



HDCA Meeting Notes  
April 13, 2022  
Zoom / Virtual Meeting

Attendees:

Malek Adel  
David Brewer  
Deborah Brosseau  
John Bwarie  
Jason Cottis  
Brandi D'Amore  
Linda Deutsch  
Judy Dowden  
Jodi Ehrlich  
Anne Fitzgibbon  
Terri Gerger

Scott Grodner  
Jan Hohenstein  
Alexa Iles-Skarpelos  
Tifanie Jodeh Acosta  
Pamela Kalmus  
Kathy Kielar  
Shelley Kiah  
John Mannino  
Cynthia Martinez  
Jason Maruca

Heather Mata  
Patti Negri  
Wendy Pan  
Jack Rosenfeld  
Xanthe Scheps  
Merle Singer  
Nathan Singer  
Jacqui Tager  
Ethan Weaver  
Kelly Ziegler

## I. Welcomes & Introductions

Alexa Iles Skarpelos, HDCA President

## II. What To Do About Party Houses

There have been some recent events at homes in the Hollywood Dell that have a history of being rented out as party or recreation venues (not residential use). Additionally, a new business model has emerged (aka SWIMPLY) that allows homeowners to list their pools or other outdoor spaces for rent by the hour. As the warm summer months loom, and the COVID restrictions of the previous summers recede, many are concerned that pool parties and other disruptive gatherings will surge in our area. Residents are wondering what can be done to address this.

### Is the Location Being Rented Out Short Term?

In November of 2019, the City of Los Angeles established new rules regarding short-term rentals. The Home Sharing Ordinance (LAMC 12.22A.A32) defines a short-term rental as any residence (or space within a residence) that is rented for a period less than 30 days at a time. Key perimeters were as follows:

- Only allowed at the host's primary residence
- LA City Permit (registration) required
- 14% transient occupancy tax to be paid
- Limited to 120 days per calendar year (after a period of time they can request the days be extended, which is why neighbors need to file complaints for problem properties, so that the city doesn't grant those request for extensions).
- Rent Stabilized Housing (RSO) not permitted to register as short-term rental properties
- ADU units not permitted to register as short-term rentals unless the resident can prove it is their primary residence.
- Areas such as garages, storage rooms, attics, recreation rooms, **or any structure not built for residential use are not allowed.**

### **Home Sharing Ordinance**

[http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2\\_ORD\\_185931\\_07-01-19.pdf](http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_ORD_185931_07-01-19.pdf)

### **Report Violations of the Home Sharing Ordinance**

The LA City Planning Dept. is the enforcement entity for the Home Sharing Ordinance. They have a 24 / 7 complaint hotline: (213) 267-7788.

## **Is the Location Violating Building Code Or Zoning Regulations?**

You may also report code violations to the LA Dept. of Building & Safety. You can do this online. The Hollywood Dell is primarily Zoned R1 (residential, single-family) and R2, RD2, R3 (residential, multi-family) and there are no commercial zones within the Dell borders.

To look up the zoning information go to: <http://zimas.lacity.org/> and put in the address.

Types of LADBS code violations that might apply to a property being used as a party house:

- Building or property converted to another use
- Commercial operation in a residential area / business operated from a house or garage
- Garage converted to use other than parking
- Excessive garbage / inadequate waste removal
- Illegal signage / advertising on a residence

To report a code violation online: <https://www.ladbs.org/services/core-services/code-enforcement>

## **Is the Location Violating The Loud Or Unruly Gathering Ordinance?**

In April of 2018, the City of Los Angeles established the Loud Or Unruly Gathering Ordinance (LAMC 41.58.1). This ordinance was designed to mitigate the negative impacts of disruptive gatherings at residential properties and hold the owners and their tenants responsible for any administrative citations or penalties resulting from violations. The goal was to give law enforcement additional tools (besides responding to noise complaints) for addressing chronic party house locations. Violations can be any or all of the following and result in a citation:

- Loud noise
- Obstruction of a street or public right-of-way (traffic jams)
- Public intoxication or drinking in public
- The service of alcohol 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 state license
- Vandalism or destruction of property
- Litter (excessive garbage)
- Urinating or defecating in public
- Trespassing

Citations result in administrative fines that start at \$100 and increase with each subsequent violation (\$500, \$1,000, \$2,000, \$4,000 and \$8,000). A violation notice is also posted within public view and must remain there for 30 days.

