

September 24th, 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

The Outpost Homeowners Association represents the 475 homes in the Hollywood Hills in the area between the Hollywood Bowl and Runyon Canyon Park. Our neighborhood was developed in the 1920's and has many narrow hillside streets that can barely accommodate two cars passing in opposite directions, particularly at times when parking is heavy.

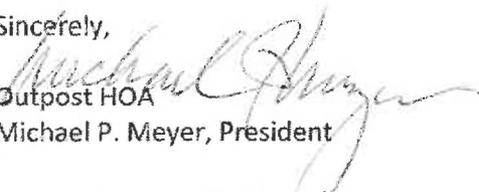
We have had several large houses built in our neighborhood, often on speculation, which have turned into party houses. Some are not owner-occupied and are rented to groups of visitors who regard them as vacation resorts with parties every night. Others are owner-occupied, but the owners rent them for parties, weddings and charitable events, some with paid events and busloads of attendees. These parties often start in the afternoon and last until the wee hours of the morning with loud music ricocheting throughout our canyon neighborhood. The traffic and parking impacts associated with these party houses are serious safety issues as our narrow streets become impassable and unusable by emergency response vehicles.

We do not want to restrict a property owner's right to enjoy his/her property or preclude one's ability to have a birthday party or wedding reception for family members, but some restrictions are required to limit the number of large events at any one address, particularly rental events which turn the homes into special event facilities.

We encourage you to advance the proposed legislation designed to restrict party houses and pass this issue to the full Council. In addition to a serious safety issue, these houses change the very character of single-family residential neighborhoods, negatively impacting the quality of life for Los Angeles residents.

Thank you for the opportunity to submit these comments of the Outpost Homeowners Association Board.

Sincerely,

  
Outpost HOA  
Michael P. Meyer, President

Cc: Outpost HOA Board  
David Ryu, CD4

7007 Macapa Drive Los Angeles, CA 90068



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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

1 message

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**Lisa Meldrum** <lisadonmeldrum@gmail.com>

Sat, Sep 24, 2016 at 5:43 PM

To: sharon.dickinson@lacity.org

Dear Ms. Dickinson

Unfortunately I will not be able to attend next Tuesday's meeting, but I did want to lend my support for restrictions on the short-term rental of homes for parties.

We in Lower Nichols Canyon have been experiencing the same inconveniences as our neighbors in Mount Olympus – loud parties, loud music into the small hours (often with very offensive lyrics), reckless parking of vehicles, uncooperative attitudes from both renters and owners when confronted.

Only today, our street was blocked so badly that residents could not get it or out, nor a fire truck if there had been an emergency.

Those of us who live in the hills understand how noise works – it echos off canyon walls. When a dog barks everybody hears it, so when loud music is played on outdoor speakers at 3.00 am, the entire neighborhood is awake, something that has happened regularly since the owners of 7551 Jalmia Way listed their home on Airbnb for three-night minimum rentals.

Next week, it could be another house, with a different set of renters, who frankly could care less about the neighbors, because a) the renters have no proprietary interest, and b) they have paid a lot of money for the sole purpose of partying, and party they will.

This problem needs to be resolved via city / local ordinance, as quickly and as firmly as possible. The Police Dept. have other, more pressing issues to address.

Respectfully

Donald Meldrum

Owner

2610 Jalmia Drive

Los Angeles, Ca. 90046

E-mail: lisadonmeldrum@gmail.com



Sharon Dickinson <sharon.dickinson@lacity.org>

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## Party houses

1 message

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**Oly Obst** <oobst@3arts.com>

Sat, Sep 24, 2016 at 8:12 AM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Cc: Susan Mullins <s.mullins@nicholscanyon.org>

I don't really have a problem with them. It seems with all the real and serious problems facing our city; poverty, child hunger, homelessness, violence, traffic etc, maybe our attentions would be better served elsewhere. I have lived in the neighborhood for 9 years and have never once had a problem with a "party house". Thank you for taking the time to read this.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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

1 message

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**Josh Ravetch** <joshravetch@gmail.com>

Sat, Sep 24, 2016 at 11:17 AM

To: sharon.dickinson@lacity.org

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.

