

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R25-0115
Mar. 7, 2025

REPORT RE:

**REVISED DRAFT ORDINANCE AMENDING LOS ANGELES MUNICIPAL CODE
SECTION 165.03 TO TEMPORARILY PROHIBIT EVICTIONS BASED ON
SUBSTANTIALLY REMODELING**

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. 24-1225

Honorable Members:

This Office has prepared and now transmits for your consideration, approved as to form and legality, the enclosed revised draft ordinance. The revised draft ordinance is for your consideration in conjunction with and in the event of the City Council's adoption of amending motion 20A. The revised draft ordinance, if adopted, would temporarily prohibit evictions for substantially remodeling residential real property through August 1, 2025, unless it is repealed or superseded by future City Council action. The revised draft ordinance would also be retroactive in application, and would apply to pending evictions commenced prior to the effective date of the ordinance. The revised draft ordinance includes an urgency clause. In order to adopt the revised draft ordinance with an urgency clause it must be passed by a three-fourths vote of City Council pursuant to Charter Section 253.

Background

On March 5, 2025, amending motion 20A was introduced at Council. If adopted, this motion would change the expiration date of the ordinance from June 1, 2025 to August 1, 2025 and specify retroactive application of its protections.

CEQA Findings

This Office recommends that the City Council determine, based on the whole of the administrative record, that the adoption of this revised draft ordinance is exempt from the California Environmental Quality Act (CEQA) through Section 15061(b)(3) (common sense exemption) of the State CEQA Guidelines and Article II, Section 1 of the City CEQA Guidelines, and that none of the exceptions under CEQA Guidelines Section 15300.2 apply. If the City Council concurs with the CEQA analysis, it should adopt these CEQA determinations prior to or concurrent with its action on the ordinance. This Office also recommends that the City Council direct the Los Angeles Housing Department to file Notices of Exemption with the County Recorder's Office following the adoption of the ordinance.

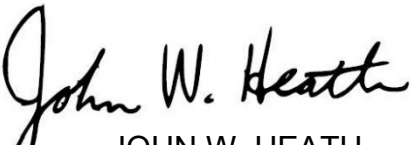
Council Rule 38 Referral

Pursuant to Council Rule 38, concurrently with this transmittal, a copy of the revised draft ordinance will be sent to the Los Angeles Housing Department, with a request that any comments be transmitted directly to Council or its Committees when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Peter Walford at (213) 922-8374. 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:PW:ea
Transmittal