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COMMUNITY IMPACT STATEMENT

SUPPORT IF AMENDED for Council Files: C.F 17-0226 and 17-0226-S1

Title: Prohibiting The Issuance Of Demolition Permits For Existing Structures (Pilot Program In CD 10 And Possibly The Portions Of The PICO NC Within CD-5) Until The Property Owner Or Developer Demonstrates That A Replacement Project Is Ready To Break Ground

Dear Members of the Los Angeles City Council:

The PICO Neighborhood Council ("NC") strongly supports C Council Files: C.F 17-0226 and 17-0226-S1 to prohibit the issuance of demolition permits for existing structures until the property owner or developer demonstrates that a replacement project is ready to break ground. (Council Member Heather Hutt's introduced the ordinance of Friday, September 4, 2026 so no CF number was available at the time this CIS was drafted.)

Los Angeles is currently facing an unprecedented housing and homelessness crisis. Maximizing and preserving our existing housing stock and maintaining the vibrancy of our neighborhoods are among the City's highest priorities. Frequently, property owners and developers demolish existing structures-including viable commercial spaces and multi-family housing-to clear a site for future development. While new development is essential to address the City's housing shortage and economic growth, premature demolition can have severely detrimental impacts on the surrounding community if the replacement project stalls.

When a developer clears a lot but lacks the approved plans, entitlements, or secured financing to begin construction, the property can sit vacant for years. These empty, fenced-off dirt lots create neighborhood blight, attract illegal dumping and unpermitted activities, and degrade the quality of life for surrounding residents. More critically, when the demolished structure contains residential units, premature demolition removes badly needed housing from the market long before the replacement housing is ready to be built. To protect neighborhoods from the blight of stalled development sites and prevent the unnecessary loss of active structures, the City must ensure that demolition only occurs when a replacement project is genuinely ready to proceed.

As a result, the PICO NC supports the City Council instructing the Department of City Planning (DCP) and the Los Angeles Department of Building and Safety (LAD BS), with the assistance of the Los Angeles Housing Department (LAHD) and the City Attorney, to report back within 60 days on the feasibility of drafting an ordinance that would prohibit the issuance of a demolition permit

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for any existing structure until the property owner or developer can demonstrate that a replacement project is fully prepared to break ground.

The report back should include recommendations on establishing the following requirements prior to the clearance of a demolition permit:

- Approved Plans: The developer must have fully approved land use entitlements and "Ready to Issue" (RTI) building permits for the proposed replacement project.
- Secured Financing: The developer must provide verifiable proof of secured construction financing for the replacement project.
- Construction Timeline: The developer must provide a finalized timeline demonstrating that construction on the replacement project will commence immediately following the completion of demolition and site clearance.
- Health and Safety Exemptions: Clear provisions to exempt structures that must be demolished immediately due to severe structural damage, fire, or other conditions that pose an imminent threat to public health and safety, as determined by LADBS.
- Rigorous Enforcement of Tenants Rights: Ensuring that tenant protections under the Rent Stabilization Ordinance and the Ellis Act are remain rigorously enforced and not undermined.

Finally, to the extent any implementing Ordinance is treated as a pilot project applied to a single council district, the PICO NC, which straddles Council Districts 5 and 10, the PICO NC requests that the entire PICO NC be protected by the Ordinance.

For the foregoing reasons, the PICO NC supports Council Files: C.F 17-0226 and 17-0226-S1 and urges the Los Angeles City Council to prohibit the issuance of demolition permits for existing structures until the property owner or developer demonstrates that a replacement project is ready to break ground.

PRESENTED BY: PICO NC BOARD
SECONDED BY: [INSERT]
YES: [], NO: [],ABSTAIN: [], RECUSAL: []
ON THIS DATE: [INSERT]

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