



Sharon Dickinson <sharon.dickinson@lacity.org>

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

1 message

Boris Chernin <bchernin@gmail.com>

Mon, Sep 26, 2016 at 10:36 AM

To: sharon.dickinson@lacity.org

Hello, my name is Boris Chernin. I am a resident of Los Angeles and I am writing to voice my support for Council Files 12-1824 and 12-1824-S1.

The party house situation has quickly grown to be a major problem in my neighborhood. It has outgrown the scope of noise violations and public nuisance, and has become a crime and public safety issue.

I have personally witnessed illegal activity, including disorderly conduct, vandalism and open drug use on my quiet, peaceful street as a direct result of the open parties that these ostensibly private homes are being rented out for. Their owners are profiting at the expense of the rest of the neighborhood, and it just is not right.

I hope the Council will uphold the rights and interests of regular, peaceful residents like myself and my young family and help us to curb this very real problem before it causes further damage to our neighborhoods.

Very Sincerely,

Boris Chernin
2430 Achilles Dr.
Los Angeles, CA 90046

September 26, 2016

Councilmember Jose Huizar

Planning and Land Use Committee, Chair

Councilmember Mitchell Englander

Public Safety Committee, Chair

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

Councilmembers Huizar and Englander,

I ask you to please support the stricter party house rules. Homeowners are renting out their homes on a short time basis to groups who only intend to throw wild drinking and drug all night parties. Besides keeping the home owners nearby up to all hours of the morning, it also puts an additional burden on our police who are called in the middle of the night to deal with the situation. Without rules, the police can do very little except break up the party.

This is such an important issue to preserve our neighborhoods and stop these parties.

Thank you for your anticipated support.

Sincerely,



Yvonne La Viale

2220 Astral Place

Los Angeles, CA 90046



Sharon Dickinson <sharon.dickinson@lacity.org>

Party House Legislation / Council Files 12-1824 and 12-1824-S1

1 message

Josh Ravetch <joshravetch@gmail.com>

Mon, Sep 26, 2016 at 1:31 PM

To: sharon.dickinson@lacity.org

Hello Sharon: I added one bullet point to my email below that's significant:

I have lived at 2649 Nichols Canyon road for sixteen years and the quality of life here has been destroyed by a party house that was build five years ago directly above my home.

In the past three years, the home has been owned by an absentee-owner who has been renting it out consistently for short term rentals essentially transforming my neighborhood into a loud, blaring, night club.

I've had to endure:

- Blaring music until 4 in the morning.
- Hundreds of loud partygoers weekly.
- Drones swooping above my home.
- Dozens of illegal cars parked and blocking streets.
- Cigarette butts raining down on my wooden deck
- Bright spotlights illuminating the neighborhood like a shopping center parking lot.
- ***My property value has plummeted, or disappeared - it is impossible to sell my home with the party house above me.***

I have been able to shazaam the titles of the rap music booming from that house at two in the morning inside my home with doors and windows closed.

After the neighborhood logged close to 100 calls to law enforcement, a hearing was held and the owner admitted to all of the wrong doing. But without party house legislation, it was hard to prosecute his offenses and difficult to continue to enforce them.

After the hearing, things became better for a time but have recently started up again.

The illegal short term rentals and consistent huge parties and booming music and loud voices has literally ruined the quality of life in our neighborhood and destroyed the peaceful surroundings that was the reason I purchased my home in the first place.

It's outrageous that it took our neighborhood almost two years to even have a hearing to address this problem and even more outrageous that this can continue at some level with so few tools at City Government's disposal to stop such egregious, destructive, invasive, unconscionable behavior in our quiet neighborhood.

Anything that you can do to pass legislation that would prevent this from happening would not only be greatly appreciated, but it seems to me that it would stop what is obviously one selfish, narcissistic persons ability to destroy the quality of life for an entire neighborhood with impunity.

Thank you,

Josh Ravetch
2670 Nichols Canyon Rd.

September 26th, 2016

Councilmember Jose Huizar
Planning and Land Use Committee, Chair

Councilmember Mitchell Englander
Public Safety Committee, Chair

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

Councilmembers Huizar and Englander,

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 W. Mullins
President
Upper Nichols Canyon Neighborhood Assn.

Dear Councilman Ryu,

As a member of the HHA safety committee, I fully support the institution of ordinances to alleviate the impact of disruptive party houses on residential neighborhoods. These party houses operate in violation of Los Angeles city noise ordinances and constitute both a private nuisance and a breach in the right of one's peaceful enjoyment of their own property. Unfortunately, disruptive party houses are a drain on city and police resources and have not been prosecuted to the full extent of the law.

Case in point, I am personally impacted by a known party house in the Hollywood Hills, 3015 Hollyridge Drive, aka "Chateau Vaughn", which has had at least 21 police dispatches over the last few years. There has been a recent improvement in the tenants' behavior over the last month after our local police chief, Officer Manny Sanchez spoke with the tenants. I have also involved Los Angeles building and safety and our local prosecutor, Steve Houchin in this case. We will see if it lasts, as last year my neighbors and I also had high hopes that the problem had been resolved after sending a letter to the owner of the house.

I hope that the new city ordinances take into account the scope of the problem, will protect neighborhood residents, and provide the support they need to prosecute and close these disruptive party houses in residential neighborhoods. Thank you.

Sincerely,

James Mykytenko MD