

ORDINANCE NO. 189035

An Interim Control Ordinance prohibiting the issuance of demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control within the past five years in a portion of the Valley Glen community.

WHEREAS, the proposed Interim Control Ordinance (ICO) is intended to clarify the regulations for protected units with existing lower-income tenants who are at risk of displacement due to pending demolition and who are also seeking to avail their rights to occupy those existing units until six months before the start of construction activities;

WHEREAS, the City has responded to the ongoing housing crisis with policies such as to the Mayor's Executive Directive 1 (ED1), the Affordable Housing Streamlining Program (Council File No. 23-0623-S1), and the Citywide Housing Incentive Program (Council File No. 21-1230-S5), which have accelerated housing development citywide to bring more needed affordable units, but may also result in the loss of rent stabilized units;

WHEREAS, the City Council has strengthened lower-income multi-family housing tenant protections through an array of policies, including the Resident Protection Ordinance (RPO) codified in Los Angeles Municipal Code (LAMC) Section 16.60 et seq., the Just Cause Ordinance (JCO) codified in LAMC Section 165.00 et seq. (which includes the protections against "renovictions"), the Rent Stabilization Ordinance (RSO) codified in LAMC Section 151.00 et seq., and the United to House LA funded programs;

WHEREAS, there are outstanding concerns about the interplay between the eviction provisions and procedures of the RSO on one side, and the RPO and its tenant protection guarantees on the other side;

WHEREAS, in accordance with the RPO, adopted February 11, 2025, LAMC Section 16.60 A.3.(b) requires that existing occupants be allowed to occupy their unit until six months before the start of construction activities with proper notice, subject to California Government Code, Title 1, Division 7, Chapter 16, that the project applicant give existing occupants written notice of the planned demolition, the date the occupants must vacate, and the occupant's rights under the RPO, and that notice be provided at least six months before the date the occupants must vacate, or more than six months if required under applicable state or local law; and

WHEREAS, the Department of City Planning (Planning) and the Los Angeles Housing Department (LAHD) are currently studying whether possible new amendments, regulations, or administrative changes to the RSO and/or RPO could reduce the potential for premature evictions as intended by the adopted tenant protections of the RPO.

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

Sec. 2. **FINDINGS.** Based upon the above recitals and the record the City Council finds:

A. There is a current and immediate threat to the public health, safety, and welfare as there are questions about the interplay between the eviction provisions of the Rent Stabilization Ordinance (RSO) and the Resident Protection Ordinance (RPO) in how to vacate, and eventually demolish occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years within the mapped area of the Valley Glen community. The RSO procedures have to be reconciled with the RPO and its guarantees in compliance with the City's municipal code and the Housing Crisis Act of 2019 (Government Code §66300 et seq.). Clarifying the timeline and sequencing of review for the protections within the RSO and RPO would strengthen existing tenant displacement protections and also clarify when the demolition of occupied residential dwelling units can be expected to occur.

B. The ICO will temporarily protect the public health, safety, and welfare of lower income tenants within the mapped area of the Valley Glen community as shown on the attached map of this ordinance.

C. The City Council finds this ordinance is not subject to the California Environmental Quality Act pursuant to California Code of Regulations, Title 14, Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3), because adoption of the ordinance will not result in a directly or reasonably foreseeable indirect physical change in the environmental and has no potential for resulting in a significant effect on the environment as the ordinance will maintain the status quo.

Sec. 3. **DEFINITIONS.** The words and phrases used in this ordinance shall be construed as defined in Section 12.03 of Chapter 1 of the LAMC and under state law as applicable.

