

RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION ORDINANCE

COUNCIL DISTRICT(S): ALL

COMMENTS:

On May 20, 2008, [Ordinance No. 179.868](#) became effective, establishing the Residential Hotel Unit Conversion and Demolition Ordinance in Article 7.1 of Chapter IV of the Los Angeles Municipal Code¹. The ordinance provides, citywide, that the conversion or demolition of a Residential Hotel, or any new development on the site of a destroyed or demolished Residential Hotel, shall not be approved until the Los Angeles Housing and Community Investment Department (HCIDLA) has approved an Application for Clearance filed by the owner pursuant to the ordinance.

The ordinance includes a provision for establishing the status of Residential Hotel units. The ordinance also establishes conditions to receive approval of an Application for Clearance, including the provision of replacement units or payment of a fee into the Affordable Housing Trust Fund. The ordinance includes the following definitions:

Conversion - Conversion is any action that converts any residential unit in a residential hotel through either: (1) a change of use to a commercial, industrial, or other non-residential use; (2) change to a different residential use; (3) a change from a residential use to a transient or tourist guest use or occupancy; or (4) a conversion to a condominium, cooperative, or similar form of ownership.

Demolition - Demolition is any action that reduces the number of existing guest rooms, light housekeeping rooms, or efficiency units in a residential hotel, either by a complete tearing down of a building or structure so that it no longer exists or by combining two or more units into a single unit.

INSTRUCTIONS:

Unless the applicant has a vested right pursuant to Section 12.26-A, 3 of the Los Angeles Municipal Code, the following instructions shall apply:

1. **Refer** any applicant for a permit or a discretionary land use approval to renovate, remodel, convert or demolish units in a Residential Hotel to: Los Angeles Housing and Community Investment Department, Planning and Land Use Services Section at (213) 808-8843.
2. **Add all of the following HCIDLA clearances:**
 - Residential Hotels
 - Demo/Removal of Rental Units (*if applicable*)
 - Tenant Habitability Plan (*if applicable*)
3. **Include** the following condition in any letter of determination by the Advisory Agency, City or Area Planning Commission, Council, Director of Planning, or the Zoning Administrator that approves the conversion or demolition of a Residential Hotel:

Prior to the issuance of any permits relative to this matter, an Application for Clearance must be approved by

¹ The code section was amended on August 22, 2008 by [Ordinance No. 180.175](#).

the Los Angeles Housing and Community Investment Department pursuant to Article 7.1 of Chapter IV of the Los Angeles Municipal Code, otherwise known as the "Residential Hotel Unit Conversion and Demolition Ordinance."

4. **Attach** the required "Primary Renovation Work Checklist" to all applications for alteration/repair permits since all Residential Hotels are subject to the Rent Stabilization Ordinance (RSO), and refer the applicant to the Tenant Habitability Program staff at (213) 847-3803 or (213) 472-7039 and RSO staff at (213) 808-8537 where applicable.

Please note that the Los Angeles Housing and Community Investment Department has made the determination that the subject property is a Residential Hotel, pursuant to California Health and Safety Code Section 50519.

Note that the property may also be subject to the City Center and Central Industrial DFD see [ZI No.2487](#).