



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R 25 - 0027
JAN 28 2025

REPORT RE:

**DRAFT URGENCY ORDINANCE ADDING ARTICLE 22 TO CHAPTER IV OF THE
LOS ANGELES MUNICIPAL CODE TO TEMPORARILY PROHIBIT RESIDENTIAL
EVICTIONS OF TENANTS SOLELY BASED ON HOUSING PERSONS OR PETS
DISPLACED BY THE JANUARY 2025 WILDFIRES IN LOS ANGELES COUNTY**

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. 25-0006-S21

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 residential evictions based solely on a breach of a lease term that prohibits a tenant from having unauthorized occupants or keeping pets. The eviction protection would be limited to tenants who house persons or pets displaced by the wildfires that began on January 7, 2025, in Los Angeles County.

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 the City Council pursuant to Charter Section 253.

Background

On January 14, 2025, the City Council requested this Office to prepare and present a draft urgency ordinance for its consideration. The draft ordinance includes

findings regarding the number of displaced persons currently seeking shelter across Los Angeles. This Office also notes for reference that on January 17, 2025, Governor Newsom issued an order prohibiting eviction of tenants solely on the basis that the tenant is sheltering persons displaced by the recent wildfires. This protection lasts until March 8, 2025. The Governor's order does not cover tenants sheltering pets displaced by the fires.

CEQA Findings

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

Council Rule 38 Referral

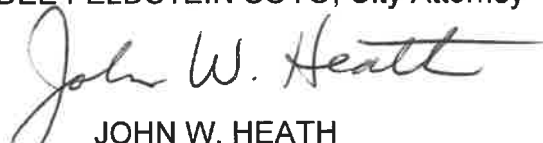
Pursuant to Council Rule 38, concurrently with this transmittal, a copy of the draft ordinance will be sent to the Los Angeles Housing Department, with a request that any comments be transmitted directly to Council or its Committees when this matter is considered.

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

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Transmittal