Sec. 4. **PROHIBITION.** Notwithstanding any provision of the LAMC to the contrary, for a period of 45 days, with the possibility of a 10-month and 15-day extension, which can be further extended to an additional year from the effective date of this ordinance, or until the potential amendment(s) or regulations for the RSO or RPO are effective, issuance of the following permits is prohibited:

Demolition permits for occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years which includes multi-family buildings along Woodman Avenue between Orange (G) Line right-of-way on the north and Hatteras Street on the south; buildings along Oxnard Street between Hazeltine Avenue on the west and Orange (G) Line right-of-way on the east; and other specified parts of the Van Nuys-North Sherman Oaks Community Plan area as shown on attached map to this ordinance.

Sec. 5. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to all occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years within the boundaries shown on the attached map to this ordinance.

Sec. 6. **EXTENSION OF REGULATIONS.** The City Council may by resolution extend the provisions of this ordinance for a 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance, so long as the City Council makes the following findings: That the extension is necessary to protect against the threat to the public safety, health, and welfare of the residents in the ICO area from the demolition of occupied residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years, pursuant to the requirements of Government Code Section 65858.

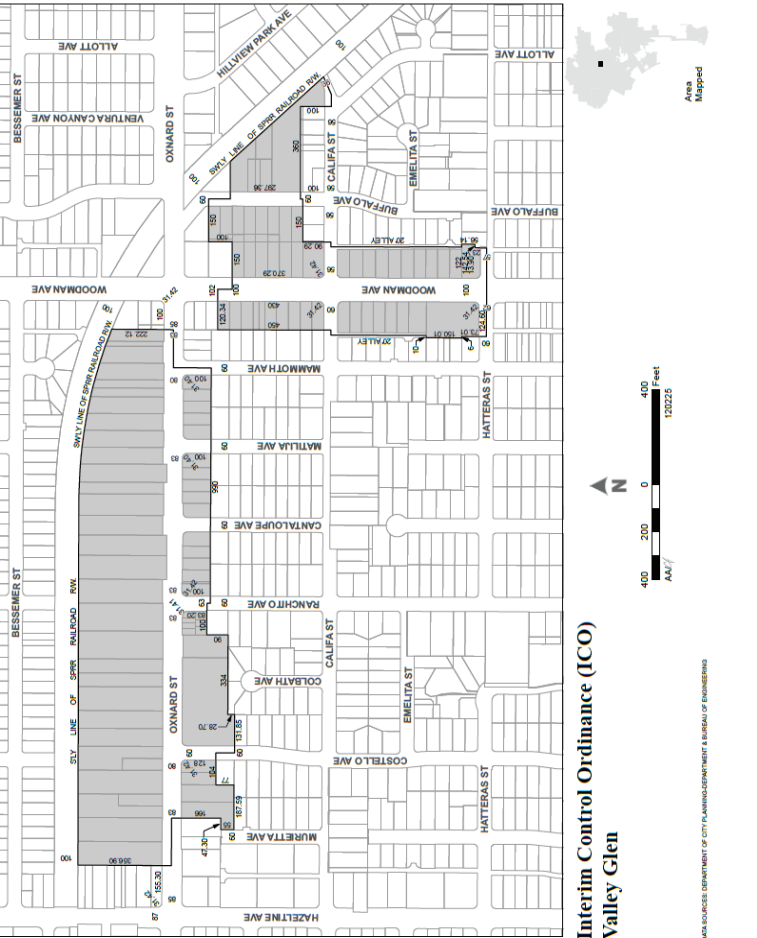
Sec. 7. **HARDSHIP EXEMPTION.** The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 8. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 9. **APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the LAMC and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

Sec. 10. **HCD REVIEW.** Pursuant to Government Code Section 66300(b)(1)(B)(ii), the ordinance was reviewed by the California Department of Housing and Community Development, and approved on April 20, 2026.

Sec. 11. **URGENCY CLAUSE.** The City finds that this ordinance is required for the immediate protection of the public health, welfare and safety for the reasons set forth in this ordinance. Pursuant to Government Code Section 65858, this ordinance shall be effective upon adoption.



Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By PARRISH A. KNOX
Deputy City Attorney

Date June 16, 2026

File No. 25-0970

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than four-fifths of all its members.

