

MOTION

In 1992, the Council adopted Ordinance No. 167689 (CF 88-1249), to regulate the establishment of a **hostel** which is defined in Section 12.03 of the Municipal Code as '*a one-family dwelling, boarding or rooming house, dormitory, apartment hotel or apartment house which is advertised as a hostel or which is listed with any recognized national or international hostel organization.*'

The Municipal Code does not permit hostels *by-right* in any zone; instead, they are only permitted either by Conditional Use or as Public Benefit Projects. Numerous unpermitted hostels are proliferating throughout Council District 10, particularly in the Mid-City neighborhood, much to the frustration of its residents, inasmuch as this commercial use is operating in residential zones in violation of the Municipal Code, inasmuch as **operating a hostel within 500 feet of the Residential or Agricultural zones is disallowed.**

In addition, there appears to be challenges as to enforcement on the part of City staff, inasmuch as the Department of Building & Safety (LADBS) has indicated that while violations of commercial uses in residential areas have been identified, LADBS is unable to cite hostel operators because active construction is not taking place on-site. The Housing Department has been equally unsuccessful in disallowing hostels, despite efforts by its inspectors.

At least 28 properties in Council District 10 are operating as illegal hostels which have caused great consternation and harm to neighbors. Furthermore, there has been heightened calls for service to the Police Department. Records of service have demonstrated that the operators have done nothing to curb disturbances on the properties. The range of issues are extensive, and are very serious. Neighbors consistently complain about drug use/overdose, physical violence, thefts and burglaries, and a range of other crimes such as but not limited to, landlord/tenant disputes, suicide calls and battery, radiating from these properties.

The alleged activities occurring as a result of **the operation of these illegal hostels are a threat to the public peace, health, and safety of the community**; and a drain on public safety resources. These activities cannot be allowed to continue, and the City must take immediate corrective action.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety, and Housing Department, and in consultation with the City Attorney, to prepare a report with recommendations/land use regulatory controls, and thereby take immediate corrective action relative to the proliferation of illegal hostels.

I FURTHER MOVE that the Council instruct the Department of Building and Safety, Planning Department, Police Department, Fire Department, and Housing Department, to immediately create an enforcement taskforce to pilot an illegal hostels enforcement area in the Mid-City neighborhood and Mid-City Neighborhood Council area.

I FURTHER MOVE that the Council instruct the City Administrative Officer to prepare a report with recommendations, with the assistance of the Planning Department, Department of Building and Safety, and Housing Department, relative to funding allocation and staff resources needed to enforce provisions of the Municipal Code that disallow hostels *by-right* in all zones, unless permitted either by Conditional Use or as Public Benefit Projects.

PRESENTED BY:



HEATHER HUTT

Councilmember, 10th District

SECOND BY:



OCT 25 2023

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