

MOTION

"Party Houses", residential homes used or rented out frequently for parties, are a long-running problem in Los Angeles. In particular, this issue is acute in our hillside neighborhoods where large private homes are rented out, often on narrow hillside streets, for the sole purpose of throwing parties.

Party House use has even gotten to the point where entire houses are being built for the purpose of hosting weekly parties. Further, the entire process has now become even easier, and thus more harmful, due to the rise of short term rental platforms and the ease with which an individual can now rent a "party house".

Unfortunately, our current enforcement tools (LAMC 41.57, 41.58, 12.27.1, 112.01(b), and 116.01) are not strong enough. Enforcement by LAPD of the City's noise ordinance does not provide the police enough tools to discourage the next offense. Additional tools in our building codes are almost impossible to enforce as there is little to no building inspector availability on a Friday or Saturday night when most parties occur.

Over the years, the City has attempted to grapple with this problem. Motions have been introduced (CFs 02-2476, 06-1231, 07-0184, 12-1824) on multiple occasions over the past fifteen years to deal with this problem, to no avail.

Working with the City Attorney's Office, LAPD, and the Departments of City Planning and Building & Safety, a path forward to deal with this issue looks promising. In 2013, the LAPD Commission presented a report on actions taken by the Cities of Santa Monica, Malibu, and Newport Beach to deal with Party Houses.

These laws have been reviewed by the offices and departments noted and we believe a system of stronger enforcement tools, modeled after Newport Beach's Loud and Unruly Gathering Ordinance, and a registration requirement for large residential events, modeled after Malibu's Excessive Special Events Ordinance, should be proposed to finally bring relief to our besieged residential neighborhoods here in Los Angeles.

I THEREFORE MOVE, to request the Office of the City Attorney, in consultation with the Los Angeles Police Department, Department of City Planning, and any other relevant departments, to draft an ordinance modeled off the best practices of the ordinances in our neighboring cities that will regulate "Party Houses".

PRESENTED BY: 

DAVID E. RYU

Councilmember, 4th DistrictSECOND BY: 

JUN 10 2016

JUN 10 2016

MAY 10 2016

