

**MOTION**

At approximately 1:00am on Tuesday August 4, 2020, a thirty-five-year-old mother of three was killed and three others were wounded after gunfire erupted at 13200 Mulholland Drive. The home was being used as a short-term rental and was listed on Airbnb. LAPD believes there was a gang-related dispute that resulted in gunfire during a large house party at the residence. In the early morning hours of Wednesday August 26, 2020, at approximately 2:30am one man was killed and another wounded after gunfire erupted at 2219 San Ysidro Drive. The home was being used as a short-term rental, also listed on Airbnb and LAPD believes that there was a gang-related dispute that resulted in gunfire, once again during the large gathering. And on Saturday January 2nd, 2021, at approximately 2:30am, two people were wounded after gunfire erupted at a home at 6347 Maryland Drive. Even though records show no approved application for home-sharing at this location, the home was being used as a short-term rental and was listed on Airbnb. Once again, LAPD believes there was a gang-related dispute that resulted in gunfire.

The City's Home Sharing Ordinance (HSO) was adopted in late 2018 to create a regulatory framework that protects existing housing supply while allowing eligible homeowners and tenants to share extra space in their homes or their whole home when they are out of town. The HSO became effective on July 1, 2019, and the City began enforcement on November 1, 2019. Since then, the Departments of City Planning, Housing and Community Investment, Building and Safety, and the City Attorney's Office have made tremendous progress in clamping down on non-compliant listings and registering or removing thousands of non-compliant properties or bad actors from hosting platforms. However, the process can be lengthy and cumbersome, particularly when dealing with chronic bad actors and/or the occurrence of violent crimes which necessitate swift action.

Furthermore, the City's enforcement agencies have not been given the necessary discretion, direction, resources or enforcement tools to effectively address the occurrence of criminal activity and violent crimes during large gatherings at short-term rental properties. The need for effective tools has become even more clear during the COVID-19 pandemic as property owners in Los Angeles, particularly those adjacent to Hollywood nightlife locations, began renting out residences as party houses in violation of Los Angeles County Public Health Officer Orders and Mayoral Orders related to large public gatherings, and the City of Los Angeles' Home Sharing Ordinance (Ord. No. 185931).

These residences have all too often provided a venue for criminal activity, violent crime and the unnecessary and preventable loss of life. The City's enforcement agencies should be provided with the tools needed to immediately suspend a Home-Sharing registration if criminal activity is found to have taken place at the property while being used as a short-term rental.



SEP 14 2021

I THEREFORE MOVE that the Department of City Planning, with the assistance of the City Attorney and LAPD, be instructed/requested to report back on the feasibility of amending LAMC Section 12.22 A 32 to implement a provision that would allow for the immediate suspension of a City of Los Angeles Home-Sharing Registration when criminal activity is found to have taken place at a residence while being used as a short-term rental.

I FURTHER MOVE that the Department of City Planning be instructed to report back on any additional resources, funding and/or staffing needs to effectuate the intent of this motion.

PRESENTED BY: Paul Koretz  
PAUL KORETZ  
Councilmember, 5<sup>th</sup> District

Nithya Ramana  
NITHYA RAMAN  
Councilmember, 4<sup>th</sup> District

Bob Blumenfeld  
BOB BLUMENFIELD  
Councilmember, 3<sup>rd</sup> District

SECONDED BY: Paul Kebojian

ORIGINAL