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.



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**"RE: Council Files 12-1824 and 12-1824-S1" - 8424 Grand View Dr. - Shawn AKA Shahroon Entezam**

1 message

Jason Swing &lt;jason@swingmedia.com&gt;

Sat, Sep 24, 2016 at 7:30 AM

To: "sharon.dickinson@lacity.org" &lt;sharon.dickinson@lacity.org&gt;

Cc: "nicholas.greif@lacity.org" &lt;nicholas.greif@lacity.org&gt;, "catherine.landiers@lacity.org" &lt;catherine.landiers@lacity.org&gt;, "julia.duncan@lacity.org" &lt;julia.duncan@lacity.org&gt;

Hello Sharon,

I have attached 5 emails of this "party house" at 8424 Grand view Dr. LA 90046 **Shawn AKA Shahroon Entezam**

You get the picture from the photos and the content of my emails attached.

Adjacent neighbor rents his house out continuously. Here's the AirBnB listing:

<https://www.vrbo.com/4233865ha> &

renters and/or guests trespass my property, pee in the bushes, by the garage door, walk around my property, park in my driveway, damage my property etc...

parties late nights and into the mornings on week nights.

People knocking on front door at all hours of hours of night thinking they are at my neighbor's house.

Safety concerns with ongoing strangers accessing my property (I have 3 kids under the age of 8)

Illegal AirBnB rental activity

Thanks,

Jason Swing

8410 Grand View Dr

323-528-4449

----- Forwarded message -----

From: Jason Swing <jason@swingmedia.com>  
To: Majd Elias <majd@swingmedia.com>  
Cc:  
Date: Tue, 30 Aug 2016 21:48:58 +0000  
Subject: FW: (1) Shawn - 8424 Grand View Dr. last night

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**From:** Jason Swing  
**Sent:** Monday, June 06, 2016 3:40 PM  
**To:** 'Shawn Entezam' <sentezam@hotmail.com>  
**Subject:** Shawn - 8424 Grand View Dr. last night

6/6/16

Dear Shawn,

I was debating if I was going to write you this letter or just call. But decided I should put it in writing and show you these photos.

The first thing I would like to start off is, that you are a nice guy and super cool. However, there is one thing that you lack and we've seen it numerous times, is the respect for your neighbors and our surroundings. I get it, no one is perfect but there's a responsibility that comes with being a homeowner, some include 1) giving a heads up/ making neighbors aware of your events 2) providing a SAFE environment for your neighbors/neighbors kids. We received 5 phone calls from 5 different neighbors complaining that cars were parked in people's driveways blocking garage doors and your guests smoking cigarettes and weed walking down Grand View. (Grand View is a non-smoking street "by law"). What's mine boggling is you don't even know these people that are coming into your house or into our community. I wouldn't be surprised if we get robbed AND if that happens I'm blaming YOU!

Q: Why would you ever organize a party like this when you know there's no parking up here? And why wouldn't you hire valet parking or a shuttle service?

As I expressed to you yesterday, coming home and seeing a hooptie car park "inside" my garage took me for a loop. Thoughts raced through my head- who's in my home, am I getting robbed. NOT a good feeling at all. You're not even around during this mayhem or keeping an eye on these shady people roaming around. I have attached a photo showing two young kids hanging around my pool for 23 minutes yesterday. Smoking weed and taking photos of my house. I have it all on surveillance. 2nd photo is someone peeing in our driveway. Real nice!

