

MOTION

Authentic Suites operates at least three buildings in Hollywood in violation of the Home Sharing Ordinance (HSO), Ordinance No. 185931, Council File No. 14-1635-S2. The buildings include the *Canterbury Suites*, located at 1746 Cherokee Avenue, Los Angeles, CA 90028; the *Aloha Suites*, located at 6731 Leland Avenue, Los Angeles, CA 90028, and the *La Casa Del Rey*, located at 1516 Hobart Boulevard, Los Angeles, CA 90027. The short term rental of units within the complex is disruptive to the existing tenants.

The *Aloha Suites* and *Canterbury Suites* are both subject to the Rent Stabilization Ordinance, while the *La Casa De Rey Suites* is inexplicably not. While the *Aloha Suites* Certificate of Occupancy seemingly allows for the operation of six hotel rooms, Authentic Suites advertises for eight and may allow even more. *Canterbury Suites* is not allowed to operate any and has received two notifications of the violations. In addition to possible HSO violations, *La Casa Del Rey* has also received multiple complaints for the lack of maintenance to the building and its overall safety.

The shut down of many businesses, including hotels, have caused great economic hardship to many, including those residents of those three buildings operated by Authentic Suites. Despite “*Safer at Home*” orders, and in seemingly violation of the HSO, Authentic Suites continues to operate and has now tailored their advertising to be COVID-19 centered, thereby capitalizing on these very unfortunate circumstances. Residents have complained about the lack of enforcement of City ordinances and regulations, and Authentic Suites’ complete disregard of those ordinances and regulations when the residents have brought them to their attention. Given the current COVID-19 public health emergency, the threat to the health and safety of long term residents demands immediate attention.

I THEREFORE MOVE that the Council instruct the Housing, Community & Investment Department and the Department of Building and Safety, in consultation with the City Attorney and the Planning Department, to take immediate actions to enforce the Rent Stabilization Ordinance (RSO) and the Home Sharing Ordinance, and levy citations for non-compliance violations, at the *Canterbury Suites*, located at 1746 Cherokee Avenue, Los Angeles, CA 90028; the *Aloha Suites*, located at 6731 Leland Avenue, Los Angeles, CA 90028; and the *La Casa Del Rey*, located at 1516 Hobart Boulevard, Los Angeles, CA 90027.

I FURTHER MOVE that the Council instruct the Housing, Community & Investment Department, with the assistance of the City Attorney, to provide a report and documentation that explains why the *La Casa Del Rey* is exempt from the RSO, and what actions are being taken, including legal, to remedy its building code violations.

PRESENTED BY: 
MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY: 

APR 22 2020



ORIGINAL