STATEMENT ON THE SUBJECT:

The City Council will consider directing staff to send a notice to property owners, home sharing license holders, hotels, homeowners associations, local realtors, management companies, and other similar stakeholders informing them of the current County public health orders that ban gatherings and require masks and social distancing while in public. The Council will also consider requiring signage with this information to be posted in highly visible areas in apartments, condominiums, hotels, and home sharing sites (including the online posting).

RECOMMENDATIONS:

1. Direct staff to develop and send a notice to property owners, home sharing license holders, hotels, homeowners associations, local realtors, management companies, and other similar stakeholders informing them of the current public health orders that ban gatherings and require face coverings and social distancing while in public.

2. Direct the City Attorney to draft an ordinance to require signage with this information to be posted in common areas of apartment buildings, condominiums, and hotels, as well as inside the front door of the home sharing sites. A digital notice shall also be included on the online advertisements for home sharing sites.

3. Direct the Code Compliance Division to work with the Communications Department to design a downloadable/printable notice that shall be posted according to the ordinance requirements.

4. Authorize the Director of Finance and Technology Services to allocate $10,000 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with mailing the notices and developing the signage.
BACKGROUND / ANALYSIS:
During the COVID-19 public health emergency, the City Council and staff have received complaints that vacant houses or hotel rooms have been used for large gatherings and parties. This is in direct violation of the County’s public health orders, which state that individual and family gatherings or parties of any size are not allowed. These types of gatherings are risky as they bring together people who do not live together and increase the chances of community transmission.

Large parties have been reported in parts of Los Angeles and throughout the region. After multiple reports of parties in the Hollywood Hills, Los Angeles Mayor Eric Garcetti authorized shutting off water and electricity service to homes that had repeatedly hosted large parties in defiance of the ban on gatherings. In August, Airbnb also announced a global ban on all parties and events at Airbnb listings, including a cap on occupancy at 16. This move is intended to prevent “party houses”, especially during the current public health crisis. Airbnb also has a Neighborhood Support hotline to report parties or disturbances nearby: (855) 635-7754.

The local complaints in West Hollywood have largely been from parties occurring in illegally operating short-term rentals or by owners or tenants themselves. If residents or visitors witness a large party or gathering in West Hollywood, they can make a report to the West Hollywood Sheriff Station or the City’s Code Compliance Division for further investigation.

In order to educate the community on the County health orders, this item directs staff to develop and send a notice to property owners, home sharing license holders, hotels, homeowners associations, local realtors, management companies, and other like stakeholders informing them of the current public health orders that ban gatherings and require face coverings and social distancing while in public.

Residents and visitors to multi-family buildings, as well as people visiting from out of town and staying in local hotels or rentals may not be familiar with the current Los Angeles County guidelines. Notices posted in highly visible locations such as common areas on apartment buildings, condominiums, and hotels, and the inside of the front door of home sharing sites will provide a visible reminder and warning to people about the current public health orders.

This item also directs the City Attorney to draft an ordinance to require signage with current public health orders to be posted in common areas of apartment buildings, condominiums, and hotels, as well as on the inside of the front door at home sharing sites. A digital notice shall also be included in the online advertisement for the home sharing site so prospective visitors are provided with this information ahead of time. This item also directs the Communications Department to design a specific notice for West Hollywood. This will help standardize the message and ensure the correct information is
being shared. The notice should be easily accessible on the City’s website and printable on 8.5 x 11 sized paper in black and white or color. The Los Angeles County Department of Public Health, California Department of Public Health, and the Centers for Disease Control and Prevention have examples online that may be used as templates.

**CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:**

This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- PSG-1: Maintain the City’s Unique Urban Balance with Emphasis on Residential Neighborhood Livability.
- OSP-1: Adaptability to Future Change.

In addition, this item is compliant with the following goal(s) of the West Hollywood General Plan:

- LU-8: Maintain and enhance residential neighborhoods.
- SN-8: Provide public safety services in a manner that reflects and is sensitive to the characteristics and needs of the West Hollywood community.

**EVALUATION PROCESSES:**

The Code Compliance Division will continue to monitor complaints regarding parties and loud noise and will report back to City Council if ongoing issues arise.

**ENVIRONMENTAL SUSTAINABILITY AND HEALTH:**

N/A

**COMMUNITY ENGAGEMENT:**

This item includes direction to develop a notice to go out to property owners, HOAs, hotels, and local realtors and management companies registered with the City to remind people of the current public health emergency regulations in place.

**OFFICE OF PRIMARY RESPONSIBILITY:**

DEPARTMENT OF PUBLIC WORKS / CODE COMPLIANCE DIVISION
**FISCAL IMPACT:**
This item approves the use of $10,000 from budgeted funds in the Special Council Programs account number 100-1-01-00-531001 for costs associated with developing, printing, and mailing the notices.

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