I've heard multiple stories of people thought what was going on in your house- they were shooting a rap video, there was a party with a \$40 cover charge at the door. So I'm hoping you could shine some light and tell me what's the real deal. Could you please tell me what's going on? Did you really have a party for your Cousins friend that got into the NBA?? Think NOT! The main dude (that claimed he's a producer of this) last night at 11:30pm said he rented your home for 3 days and you're not home and he is allow to have parties. That's when I texted you, and you were at Hyde. Again you're not home during this shit show. I'm so confused... This is disturbing and we are both very upset!

Thank you

Jason Swing

SWING MEDIA, INC.

Sent from my Mobile Device

----- Forwarded message -----

From: Jason Swing <jason@swingmedia.com>

To: Majd Elias <majd@swingmedia.com>

Cc:

Date: Tue, 30 Aug 2016 21:49:34 +0000

Subject: FW: (2) 8424 Grand View Dr. Noise Complaint

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**From:** Jason Swing [mailto:jason@swingmedia.com]

**Sent:** Monday, March 18, 2013 5:34 PM

**To:** shawn@800frgcom; sentezam@hotmail.com

**Cc:** lisamazzetti@aol.com; michael@wpschallenger.com; Mekela Lombard; Majd Elias; ayoffe@mbeachlaw.com

**Subject:** 8424 Grand View Dr. Noise Complaint

**Importance:** High

Hey Shawn,

I know I texted you last night about the noise coming from your place, and still have not received a response from you. There for, maybe you'll respond better to email.

First off, I want to say, I'm a pretty easy going guy and don't get upset about things easily. I was your age once, and believe me, I get the partying. I get it! But there are a few reasons why I'm pissed off now.

- 1) This late night ruckus has happened on more than 3 occasions (in the last 5 weeks) that have woken me and my family up. Not to mention the nights that is has only woken me and my wife up and we've just sat there wondering when you'd shut up!
- 2) Not only does this happen late night, but it happens early morning 4 & 5am.- NOT COOL
- 3) And this is happening when you're not even there. I'm not sure if you're letting people borrow your place when you're gone, but that has to come to a stop. As least when you're there, you, out of anyone there might have the sense to tell people to shut it. You're friends with you as their chaperon, are being disrespectful!

You need to realize that you moved into a house between 2 families. We have careers, we have a babies that wakes up at 5:30-6am daily and we have kids that need to be at school. So when your friends are revving the car engines to show off at some girls, the music is blasting the people are screaming at the top of their lungs at 3am, 4am and 5am that makes me beyond mad. You don't live at the W hotel, or off the Strip or in an area that doesn't mind partying with you. You live in a QUIET, residential, neighborhood, that doesn't need to be woken up by your loud ass cars and highly intoxicated, annoying friends. You understand that's not your own private gate-- you SHARE a driveway!!!!!!

I highly suggest we all sit down and talk about what needs to happen going forward, to keep this from happening again. If it does happen again, I will be calling the cops every time. And trust me, I don't want to deal with that. Please don't make me the asshole neighbor that calls the police every weekend or week day.

Please let me know what's a good time for you and Michael, Lisa, Mekela, Aden and me to all sit down and discuss game plan.

Thanks Shawn,

Jason Swing  
**SWING MEDIA, INC.**  
**Outdoor Advertising**  
7421 Beverly Blvd. suite 13  
Los Angeles, Ca. 90036  
**office. 323-936-3000**  
cell. 323-528-4449  
fax. 323-549-0008

**[www.SWINGMEDIA.com](http://www.SWINGMEDIA.com)**

<http://www.linkedin.com/in/jasonswing>

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----- Forwarded message -----

From: Jason Swing <jason@swingmedia.com>  
To: Majd Elias <majd@swingmedia.com>  
Cc:  
Date: Tue, 30 Aug 2016 21:51:40 +0000  
Subject: FW: (3) Last night - Shawn Entezam 8424 Grand View Dr.

Read below....

