

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of West Hollywood for the purpose of establishing a hotel building moratorium in the City of West Hollywood. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

The City of West Hollywood is in the midst of an unprecedented hotel construction boom. A consultant’s report in 2015 called into doubt the City’s ability to absorb the new hotel development in the pipeline at that time. A hotel financial and advisory group said the resulting surplus of rooms would “cannibalize the market” and potentially decrease hotel room tax by as much as \$1 million in 2020 and 2021. Since the 2015 consultant report, further hotel developments have been proposed to the City and further hotel developments have been approved in surrounding communities like Beverly Hills.

At the same time, the City of West Hollywood is suffering from a dire shortage of affordable housing. According to the City’s Human Services and Rent Stabilization Department, only 491 units of housing were added in the City of West Hollywood during the period 2013-2015, an increase of only 2% of the total housing stock, which is less than the City’s population growth over the same period. Of the units added, 400 were market-rate units and another 18 were single-family homes. Without increased housing development, and especially the creation of affordable housing units, many West Hollywood residents will be priced out of their City.

Many of the sites being proposed for large-scale hotel developments are well-suited to multi-unit housing development. A moratorium on new hotel construction is necessary so that the City may study the effect of increased hotel guest room supply on the West Hollywood hotel market and so that the City may analyze whether some sites currently proposed for hotel development are better suited to multi-family housing projects. Hotel overbuilding and lagging affordable housing development represent a current and immediate threat to the public health, safety, and welfare of West Hollywood residents.

Some hotel developments have negative impacts on the surrounding community, including strain on social services due to low-paying jobs, increased traffic, and other environmental impacts. A moratorium on new hotel development is necessary so that the City may study the effects of hotel development on the City and, if appropriate, propose standard mitigation measures for such developments.

Signed by:

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TITLE AND SUMMARY
PREPARED BY THE CITY ATTORNEY

AN ORDINANCE ESTABLISHING A TWO-YEAR MORATORIUM ON HOTEL DEVELOPMENT

The purpose of this initiative is to place on the ballot a proposed ordinance that would establish a two-year moratorium on hotel development in the City. The proposed ordinance would prohibit the City from accepting or processing applications for construction of new hotels, expansion of existing hotels or conversion of buildings into hotels during the term of the moratorium. The moratorium would not apply to hotel projects that have a legal pre-existing vested right to be built or new mixed-use projects that include at least ten units of affordable housing and for which an application has been accepted and reviewed.

A full copy of the proposed ordinance is printed on this petition for review by any prospective signer.