CITY CLERK

MAYOR

Ordinance Passed September 8, 2026

Approved

CNSB # 4078164

NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

The Los Angeles County Department of Regional Planning ("LA County Planning"), acting in the capacity of "Lead Agency" has prepared a Draft Initial Study-Mitigated Negative Declaration ("IS-MND") in accordance with, and pursuant to, the California Environmental Quality Act, for the project described below:

Project Number & Project Title: PRJ2021-002515-(2), Truck Trailer Storage Yard
Project Location: 14500 South Avalon Boulevard, within the Metro Planning Area
Proposed Project: A conditional use permit request to authorize the outdoor storage of up to 58 trucks, screened by a new eight-foot-tall CMU block wall and landscaping along the rear lot line, and to construct a new 5,547-square-foot garage and office building.
Public Review Period: Thursday, September 10, 2026, to Monday, October 12, 2026
Document Availability: An electronic copy of the IS-MND is available for public review or download at the following website: bit.ly/RPPL2024001806.



Additionally, a hardcopy of the IS-MND is available for public review at the following locations during regular business hours:

- LA County Public Library, A C Bilbrew Library Branch at 150 East El Segundo Boulevard, Los Angeles, CA 90061; and
- LA County Planning, Southwest LA Field Office at 1320 West Imperial Highway, Los Angeles, CA 90044.

Written comments can be received or postmarked on or before Monday, October 12, 2026, via mail to: Evan R. Sahagun; LA County Planning, Headquarters Office; 320 West Temple Street, 13th Floor; Los Angeles, CA 90012. Written comments may also be received via email to ESahagun@planning.lacounty.gov (preferred method). Should you have any questions, please call (213) 204-9939.

Para asistencia en español, por favor de contactar el Departamento de Planning y comunicarse con Evan Sahagun al ESahagun@planning.lacounty.gov

Hazardous Waste and Substances Statement: The proposed project site is not on any lists enumerated under Government Code section 65962.5 including but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

CNSB # 4078092

heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de los Servicios Legales de California (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Stanley Mosk, 111 North Hill Street, Los Angeles, CA 90012.

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Stacey A. Miller, Esq. 161628 Tharpe & Howell, LLP 15250 Ventura Boulevard, Ninth Floor Sherman Oaks, CA 91403 (818) 205-9955. DATE (Fecha): 02/03/2026 David W. Slayton, Executive Officer/Clerk (Secretario), by P. Rodriguez, Deputy (Adjunto) (SEAL) 9/14, 9/21, 9/28, 10/5/26

NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre): Angelica Maria Villaseor Tena. You have been sued. Read the information below and on the next page. Lo han demandado. Lea la información a continuación y en la página siguiente. **Petitioner's name is:** Nombre del demandante: Ignacio Gutierrez Luna. You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado. **NOTICE TO RESTRAINING ORDERS ARE ON PAGE 2:** These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. **AVISO DE LAS ÓRDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PÁGINA 2:** Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se desista la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California. **FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. **EXENCIÓN DE CUOTAS:** Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte. 1. The name and address of the court are (El nombre y dirección de la corte son): Superior Court of California, County of Los Angeles, Whittier Courthouse, 339 South Painter Ave Whittier, CA 90602 2. The name, address, and telephone number of the petitioner's attorney, or plaintiff without an attorney, is (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): Ignacio Gutierrez Luna, 6111 Pacific Blvd #200 Huntington Park, CA 90255 Date (Fecha): 3/23/2026 David W. Slayton, Executive Officer/Clerk of Court, Clerk, by (Secretario, por) Melinda Harper, Deputy (Asistente) (SEAL) 9/14, 9/21, 9/28, 10/5/26

DJ-4078155#

SUMMONS (Family Law) CITACION (Derecho familiar) CASE NUMBER (NÚMERO DE CASO): 26WHFL00387

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