

We are all plagued by out-of-control nighttime parties, and BABCNC wants to make sure that everybody has the latest information about how to best secure short and long-term relief from these parties. Often shutting down a problem location takes some work but these actions generally pay off in the long term.

This process involves a number of different players. LAPD responds to party calls and issues citations for party house ordinance violations as well as SAFE LA violations. Neighborhood Prosecutors are part of the City Attorney's office, and they are tasked with dealing with local problems. They can take legal action on behalf of the City against party house owners. Los Angeles City Planning is in charge of the home sharing registration system, and they refer violations to LADBS who then can issue fines for violations of the home sharing ordinance. The Mayor's Office is responsible for reviewing requests to shut off power at nuisance locations.

In general, the game plan is to get citations issued for the nuisance property so that the Neighborhood Prosecutor can start pursuing a case against them. In parallel, if the party house is also an illegal home share neighbors can seek enforcement for that through Planning.

BABCNC territory is served by two separate police stations. Each station has different personnel and slightly different operating procedures.

Hollywood Station serves the "North of Sunset" area and Laurel Canyon. The Acting Senior Lead Officer (SLO) there is Justin Wolfchief. You can reach him at [38168@lapd.online](mailto:38168@lapd.online). The Neighborhood Prosecutor is Ethan Weaver. You can reach him at [ethan.weaver@lacity.org](mailto:ethan.weaver@lacity.org).

West Los Angeles Station serves the remainder of the territory - Coldwater Canyon, Benedict Canyon, Bel Air. The SLO is Peter Ojeda, who you can reach at [36393@lapd.online](mailto:36393@lapd.online). Veronica de la Cruz-Robles serves as West LA Neighborhood Prosecutor. Her email address is [veronica.delacruz-robles@lacity.org](mailto:veronica.delacruz-robles@lacity.org).

If there is a neighborhood association or HOA in your area, they may have specific suggestions about how to involve them in enforcement, so it's worthwhile to reach out to them in addition to reading this document.

Here are some tips for dealing with Party Houses.

### DEALING WITH A NUISANCE PARTY HOUSE

We all know the sinking feeling that comes when we see a truck off-loading sound equipment at a problem house. In order to effectively respond, it's important to understand what a party is:

According to the party house ordinance, a party is a loud or unruly gathering. The conduct that defines such a party can be any of the following: loud noise (audible 150 feet from the property

line), obstruction of a street or public right-of-way, including a sidewalk, public intoxication or drinking in public, the service of alcoholic beverages to minors, possession and/or consumption of alcohol by minors, assault, battery, fights, domestic violence or other disturbances of the peace, the sale or service of alcoholic beverages without a required license, vandalism or destruction of property, litter, urinating or defecating in public or trespassing.. In order to issue a **party house citation** a responding officer would need to observe one of these things and then choose to issue a citation.

According to the Safer LA order, gatherings with others outside a family unit are prohibited. If the police observe this happening, they can issue first a warning and then a ticket. When a property is ticketed, the Officer can then request that the Mayor's Office issue an order to shut off the power at the location.

## **HOW TO RESPOND**

The first thing you need to know is that it is possible and even likely that unless you take action nothing will happen. Here are steps you can and should take if there is a party house in your area.

## **BEFORE THE PARTY STARTS**

If you see set-up for a party happening at a problem location, please contact your Senior Lead Officer and your Neighborhood Prosecutor.

## **WHILE THE PARTY IS HAPPENING**

- Figure out where the party is. **This step is strongly urged but not strictly necessary.** You may know from experience where it is or where it probably is. You may be able to go out and figure it out. You might have to communicate with neighbors to learn more. You can do this by establishing a group text with neighbors that want to work together or even by posting on Nextdoor asking whether anybody else hears it and whether they know where it is. Be cautious about use of Nextdoor because the party house owner or renter may be on that site as well. If it's a persistent issue, and you are having trouble locating the home, a walk in the neighborhood and conversations with those you meet may help. Police will likely not be able to respond properly if you merely say "there is a party somewhere in the canyon" or "I can hear it from my house."
- Call the police. **This step is critical.** Without making the call, there is no record of the problem and no way to escalate enforcement action. If you don't know precisely where the party is, you will have to estimate as specifically as possible and tell the dispatcher that it's an estimate. Normally you want to call 877-ASK-LAPD but if there is fire, violence, teenage drinking or another crime happening, you can call 911. Hold times can be long. You don't have to wait until it gets late to call - call as soon as you are aware of the problem and hang in there!