### **Loud Or Unruly Gathering Ordinance**

[http://clkrep.lacity.org/onlinedocs/2012/12-1824-S1\\_ORD\\_185451\\_04-15-2018.pdf](http://clkrep.lacity.org/onlinedocs/2012/12-1824-S1_ORD_185451_04-15-2018.pdf)

## What Can You Do?

### Report Parking, Traffic & Noise Violations

Large numbers of party attendees will bring traffic and parking issues, especially in a neighborhood like ours with narrow streets and limited parking. Clogged streets, blocked driveways, honking horns and other disruptions should be reported as follows.

LA Dept. of Traffic 24-hour Parking Enforcement Dispatch: (213) 485-4184

LAPD Non-Emergency number, traffic, excessive noise, trespass on private property: (877) ASK  
LAPD / (877) 275-5273

## What Else Can You Do?

It's important to keep a record of incidents, especially for chronic locations. It is also important to make the call to the LAPD Non-Emergency number so that there is a record on file EVERY TIME. And, whenever possible, take photos and video while the disturbances are fully underway. Be sure to keep the right folks in the loop so that we can work together to find solutions:

**Heather Mata**, Senior Lead Officer (SLO)  
LAPD Hollywood Division  
Mobile: (213) 308-0455 (as of July 2020)  
Email: [40988@lapd.online](mailto:40988@lapd.online)

**Ethan Weaver**, Deputy City Attorney  
LA City Attorney's Office – Hollywood Division  
Phone: (213) 978-7904  
Email: [ethan.weaver@lacity.org](mailto:ethan.weaver@lacity.org)

**Xanthe Scheps**, Hollywood Area Field Deputy  
Council Member Raman's Office – CD4  
Phone: (213) 999-1078  
Email: [xanthe.scheps@lacity.org](mailto:xanthe.scheps@lacity.org)

**Alexa Iles Skarpelos**, President  
Hollywood Dell Civic Association  
Mobile: (310) 497-3982  
Email: [alex@hollywooddell.com](mailto:alex@hollywooddell.com)

Specific to 6447 Weidlake Drive, where the most recent incident occurred, the long-term tenant and the property owner were both cited by LAPD and fined for violating the Loud & Unruly Gathering Ordinance. The property owner has also indicated that he has started eviction process with those tenants for violating their lease agreement by "subletting" the house for the party.

Officer Mata has spoken with the property owner and requested contact information for his all of his current tenants (6425, 6435, 6447, 6451). She has had success in the past with reaching out to them directly and letting them know about the issues and restrictions that they may be cited for if they violate the Home Sharing and Loud or Unruly ordinances and get complaints from neighbors or calls for service from LAPD. She also works closely with Ethan Weaver, in the City Attorney's office to identify potential nuisance property prosecutions.

During the pandemic when the Hollywood Entertainment District was shut down, resources that normally went to covering the restaurants and clubs in Hollywood were shifted to a dedicated patrol in the hills to address the party house problem. The dedicated patrol was very effective when it was in operation. Since then, resources have been pulled.

We are recommending that LAPD re-instate the dedicated Hollywood patrol for party houses. The HDCA has asked CD4 to look into providing support for this out of their discretionary fund.

### III. Updates from Local Officials & Reps

#### **LA City Attorney's Office**

Ethan Weaver, Hollywood Area Neighborhood Prosecutor

Email: [ethan.weaver@lacity.org](mailto:ethan.weaver@lacity.org)

Phone: (213) 978-7904

#### Party Houses

Ethan updated us on his efforts to get in front of the potential party house problems in the months ahead.

