

ORDINANCE NO. 189035

An Interim Control Ordinance prohibiting the issuance of demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control within the past five years in a portion of the Valley Glen community.

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

WHEREAS, the City has responded to the ongoing housing crisis with policies such as to the Mayor's Executive Directive 1 (ED1), the Affordable Housing Streamlining Program (Council File No. 23-0623-S1), and the Citywide Housing Incentive Program (Council File No. 21-1230-S5), which have accelerated housing development citywide 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 and procedures of the RSO on one side, and the RPO and its tenant protection guarantees on the other side;

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

WHEREAS, the Department of City Planning (Planning) and the Los Angeles Housing Department (LAHD) are currently studying whether possible new amendments, 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.

Sec. 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 of 2019 (Government Code §66300 et seq.). Clarifying the timeline and sequencing of review for the protections within the RSO and RPO would strengthen existing tenant displacement protections 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 the attached map 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 environmental and has no potential for resulting in a significant effect on the environment as the ordinance will maintain the status quo.

Sec. 3. **DEFINITIONS.** The words and phrases used in this ordinance shall be construed as defined in Section 12.03 of Chapter 1 of the LAMC 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:

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 which includes multi-family buildings along Woodman Avenue between Orange (G) Line right-of-way on the north and Hatteras Street on the south; buildings along Oxnard Street between Hazeltine Avenue on the west and Orange (G) Line right-of-way on the east; and other specified parts of the Van Nuys-North Sherman Oaks Community Plan area as shown on attached map 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 the attached map to this ordinance.

Sec. 6. EXTENSION OF REGULATIONS. The City Council may by resolution extend the provisions of this ordinance for a 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 City Council makes the following findings: That the extension is necessary to protect against 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.

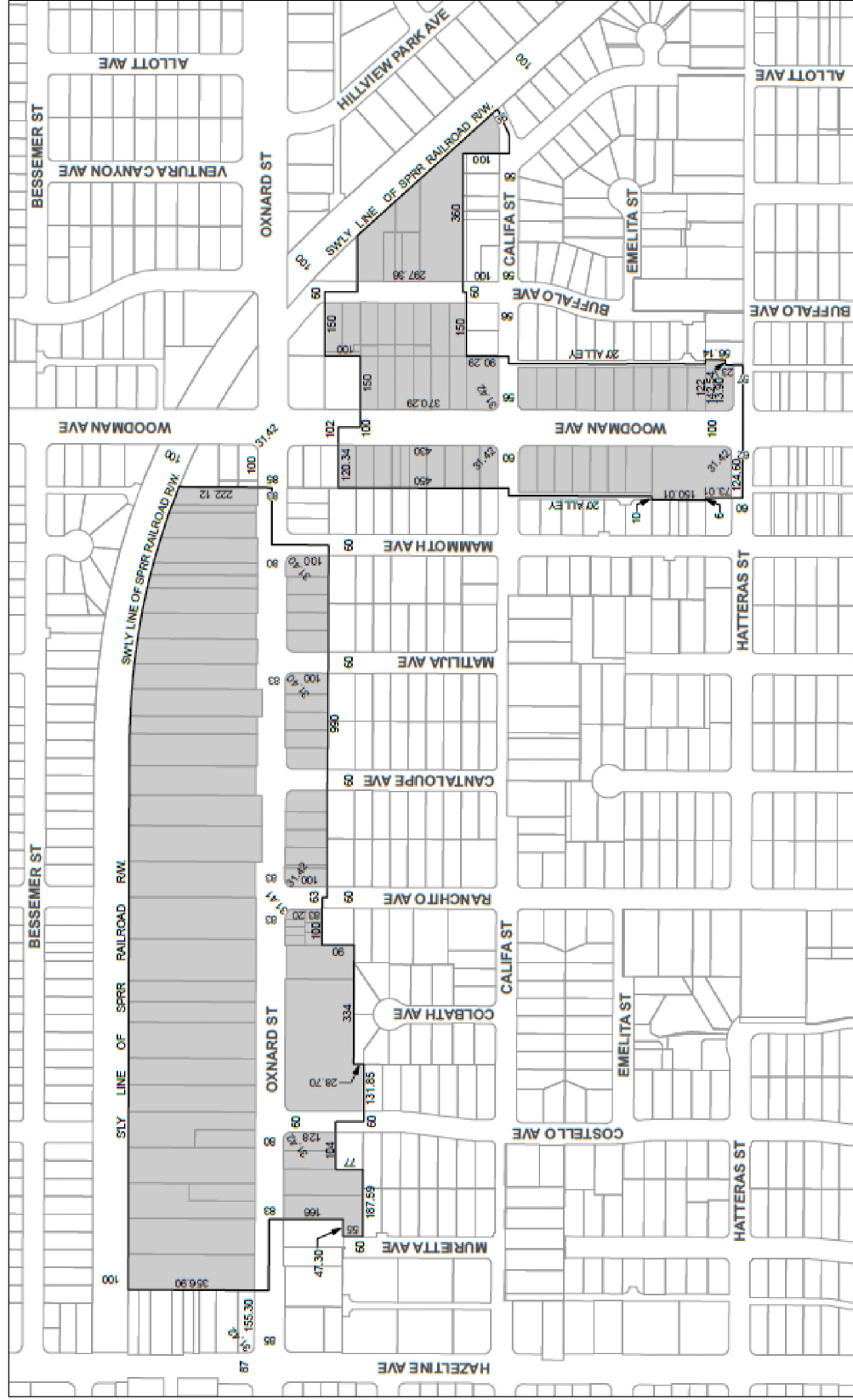
Sec. 7. HARDSHIP EXEMPTION. The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption 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.

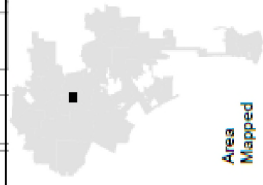
Sec. 9. APPLICABILITY OF THE ZONING CODE. The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions 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 approved on April 20, 2026.

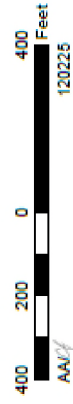
Sec. 11. **URGENCY CLAUSE.** The City finds that this ordinance is required for the immediate protection of the public health, welfare and safety for the reasons set forth in this ordinance. Pursuant to Government Code Section 65858, this ordinance shall be effective upon adoption.



Interim Control Ordinance (ICO) Valley Glen



Area
Mapped



DATA SOURCE: DEPARTMENT OF CITY PLANNING-DEPARTMENT & BUREAU OF ENGINEERING

Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By _____
PARISSH A. KNOX
Deputy City Attorney

Date June 16, 2026

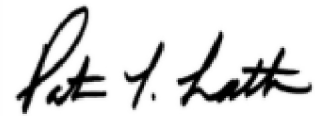
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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than four-fifths of all its members.

CITY CLERK

MAYOR

_____

Ordinance Passed September 8, 2026

Approved _____

Ordinance Published: 09/14/2026

Ordinance Effective Date: 09/14/2026