



Sharon Dickinson <sharon.dickinson@lacity.org>

Council Files 12-1824, 12-1824-S1

1 message

Robert Louis <robertlouis18@gmail.com>
To: sharon.dickinson@lacity.org

Sun, Sep 25, 2016 at 11:17 AM

Thank you Ms. Dickinson for seeing to it that my letter reaches everyone involved in the party house legislation.

For almost 20 years I have lived practically next door to a party house. This particular house is located at 3380 Deronda Drive, the second house before the gate leading up to the Hollywood sign and Mt. Lee.

The assault on a quiet Saturday night usually starts at about 10pm when the cars start coming up the block. The total is usually between 70 and 80 cars, clogging a narrow, winding street and often times leaving only one lane open for traffic. If an emergency vehicle needed to get up here it would be impossible. We've had times when cars going up met head on with cars coming down the hill and only the arrival of the police could untangle the mess. From 10pm on, residents have to listen to the sound of slamming car doors and car alarms...not one evening for a neighbor's special event, but almost every Saturday night and sometimes Wednesday nights.

The LIVE AMPLIFIED music starts between 10 and 11. The music is SO loud that in my house it is impossible to go to sleep without shutting all windows and turning a fan on high...even with that, the music is still audible and one can actually feel the bass. The live music plays till 3am or sometimes longer. Police records can be checked for the number of times calls have been received complaining about the incredibly loud music and hooting and hollering till the wee hours. Sometimes the police come, sometimes they don't. When they do come it all depends on who the officer is - one who takes his/her job seriously and closes down the party or one who doesn't. With the latter, the music will start up again once the officer leaves.

When the party is over we then have to listen to a half hour of partying people screaming and yelling in the street, car doors slamming and engines starting. So it's a Saturday with little if any sleep and worse, extreme annoyance at the city, elected officials, the police and the system for allowing this to go on...even when there are noise ordinances and other ways to shut it down.

So we have residents losing faith in city government and the police department. Sadly, on our street, the party house has had another affect as well. The next door neighbors couldn't take the loud partying anymore. One of the residents, a physically challenged older man was frightened he wouldn't be able to get help if he needed it with the streets blocked by cars. Now that house has become a party house as well. The owners tried but couldn't sell it (they had to disclose the presence of the party house next door or risk being sued), couldn't rent it either. So the rot has started. The entire upper part of the street has become a staging area for visitors to the Hollywood sign during the day and a party destination at night.

I don't think any of you reading this letter would like to live within ear shot of such a disgusting and inconsiderate neighbor. In fact, I'm willing to bet you can't even conceive what it's actually like. I'm extending an invitation to anyone who would like to spend a Saturday night in my home. Bring your pajamas (please!) and toothbrush and plan on sitting up all night...angry, disgusted and awake!

I would like to thank Councilman Ryu for taking this issue seriously. It's time law abiding, decent residents of the city were taken into consideration rather than people who take advantage of and manipulate the system.

I'm available if any help is needed at all in working to resolve this issue.

Thank you,
Robert Louis
3342 Deronda Drive



Sharon Dickinson <sharon.dickinson@lacity.org>

RE: Council Files 12-1824 and 12-1824-S1"

1 message

Susan Whittaker Mullins <s.mullins@nicholscanyon.org>

Sun, Sep 25, 2016 at 4:34 PM

To: sharon.dickinson@lacity.org

Cc: David Ryu <david.ryu@lacity.org>, Catherine Landers <catherine.landiers@lacity.org>, Nicholas Greif <nicholas.greif@lacity.org>

Dear Ms. Dickinson,

We are very pleased that Councilman Ryu, the Council and PLUM are giving serious attention toward crafting a good legislative response to this difficult and protracted problem of party houses.

We live in the Hollywood Hills where the common situation is for people to purchase large houses for the sole purpose of generating a specific kind of income. These are usually not homes that an ordinary family would choose to live in. They are large and built for entertaining. The owners never live in these houses.