He asked us to please do the following:

1. Call the LAPD Non-Emergency number so that there is a record of the incident he can track
2. Email him and Officer Mata as a follow-up.

Ethan also spoke about the new "pool sharing" app called SWIMPLY. He said that the home sharing ordinance should cover this. Neighbors should still report issues via the Planning Dept. hotline. He is also having discussions with CD4 to potentially beef up the language to specifically cover this.

#### Franklin / Cahuenga / Wilcox Triangle

Ethan had hoped to announce some significant progress but things are going a bit slower than he hoped. There was a question about the Jacaranda tree on the site, Ethan did have an arborist examine the tree and the damage seems to be superficial and not existential.

#### **LAPD Senior Lead Officer**

Heather Mata

Email: [40988@lapd.online](mailto:40988@lapd.online)

Phone: (213) 308-0455

#### March 25<sup>th</sup> SWAT Response to Quebec Drive

LAPD responded to a report of a barricaded armed suspect in a house on Quebec. It turned out that this was a part of an ongoing dispute between the two parties who have had a previous history of exchanging gunfire. It turned out that there wasn't anyone in the house. The SWAT command was able to confirm that the alleged suspect was actually outside of Los Angeles. The response was because of the history between these two. SWAT was able to clear the house and it all ended up being a big fuss for no actual danger.

#### Dedicated Party Patrol

Since LAPD no longer has resources to fund a dedicated patrol, we are back to calls being answered by general patrol and they are prioritized so there may be longer response times.

#### Short Term Rental Issues

In addition to reporting to the Planning Dept. hotline, Officer Mata asked that neighbors send her an email with a "heads up" so she can use her official channels with AirBNB to help get those locations dealt with.

#### Recent Follow Home Attacks

These are gang coordinated. People are getting followed home from high-end restaurants and clubs. Victims are targeted because they are displaying expensive watches, jewelry and driving pricy cars. While some have been followed home from businesses in the Hollywood Area, none of the victims so far have been area residents.

#### Crime Stats

Crime stats are starting to trend the right way after a period of increase. In our neighborhood there were a few crimes reported in the past month, mostly theft from auto and one grand theft auto. We tend to have property crime and not more serious crimes in the Dell.



*Question: What happens if encampment occupants refuse shelter when offered?*

Answer from Xanthe: They make an effort to offer shelter options that work for them. Previously people might have been reluctant to go into a congregate shelter setting, or go to a housing option if they couldn't bring their pets. So it's important to match them with viable options.

#### LA to Lift Moratorium on Towing Illegally Parked RVs (Campers)

Enforcement of towing of vehicle dwellings had been suspended in March of 2020.

The motion asked for LADOT to put together an implementation plan for enforcement of parking of RVs / Campers on public streets. They have some big challenges to actually getting these vehicles off the street:

- LADOT doesn't have storage space for these large towed vehicles
- They don't have the proper towing equipment for these large vehicles
- If the vehicle has someone living in it (being used as their residence) the City may be prohibited from impounding it.

*Question: What has the Council Office done to find locations for safe parking that will accept large vehicles?*

Answer from Xanthe: It's been difficult to find City property that is appropriate for this. The few possible locations have encountered push back from the local residents.

#### **Hollywood United Neighborhood Council**

Brandi D'Amore, HUNC Board Member

Email: [brandi@hunc.org](mailto:brandi@hunc.org)

Phone: (323) 861-4418

#### Issues with Mural at Argyle & Franklin

Argyle Civic Association submitted a complaint because the design submitted didn't match what was actually painted on the building. There will be upcoming public hearings for the community to weigh in.

#### Ad Hoc Committee on the Hollywood Sign

HUNC has voted to form an Ad Hoc Committee to address issues pertaining to the impact of activities / problems related to the Hollywood Sign.