- Ask for the responding officer to call you when they are on their way. This step is strongly urged, especially on weekdays. This is critical if the sound you are hearing in your home cannot be heard from the street. It's also important if there is a history at the house that the responding officer may not know about. This is most likely to happen on a weekday. You can also take this opportunity to ask for a citation to be written. Getting a call is not guaranteed. What day of the week you call may impact what the result of the call is. LAPD "party cars" are operating weekends in West LA and in Hollywood. Officers participating in party car activities are more inclined to write citations than other responding officers might be. If you are calling on a weekend and party activity is ongoing when the party car arrives, a citation will likely be written. If you are calling mid-week, the result may be different.
- Ask for an incident number. Critical, as this will insure a record of the violation.
- Keep a running log of this info. This is also helpful to show to responding officers, so that they can see there is a problem with this house.
- Collect video, audio and photographic evidence and add it to your log. This will give the Neighborhood Prosecutor necessary tools to make a case against the owner, if that becomes necessary.
- If the party house complaint involves blocked roads, driveways, or fire hydrants, call parking enforcement dispatch at 213-485-4184 (automated line).

### **THE NEXT MORNING**

- If trash is an issue, file a 311 service request. This can lead to a citation which, if there is home sharing involved, can cause the permit to be suspended or revoked. Also document the after-party garbage issues.
- Add details about the incident to a log with the dates of all your calls, the incident numbers and the result. This will be important for future follow-up. When possible, document the violation(s) with photographs or video to support the extent of the violation.
- If you know the owner of the property, it's always a good idea to make sure the owner is aware of nuisance situation. The owner may not be aware that something is going on. You should also enlist the neighbors to call the owner.

### **Enlist the neighbors to participate:**

If only one person is calling, then the police can assume that only one person is bothered. Enlist neighbors to call and perhaps communicate with one another regularly to coordinate calls for enforcement.

Also enlist your neighbors (if possible and safe) to document the party with pictures/videos of the violation.

### Following up:

If the problem has occurred several times at a single location, then it's time to reach out to your Senior Lead Officer and your Neighborhood Prosecutor. It's best to do so by email. The subject line should be Party House: address of your particular house. In your email you should reference the incidents and any citations that were issued. You should copy your Council District Office Field Deputy. For Council District 5, this would be Jarrett Thompson ([jarrett.thompson@lacity.org](mailto:jarrett.thompson@lacity.org)) and for Council District 4, it would be Brad Fingard ([brad.fingard@lacity.org](mailto:brad.fingard@lacity.org)). Also copy any HOA or neighborhood association that may cover your area.

### **Special avenues for dealing with short-term rentals:**

#### **Working with the City:**

Short-term rentals (30 days or less) are governed by the home sharing ordinance. Permits, issued by Planning, are required for short term rentals, and permit numbers must be displayed on all listings of the rental. Getting citations can cause the permit to be suspended or revoked.

If the house is a short-term rental and doesn't have a home sharing permit, the City can fine them up to twice the nightly rent per listing day. If you want to determine whether the home has a valid permit, you may submit a California Public Records Act Request to [beatrice.pacheco@lacity.org](mailto:beatrice.pacheco@lacity.org).

If a citation is issued, you may want to ask your SLO whether Planning knows about the citation.

You can also call the Department of City Planning home-sharing 24/7 complaint line at (213) 267-7788. Providing the Department of City Planning with photos/video of the party can help document the violations and potentially affect the property's homesharing registration. You can correspond with this office at this email address: [planning.home-sharing@lacity.org](mailto:planning.home-sharing@lacity.org).

#### **Working with the platform:**

First of all, you may want to find the listings for the property in question. This can be a challenging process because there are so many possible platforms. You can look through listings on the platforms ([platform links here](#)) to find it.

Knowing the permit number for the listing can also help with searching for the property.

If you find a listing on Airbnb, you may use their channels to try to get the listing removed. Parties are currently banned by Airbnb, and Airbnb has a neighborhood support phone number that you and your neighbors can call to report parties hosted through Airbnb at 1(855) 635-7754. You can also file a complaint at [airbnb.com/neighbors](https://airbnb.com/neighbors). This is particularly good to do if that property constantly hosts parties- making Airbnb aware of the party could shut down their listing

in the future. As well, Airbnb has promised to take steps to shut parties down when notified through their neighborhood support phone number or reporting form.

Sometimes Airbnb will list a property as a longer term listing (minimum stay 31 days) which would exempt it from home sharing rules but other, smaller platforms will still list the property for shorter term rentals.

**If you are a host:**

Please be considerate to your neighbors and be aware that if you engage in home sharing activity you may want to check with your insurance carrier about other steps you want to take.

**Applicable law:**

[Party House Ordinance](#)

[Home Sharing Ordinance](#)

[Noise Ordinance](#)

[Safer LA Order](#)