valley Glen community has a very high concentration of RSO properties and should be protected from evictions taking place until the issue is clarified.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an Interim Control Ordinance (ICO) to prohibit the issuance of any demolition, building, grading or other applicable permits for properties regulated by the Rent Stabilization Ordinance in the area of the Valley Glen community, bounded by Hazeltine Avenue on the east; the properties facing the north and south sides of Oxnard Street until Woodman Avenue; the properties facing the east and west sides of Woodman Avenue from Oxnard Street to Hatteras Street; and Buffalo Avenue between Hatteras Street and Oxnard Street, as further specified in the attached map, pending the study and adoption of additional protections for tenants in RSO units proposed for demolition.

I FURTHER MOVE that the ICO include an Urgency Clause, making it effective upon publication, and consistent with California Government Code Section 65858, the ICO shall be effective for a period of 45 days, with the option to extend the ICO for an additional year, or until the adoption of the appropriate land use regulatory controls have been prepared by the necessary Departments, adopted by the Council and become effective, whichever occurs first.

PRESENTED BY:

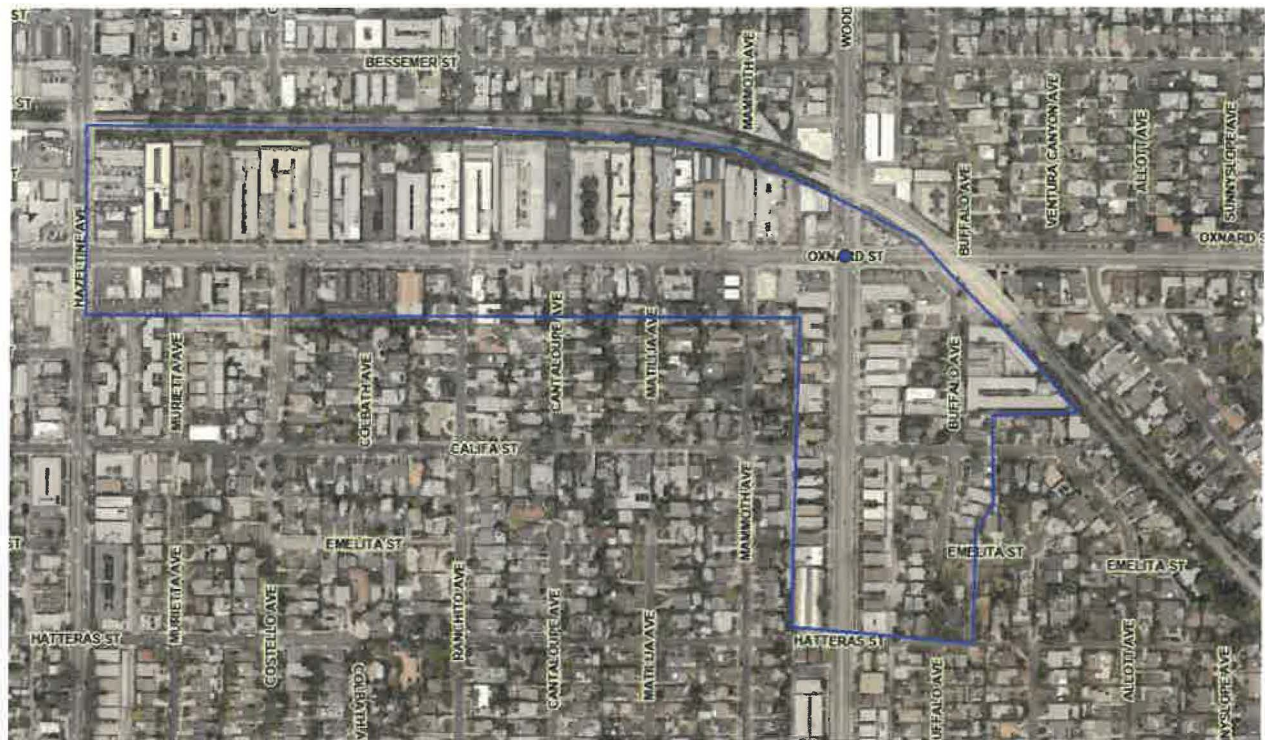
ADRIN NAZARIAN

Councilmember, Second District

SECONDED BY:

AUG 20 2025

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