

MOTION

At its meeting on May 12, 2026 (Letter of Determination date: July 24, 2026), the Central Los Angeles Area Planning Commission ("APC") denied an appeal filed by *Dustin Cañez* and *Stephen Webb* (Case No. VTT-84762-SL-1A), Item 5 on its Agenda), and thereby sustained the Deputy Advisory Agency's ("DAA") determination dated February 26, 2026, 4061- 4069 ½ W. Melrose Avenue to approve a subdivision which would alter an existing 10 unit bungalow court into eight single family homes and one duplex on nine lots. Council 13 staff spoke in opposition to the project approval at the initial hearing of the Deputy Advisory Agency, and at the subsequent appeal by the tenants at the Central Los Angeles Area Planning Commission. However, both bodies ultimately decided to approve the project.

The opposition of the Council Office and the community is due to the fact that this subdivision would add no new units, and according to the City's current policy, the units that become single family homes are immediately removed from the Rent Stabilization Ordinance (RSO) without requiring Ellis Act process. Additionally, without a net gain or loss in units, the determination of the Department of City Planning does not trigger either SB8 (Skinner (2021), *Housing Crisis Act of 2019 Extension*), which prohibits the approval of any proposed housing development project on a property site that will require demolition of existing dwelling units, or occupied/vacant protected units unless the proposed project replaces those units, or the City's Renter Protection Ordinance and its accompanying rights and replacement obligations. Furthermore, the project as proposed runs counter to the City's Housing Element policy 2.1.1 to "*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.*"

Notwithstanding the Central Los Angeles Area Planning Commission determination in this matter, the existing residents and community members are entitled to a hearing on this issue to express their views and concerns, as it relates to this land use application resubdivision project in their neighborhood. Council District 13 stands in strong opposition to any project approval that subverts the intent of a number of both local and state laws which were enacted to ensure that protected housing units are not lost from the City's housing supply without being replaced in kind, and options offered to tenants. Council staff spoke in opposition to the project approval both at the initial hearing of the Deputy Advisory Agency and at the subsequent appeal by the tenants at the Central Los Angeles Area Planning Commission. However both bodies ultimately decided to approve the project.

Action is needed to assert jurisdiction over the above-described Central Los Angeles Area Planning Commission action to conduct further review to consider the merits of this proposed project, and thereby allow more time for further public hearing to address tenant impacts, compliance with the intent of recent state legislation and better alignment with the City's Housing Element objectives.

I THEREFORE MOVE that pursuant to Section 245 (e) of the Los Angeles City Charter, the Council assert jurisdiction over the May 12, 2026 (**Letter of Determination date: July 24, 2026**) Central Los Angeles Area Planning Commission action to deny an appeal filed by *Dustin Cañez* and *Stephen*



Webb (Case No. VTT-84762-SL-1A), **Item 5 on its Agenda**); and thereby sustaining the Deputy Advisory Agency's determination dated February 26, 2026, for the merger and re-subdivision of an existing bungalow court consisting of three lots, totaling 15,513 square feet, into nine small lots, and a waiver of street widening improvements, for the property located at 4061-4069 ½ W. Melrose Avenue

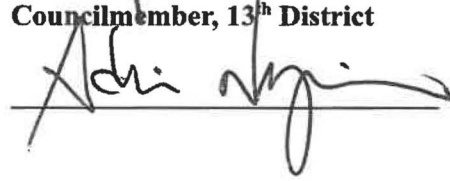
I FURTHER MOVE that upon assertion of jurisdiction this matter be referred to Committee for further review.

PRESENTED BY:



HUGO SOTO-MARTINEZ
Councilmember, 13th District

SECONDED BY:



ORIGINAL

August 5, 2026

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