

MOTION

For years, residents of the Ellison Apartments, an apartment complex a block from Venice Beach, have complained about the illegal operation of short-term rentals in their building. A 58 unit building built in 1913 and covered by the Rent Stabilization Ordinance, the Ellison, located at 15 Paloma Avenue was once home to scores of Venetians. Today, residents claim a mere dozen long-term tenants remain, with the majority of units being rented out on a frequent and short-term basis, often by crowds of young, disruptive partiers.

In recent weeks, as Los Angeles businesses have shut down, as hotels have seen a dramatic loss in their business, and as Los Angeles residents have dutifully complied with "Safer at Home" orders, the Ellison has continued booking rooms on a short-term basis, cutting rates to attract tourists and even young local partiers. Many of the short-term renters continue to socialize day and night, disregarding social distancing requirements, and causing elderly and sick longtime residents to fear for their health and for potential exposure to COVID-19. The continued rental of RSO units for short term stays is creating a nuisance and is impairing the health and safety of the residents of the Ellison.

Even before the Coronavirus crisis hit, the city has found the Ellison to be non-compliant with and in violation of the city's Home Sharing Ordinance, but has not yet issued Administrative Code Enforcement (ACE) citations.

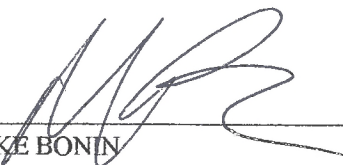
Last month, the Office of the City Attorney filed suit against the owner of the Ellison Apartments, accusing them of operating an illegal hotel and trying to push out longtime tenants so that more rooms can be rented to night-to-night guests who book rooms online. A preliminary injunction hearing on the matter has been set for May 7.

Residents of the Ellison continue to complain about the chronic lack of enforcement of city rules, and contend that the City is failing to protect them against harassment and significant threats to public health. In light of the current COVID-19 public health emergency, the threat to the health and safety of the long term residents of the Ellison is imminent and ongoing, would lead to adverse and irrevocable harm, and demands immediate relief.

Los Angeles Housing and Community Investment Department
I THEREFORE that the City Council instruct the ~~Office of the City Attorney~~ to immediately begin issuing Administrative Code Enforcement (ACE) citations for violations at the property.


I FURTHER MOVE that the City Council instruct the Office of the City Attorney to immediately apply ex parte to the court for emergency relief and to seek imposition of an immediate temporary injunction, preventing further short-term rental bookings at the property.

Presented by



MIKE BONIN
Councilmember, 11th District

Seconded by



NURY MARTINEZ (verbal)
Councilmember, 6th District

APR 7 2020

ORIGINAL