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**Fwd: Party Houses - CF No. 12-1824 and 12-1824-S1**

1 message

Thu, Oct 6, 2016 at 12:58 PM

From: **Marshall Long** <mlacoustics@sbcglobal.net>  
Date: Thu, Oct 6, 2016 at 12:17 PM  
Subject: Re: Party Houses - CF No. 12-1824 and 12-1824-S1  
To: Jose Huizar <councilmember.huizar@lacity.org>, Jeffrey Ebenstein <jeffrey.ebenstein@lacity.org>, Tom Henry <Tom.Henry@lacity.org>, Cara Goldman <cara.goldman@lacity.org>, Gourmet Khara <gourmet.khara@lacity.org>, Shawn Bayliss <shawn.bayliss@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, Joan Pelico <Joan.Pelico@lacity.org>, Faisal Alserri <Faisal.Alserrri@lacity.org>, Andy Shrader <andy.shrader@lacity.org>, "homeowners-of-encino@earthlink.net" <homeowners-of-encino@earthlink.net>  
Cc: Renee Weitzer <Renee.Weitzer@lacity.org>, David Ryu <david.ryu@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>, City Clerk Wolcott <clerk.webfeedback@lacity.org>

Jerry

While I agree that party houses need to be controlled, banning "commercial activities" in residential zones is overly broad. It would prohibit people from working out of their homes and kids from having lemonade stands. You need to think more carefully about the wording of your recommended ordinances. Also Renee has retired and is no longer working for the city.

Best

Marshall Long

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On Thu, 10/6/16, homeowners-of-encino@earthlink.net <homeowners-of-encino@earthlink.net> wrote:

Subject: Party Houses - CF No. 12-1824 and 12-1824-S1  
To: "Jose Huizar" <councilmember.huizar@lacity.org>, "Jeffrey Ebenstein" <jeffrey.ebenstein@lacity.org>, "Tom Henry" <Tom.Henry@lacity.org>, "Cara Goldman" <cara.goldman@lacity.org>, "Gourmet Khara" <gourmet.khara@lacity.org>, "Shawn Bayliss" <shawn.bayliss@lacity.org>, "Paul Koretz" <paul.koretz@lacity.org>, "Joan Pelico" <Joan.Pelico@lacity.org>, "Faisal Alserri" <Faisal.Alserrri@lacity.org>, "Andy Shrader" <andy.shrader@lacity.org>  
Cc: "Renee Weitzer" <Renee.Weitzer@lacity.org>, "David Ryu" <david.ryu@lacity.org>, "Sarah Dusseault" <sarah.dusseault@lacity.org>, "City Clerk Wolcott" <clerk.webfeedback@lacity.org>  
Date: Thursday, October 6, 2016, 11:21 AM

October 6, 2016

Councilmember Paul  
Koretz  
Cc: Planning and Land Use  
Management Committee  
City Hall Room

395  
200 North Spring  
Street  
Los Angeles, California  
90012

Council File No. 12-1824 and  
12-1824-S1

The proliferation of "party houses" is ruining the quality of life in many parts of Los Angeles. Large private homes, especially on narrow hillside streets, are rented to promoters who put on parties that may draw several thousand people in one night. These Party houses generate excessive noise, parking problems, illicit drug use and sale of alcohol. They tend to occur on weekends, when most Building and Safety inspectors unavailable. It is imperative that Los Angeles pass an ordinance put an end to these nuisances.

Several cities have adopted ordinances to regulate "party houses," including Santa Monica and Malibu. Based up thee Planning Department's study, the best approach is an ordinance modeled after the Malibu and Newport Beach ordinances that will:

Prohibits large events or commercial activities in residential zones;

Requires a site plan be filed and approved by DBS;

Requires a City permit;

Requires posting of the permit in a location visible to the public, with a fine for removal of the permit;

Limits special events to no more than a specific number per year;

Deems any violation of the ordinance a nuisance per se;

Provides for escalating fines for each successive violation and posting the notice of violation on the property, with a fine for removal;

Codifies the temporary special event permit (TSE) process and provides that no TSE shall be issued by DBS for a special event at a

residentially zoned lot unless a party house permit has first been obtained;  
and

Includes a prohibition on the use of any short-term rental for party houses or large special events in the regulations currently under consideration by the City

It is absolutely imperative that the City use its broad discretion under its police powers to regulate personal conduct and the use and maintenance of property for the protection of public health, safety, and welfare. It must pass legislation to control party houses and put an end to these illegal operations that are a nuisance to residents.

Cordially yours,

Gerald A. Silver, Press.  
Homeowners of  
Encino

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