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**From:** Jason Swing  
**Sent:** Friday, July 04, 2014 1:27 PM  
**To:** shawn@800frg.com; Michael Pierce <michael@wpschallenger.com>  
**Cc:** lisamazzetti@aol.com  
**Subject:** Last night - NEW GATE

Not a good night Shawn. At 2:30am I hear screaming girls and shouting dudes. I got up out of bed to find out there are 9 people in my driveway hanging out. Then I noticed a guy peeing into my garage and other guy urinating in the driveway / pool area. I run out there in my underwear and pushed the 6'2 dude to the ground and was about to beat him down. The girls where screaming to me to stop and yelling "we're sorry." The music and shouting continue in your driveway until 5am. I was going to go over there at 4a.m but my wife didn't let me because she knew how heated up I was.

It's just your retarded friends that have no respect when they come up here. This has to stop (your parties) it's your people coming up my driveway. It happens every time, late night when YOU have parties. I just haven't bothered you about it in the past, but because of the episode last night, this is the last straw...AGAIN!

I have attached photo from my cameras and you can see your annoying friend hanging out, crowding my driveway at 2:20am not to add the 4-5 cars driving up and turning around even honking their horn and a couple time have knock on my door at 2 – 3 im the morning.

Jason Swing  
**SWING MEDIA**  
**Outdoor Advertising**

7421 Beverly Blvd. suite 13  
Los Angeles, Ca. 90036  
office. 323-936-3000  
cell. 323-528-4449  
fax. 323-549-0008

----- Forwarded message -----

From: Jason Swing <jason@swingmedia.com>  
To: Majd Elias <majd@swingmedia.com>  
Cc:  
Date: Tue, 30 Aug 2016 21:54:59 +0000  
Subject: FW: (4) 8424 Airbnb

**From:** Jason Swing  
**Sent:** Saturday, August 20, 2016 1:55 PM  
**To:** Lisa Mazzetti <lisamazzetti@aol.com>; Michael Pierce <michael@michaelpiercestudios.com>; Mekela Swing <mekela@swingmedia.com>  
**Subject:** 8424 Airbnb

Good morning Shawn,

I know that Jason texted you regarding those thugs going up to our house Thursday night asking about 8424.

Just wanted to express some of my key points of how this Air BnB rental is affecting our quality of life.

1. There's a reason we decided to live HERE. We have a quiet neighborhood, which is secluded, safe and Out Of Reach of the LA hustle and bustle.
2. The people you're renting your house to have no background check whatsoever. You have no clue if they have a criminal history, are a child molester, petty thieves or just party goers. Of course all of which we do not want in our neighborhood and in such close proximity.
3. We live on a private driveway that is becoming not private at all! And since we share a driveway, you must know that people who are not familiar with the area will end up pulling into our driveway. Not only do your "guests" mistakenly find themselves turning around in our driveway, but so do the people they invite to party, which more often than not include 10+ cars a night. I'm not going to put up with helping maneuver people out of my driveway or dealing with Uber showing up late night asking if our house is 8424.

We are requesting for you to do your due diligence and require background checks on all guests. We also request at least a 5 day minimum stay. That will help attract a more responsible & respectable guest.

The people that could afford one or two nights are most likely kids that live local and just want a party pad. We do not want those people with that type of agenda up here.

As of now it's becoming a revolving door of unknown people staying next door to us and that is making everyone uncomfortable.

----- Forwarded message -----

From: Jason Swing <jason@swingmedia.com>

To: Majd Elias <majd@swingmedia.com>  
Cc:  
Date: Tue, 30 Aug 2016 21:55:57 +0000  
Subject: FW: (5) 8424 Grand View Issues

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**From:** Jason Swing  
**Sent:** Tuesday, August 30, 2016 7:06 AM  
**To:** sentezam@hotmail.com; Michael Pierce <michael@michaelpiercestudios.com>; Lisa Mazzetti <lisamazzetti@aol.com>  
**Subject:** RE: 8424 Grand View Issues  
**Importance:** High

Shahroon, Did you get the chance to read mekela's email yesterday?

