

MOTION

PLANNING & LAND USE MANAGEMENT

In the implementation of the recently enacted Resident Protection Ordinance (RPO), a key component of the Citywide Housing Incentive Program (CHIP), there have arisen programmatic challenges as it pertains to its interplay with the Rent Stabilization Ordinance (RSO) and the impacts on homeowners needing to make urgent modifications to their homes.

In a recent example, a CD 5 homeowner discovered black mold in their home and un-rented accessory dwelling unit (ADU), formerly their unattached garage, necessitating the demolition of both structures. The single-family residence was constructed prior to 1978 and is now subject to the Rent Stabilization Ordinance given the garage ADU conversion, so both units are now subject to requirements unrelated to their previous uses.

Important and well-intentioned policies should not be hindering the ability of homeowners to move forward with changes to their properties necessitated by urgent health and safety concerns, and the City should craft clear, precise exemptions that do not hinder or detract from our vital tenant protections.

I THEREFORE MOVE that the City Council direct the Los Angeles Housing Department (LAHD), the Department of City Planning (DCP), the Department of Building and Safety (DBS), and any other relevant departments, in consultation with the Office of the City Attorney, to authorize the necessary permits to allow for the demolition of the single family residence and accessory dwelling unit (ADU) at 9019 Monte Mar Drive, given the presence of black mold within the structures, and to allow for the desired rebuilding of the single family residence with an attached junior ADU (JADU), in conformance with all applicable City codes; and

I FURTHER MOVE that the City Council direct DCP, in consultation with the Office of the City Attorney, DBS, and LAHD, report back within 30 days on recommended changes, either administrative or statutory, to the implementation of the Resident Protection Ordinance (RPO), Rent Stabilization Ordinance (RSO), an/or to any other relevant local ordinances, implementation memorandum, applicant guidance, etc. to allow for owner occupied single family homeowners to demolish their residence(s) without triggering housing replacement requirements, particularly when there are serious environmental or health conditions, while still ensuring conformance with the Housing Crisis Act and any other relevant state and local statutes.

PRESENTED BY: KATY YAROSLAVSKY
Councilwoman, 5th DistrictSECONDED BY: 

SEP 19 2025

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