

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0344
JUNE 16 2026

REPORT RE:

INTERIM CONTROL ORDINANCE PROHIBITING THE ISSUANCE OF DEMOLITION PERMITS FOR OCCUPIED RESIDENTIAL DWELLING UNITS THAT ARE OR WERE SUBJECT TO RENT OR PRICE CONTROL WITHIN THE PAST FIVE YEARS IN A PORTION OF THE VALLEY GLEN COMMUNITY

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 25-0970

Honorable Members:

Pursuant to your request, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. This draft interim control ordinance (ICO) would prohibit 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 located within the Van Nuys-North Sherman Oaks Community Plan area. The affected area includes multi-family buildings along Woodman Avenue, Oxnard Street, and Buffalo Avenue as shown on the map attached to this ordinance.

Legislative Background

On August 20, 2025, City Council adopted a motion (Nazarian - Rodriguez) instructing the Department of City Planning (Planning), in consultation with this Office, to prepare and present an ICO to prohibit the issuance of demolition, building, grading or

other applicable permits for properties regulated by the Rent Stabilization Ordinance in a portion of the Valley Glen community located within the Van Nuys-North Sherman Oaks Community Plan area. The ICO was proposed to impact the properties facing the north and south sides of Oxnard Street bounded by Hazeltine Avenue on the east and Woodman Avenue on the west; the properties facing the east and west sides of Woodman Avenue from Oxnard Street to Hatteras Street; and the properties on Buffalo Avenue between Hatteras Street and Oxnard Street, as further specified in the map attached to the motion, pending the study and adoption of additional protections for tenants in RSO units proposed for demolition.

On December 9, 2025, the Planning and Land Use Management (PLUM) considered a proposed ICO ordinance pursuant to the above motion. On December 12, 2025, City Council adopted the PLUM Committee's report considering the proposed ICO.

The California Department of Housing and Community Development (HCD) is statutorily required under Government Code Section 66300 (Section 66300) to provide a determination regarding a proposed moratorium, restriction, or limitation on housing development. On February 6, 2026, the Department of City Planning sent the draft ICO to HCD. On April 20, 2026, HCD determined that the draft ICO's narrowly tailored proposed prohibition on demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control within a small portion of the Valley Glen community meets the requirements of Section 66300 Subdivision (i). HCD thereby approved the adoption and enforcement of the ICO in a small portion of the Valley Glen community consistent with the Government Code.

City Council also instructed Planning to include an Urgency Clause pursuant to Government Code Section 65858, in order to make the ICO effective upon publication. Consistent with Government Code Section 65858, the ICO would run for 45 days, with an option for a 10-month and 15-day extension by City Council Resolution, and can be further extended for an additional year, or until the adoption of the appropriate regulatory controls have been prepared by Planning, adopted by City Council, and become effective, whichever occurs first.

Summary of Ordinance Provisions

The draft ICO prohibits the issuance of demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control, through the City's valid exercise of its police power, within the past five years in a portion of the Valley Glen community located within the Van Nuys-North Sherman Oaks Community Plan area. The affected area 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 properties specified in the map attached to the draft ICO.

The draft ICO contains an urgency clause for the immediate preservation of the public peace, health, and safety, and is effective upon publication. For the urgency clause to take effect the ICO must be passed by a four-fifths vote. The draft ICO would be in effect for 45 days from its effective date with the possibility of a 10-month and 15-day extension, which may be further extended for an additional year.

Government Code Section 65858

Government Code Section 65858 authorizes a legislative body to adopt an ICO to protect the public safety, health, and welfare by prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body is considering or studying. The ICO may be adopted as an urgency measure without following the procedures required by law prior to the adoption of the ordinance. The ordinance must contain legislative findings specifying a current and immediate threat to the public health, safety, or welfare, and that approval of additional entitlements or building permits would result in that threat to public health, safety or welfare. The urgency measure requires a four-fifths vote and shall be of no further force and effect 45 days from the date of its adoption unless extended pursuant to statute, for a total period of not more than 24 months. Thereafter, another interim ordinance can only be adopted to protect the public safety, health, and welfare from an event, occurrence, or set of circumstances different from the event, occurrence, or set of circumstances that led to the adoption of the prior interim ordinances. (Gov't Code § 65858(f).)

CEQA Findings

Regarding the California Environmental Quality Act (CEQA), the Department of Planning recommends that the City Council determine that the ICO is exempt from CEQA, pursuant to California Code of Regulations, Title 14, Section 15060(c)(2) and Section 15061(b)(3), because adoption of the draft ICO 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 draft ICO will maintain the status quo.

In addition, the Department of Planning recommends City Council determine that the ICO is also exempt from the City's Environmental Quality Act Guidelines pursuant to Article II Section 2 (m), in that the ICO is only a temporary measure until appropriate regulatory controls are established and it will not result in any impacts on the physical environment.

The City Council may rely on these findings or make its own findings.

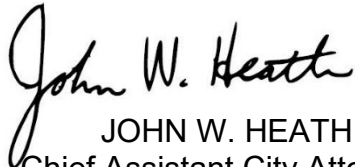
Council Rule 38 Referral

A copy of the draft ICO was sent, pursuant to Council Rule 38, to the Department of Building and Safety and the Department of City Planning. We requested the Departments to report their comments directly to you.

If you have any questions regarding this matter, please contact Deputy City Attorney Pariss A. Knox at (213) 978-8191. A member of this Office will be available when you consider this matter to answer questions you may have

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By 
JOHN W. HEATH
Chief Assistant City Attorney

JWH:PAK:cp
Transmittal