Last night: Monday, Aug 29th

We were woken up to a car tires screeching in my driveway and hearing people shouting and laughing in my driveway. (Pic attached) once again we walked outside and asked all of them WTF? They all said, is this 8424??? I was trying to fall back asleep then woke up again at midnight from the same people including the few more guests renting your home for the night. Being belligerent and loud right at your door step. Now its 4:30 a.m. being woken again (3rd time). And at 4:50 a.m. hearing their car doors slamming as guests are leaving.

I probably got a total of 3 hours of sleep and I have a huge workload today. I am beyond Furious!!!

I don't want it to be a surprise, so I'm telling you now that I'm going to file a police report and seek an attorney to get legal counsel. I'm going to do everything in my power to protect my family, my kids and my community.

I could care less if we're friends or not, and i know you don't care either as you don't give a rat's ass about any of your neighbors. It's all about Shawn and what Shawn wants and you'll do anything to profit at your neighbor's expense.

Don't be pissed off at me as "you" brought this upon yourself. This shit has been going on for years and this Airbnb party pad is the last straw.

Jason Swing

SWING MEDIA, INC.

Sent from my Mobile Device

----- Original message -----

From: Mekela Swing <mekela@swingmedia.com>

Date: 8/29/16 2:57 PM (GMT-08:00)

To: sentezam@hotmail.com

Cc: Jason Swing <jason@swingmedia.com>

Subject: 8424 Grand View Issues

Hi Shawn,

I know that Jason texted you regarding those thugs coming up to our house Thursday night asking about 8424. I just want to say this entire thing is getting old and I want to express some of my key points of how this Air BnB rental is affecting our quality of life:

1. There's a reason we decided to live HERE. We have a quiet neighborhood, which is secluded, safe and Out Of Reach of the LA hustle and bustle.
2. The people you're renting your house to have no background check whatsoever. You have no clue if they have a criminal history, are a child molester, petty thieves or just party goers. Of course all of which we do not want in our neighborhood and in such close proximity. Maybe this is something you're now considering since you've had an encounter an incidence in your own house.
3. We live on a private driveway that is becoming not private at all! And since we share a driveway, you must know that people who are not familiar with the area will end up pulling into our driveway. Not only do your "guests" mistakenly find themselves turning around in our driveway, but so do the people they invite to party, which more often than not include 10+ cars a night. I'm not going to put up with helping maneuver people out of my driveway or dealing with Uber showing up late night asking if our house is 8424.

We are requesting for you to do your due diligence and require background checks on all guests. We also request at least a 5 day minimum stay. That will help attract a more responsible & respectable guest.

The people that could afford one or two nights are most likely kids that live local and just want a party pad. We do not want those people with that type of agenda up here. And because of your choices, your house is a revolving door of unknown people staying next door to us and that is making everyone uncomfortable.

If you want to discuss further please feel free to stop by when you're in town.

Thanks!

Mekela Swing

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**Outdoor Advertising**

7421 Beverly Blvd. suite 13  
Los Angeles, Ca. 90036  
office. 323-936-3000  
cell. 323-491-6435  
fax. 323-549-0008

WWW.Linkedin.com/in/MekelaSwing

**www.SWINGMEDIA.com**

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**15 attachments**



**peeing (Medium).png**  
627K



**Screenshot\_20160606-090722 (Medium).png**  
846K



**Screenshot\_20160606-094351\_resized (Medium).png**  
1034K

**Screenshot\_20160606-094443\_resized\_1 (Medium).png**  
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Screenshot\_20160606-094456\_resized\_1 (Medium).png  
1010K



Screenshot\_20160606-132759\_resized (Medium).png  
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Screenshot\_20160606-132814\_resized (Medium).png  
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Swing - driveway.jpg  
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**20160829\_233205\_resized.jpg**

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