#### HUNC Approved \$'s for the Dell Block Party

\$2,500 was approved by the HUNC board towards the Hollywood Dell June 4, 2022 Block Party.

#### HUNC Open Board Seats

HUNC has several open seats. If you or someone you know is interested in any of the following volunteer positions, you will need to submit your application before Friday, April 29, 2022 at 5pm.

- Geographical Seat for Area 5 (South of Franklin / 101, between Cahuenga & Gower)
- Geographical Seat for Area 4 (South of Franklin between Gower and Western)
- Business Seat for Area A (South of Franklin / 101, between Cahuenga & Gower)
- Business Seat for Area B (South of Franklin between Gower and Western)
- Renter Seat for Area A (South of Franklin / 101, between Cahuenga & Gower)
- Renter Seat for Area B (South of Franklin between Gower and Western)

Note: As a Dell resident you may qualify as a "stakeholder" for the Geographical Seat for either Area 4 or 5 if you work, go to school, worship or are a member of an organization that meets regularly in that area. You don't have to actually live in those areas to qualify.

For details and how to apply: <https://hollywoodunitednc.org/open-board-seats/>

**Hollywood Dell Civic Association**, P.O. Box 93094 Hollywood, CA 90093-0122

### **Hollywood Bowl - Stratiscope**

John Bawrie, CEO Stratiscope

Email: [hollywoodbowl@stratiscope.com](mailto:hollywoodbowl@stratiscope.com)

Angela Babcock had been our Stratiscope Representative for several years. She has recently accepted another position and John will be covering for her until a permanent replacement is in place.

You can find out more, and sign up for their newsletter by visiting the Community Connections & Outreach page: <https://www.hollywoodbowl.com/about/our-venues/community-connections-and-outreach>

The HDCA has a Hollywood Bowl Rep, Jodi Ehrlich, who attends the community meetings on our behalf. The community meetings are designed to give a forum for neighbors of the Bowl to provide feedback on how Bowl operations / events impact residents.

You can assist in this process by reaching out to Jodi with ideas or concerns related to traffic, noise, etc. [Jodi@hollywoodbowl.com](mailto:Jodi@hollywoodbowl.com)

100 year anniversary events coming (delayed because of the pandemic).

We are still waiting to hear about vouchers.

## **IV. New Business, Events & Announcements**

### **Support / Funding for the Dell Summer Block Party**

- LA County Supervisor Barger *Confirmed*
- HUNC Board *Confirmed*
- LA City Council – District 4 *Pending / TBD*

### **LAFD Update**

Los Angeles Fire Department has announced that Chief Armando Hogan has been promoted to Chief Deputy in charge of all LAFD Administrative Operations (AOPS). Assistant Chief Dean Zipperman has stepped in as acting West Bureau Commander until a permanent replacement has been selected.

### **Neighborhood Cleanup Day!**

Saturday April 23, 2022 is the Hollywood Dell Annual Neighborhood Cleanup Day

In honor of Earth Day (April 22) the HDCA is organizing a neighborhood cleanup.

Meet up in Franklin Ivar Park.

The HDCA will provide snacks, water, tools and projects for volunteers to work on!

Contact: [david@hollywooddell.com](mailto:david@hollywooddell.com) for information or to sign-up to volunteer! Kids welcome.

### **Brush Clearance Deadline**

Sunday, May 1<sup>st</sup> 2022 is the annual brush clearance deadline. This is a vital part of keeping our neighborhood safe from wildfires. Please make sure you are doing your part. <https://www.lafd.org/fire-prevention/brush/2022-owner-notification-mailer>

### **May Neighborhood Meeting**

Wednesday, May 11, 2022 (7 pm) – via Zoom

### **Hollywood Dell Summer Block Party & Pet Parade**

Saturday, June 4, 2022 (3 pm – 7 pm)

*Meeting Adjourned at 8:28 pm*