

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R25-0039

FEB 7 2025

REPORT RE:

**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:

Pursuant to your request, this Office has prepared and now transmits for your consideration, approved as to form and legality, the enclosed draft ordinance. The draft ordinance, if adopted, would temporarily prohibit evictions for substantially remodeling residential real property through June 1, 2025, unless it is repealed or superseded by future City Council action. The draft ordinance includes an urgency clause. In order to adopt the 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 October 29, 2024, the City Council requested this Office to present a draft ordinance. During the drafting process, the Los Angeles Housing Department (LAHD) requested language to clarify that the draft ordinance will not prohibit evictions for substantial remodeling where the landlord has already completed all the necessary steps required by Los Angeles Municipal Code Section 165.00, et seq. (i.e., Just Cause for Eviction Ordinance) for such an eviction prior to the effective date of the draft

ordinance, including: obtaining all permits, filing a landlord declaration with LAHD, and giving notice to the tenant(s). The enclosed draft ordinance includes this requested clarification.

CEQA Findings

This Office recommends that the City Council determine, based on the whole of the administrative record, that the adoption of this 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.

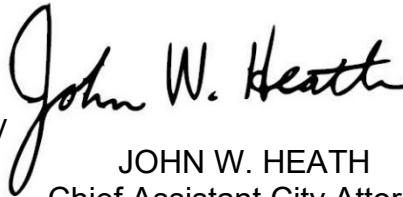
Council Rule 38 Referral

Pursuant to Council Rule 38, concurrently with this transmittal, a copy of the 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