There are 4 kinds of problem rentals. In all these cases, they share the common issue that the purpose of these properties is as profit-making businesses in residential neighborhoods.

1. Short-term rentals to people who want to live their image of "Hollywood" by putting on parties for their friends with all the loud music, screaming, and inebriated conduct, etc. It is their weekend of debauchery at the expense of family neighborhoods. The house owners seemingly have no oversight and no responsibility, nor do they make any effort to stipulate expected norms of renter behavior or acknowledge that this house is in a neighborhood.
2. Short-term rentals to people who are in the business of giving large open-ended parties which are advertised in social media or are staging massive parties to push their businesses like "Marijuana Mike" or pyramid scheme promoters. They often require a cover fee, have people arriving at all hours, they block the narrow canyon roads making them impassable for emergency vehicles and others, disturb the peace, leave bottles, condoms and drug trash all over the streets and so on. These parties do not have any permit guidelines for hours, safety, security etc etc.
3. Short-term rentals for un-permitted film shoots which shoot through the night with vehicles, crews, lighting and noise.
4. Long term rentals to "tenants" who are in the "business" of giving parties." They often bill themselves as "after club party planners". They live in the house but it is used as their base of operations for "after club hours" activities. Landlords collect a lot of rent from them and look the other way. In our experience, police, paramedics and fire trucks have been called to these kinds of rentals frequently.

A few reflections--

The City Attorney's office has done a good review of other cities ordinances and the acknowledgment of the long and difficult enforcement and lengthy process of current LA ordinances like the Nuisance Abatement Procedure. Of the 3 ordinances examined in surrounding cities, only the **Newport Beach LUGO ordinance** seems to cover many of the situations and problems that these rentals generate. It seems to be less onerous to administrate than what we currently have, is enforceable and has a consequence. The **issuance of limited special event permits** per property could be helpful if it outlines specific needs and responsibilities, names and contacts of the responsible people, security rules and personnel, time frame, advanced notification of neighbors, etc and is managed by an accountable City agency.

The one thing I don't see in any of these is any **accountability and risk to the property owner** for the behavior of those they have rented their house to. In our experience, the owner doesn't care who or what the renters do as long as their checks clear. It is only about the money. They do not care what impact their renter's "business" has on the residential community as long as their own rental business makes money. Any legislation passed should also make the landlord/owner fully accountable and fined for failing to vet and check on the activities at their house.

Thank you for your efforts. We hope we will get some tough, workable legislation that will enable curb—stop—this serious quality of life and safety issue in many residential neighborhoods around LA.

Best, regards,
Susan

Susan W. Mullins
President
Upper Nichols Canyon Neighborhood Assn.

HOLLYWOODLAND

September 25, 2016

RE: Council files 12-1824 and 12-1824-S1

Dear Councilmen Huizar and Englander:

Hollywoodland Homeowners Association represents 575 single family hillside homes sited on narrow, substandard, winding streets. We are surrounded by three sides of park land in a severe hazard fire zone. Because we are juxtaposed adjacent to the Hollywood (land) sign, we have been vulnerable to many illegal, imposing party houses that have jeopardized our residents safety and quality of life. These "party" activities are conducted commercially and by residents who feel they are entitled to "a free for all" because enforcement and regulation is not in place or monitored in Los Angeles.

We urge you to pass this legislation and encourage you to apply the regulations to all homes, not just properties being rented for commercial purposes.

Hillside topography poises magnified issues for noise, parking and fire. Many canyons have natural acoustic amplification from walls, structures and hillsides. Narrow, substandard streets inhibit emergency vehicles and excessive cars can easily cause traffic gridlock. Open space juxtaposed next to homes is a fire danger.

Please take these issues under consideration when legislation is formalized. We urge you to implement a significant, monetary fine to assure your legislation is effective. A three thousand dollar fine may not be a significant deterrent for someone who feels they are entitled, wealthy and still can make a profit off an event.

Sincerely,



Christine Mills O'Brien
VP Hollywoodland Homeowners