

December 9, 2012

VIA EMAIL

TO: THE PLANNING AND LAND USE MANAGEMENT COMMITTEE OF THE LOS ANGELES CITY COUNCIL

Councilmember Ed P. Reyes, Chair

Councilmember Jose Huizar, Vice Chair

Councilmember Mitchell Englander

Legislative Assistant J. White: john.white@lacity.org

RE: COMMUNITY CARE FACILITIES ORDINANCE

Dear Councilmembers:

The Mar Vista Community Council has taken the following two official positions with regard to community care facilities and low density neighborhoods:

MVCC APPROVED POSITION SPECIFICALLY ON CCFO: At the regular meeting of the Mar Vista Community Council Board of Directors held October 12, 2010, the following policy motion was approved:

Whereas the operation of illegal group homes is a priority issue not only for the Community of Mar Vista but for many other residential areas throughout the city of Los Angeles and stakeholders have approached the Mar Vista Community Council for help in obtaining stricter regulations

Therefore the Mar Vista Community Council requests additional language be inserted into proposed ordinance CPC-2009-800-CA; ENV-2009-801-ND 'COMMUNITY CARE FACILITIES' to:

1. Clearly establish an over-concentration distance metric requiring all community care facilities be located 300 feet or more from each other and 1,000 feet or more from schools and other sensitive uses; and
2. Specifically stating that there will be no public benefit test for any unlicensed home which serves seven (7) or more residents and/or specifically prohibiting unlicensed facilities serving six (6) or fewer residents in the R1 zone and
3. No "grand-fathering" in for existing community care facilities that are currently in existence but operating unlicensed or illegally licensed, and
4. Public hearings shall be required before City may make a determination relative to the "Public Benefits" test, and
5. Correctional or Penal Institutions, including group homes, shall be entirely prohibited from locating in residential zones – meaning that there is no chance for these operators to use the CUP process

MVCC APPROVED GENERAL POSITION ON HOUSING TRANSPARENCY: At the regular meeting of the Mar Vista Community Council Board of Directors held September 11, 2012, the following policy motion was approved:

Whereas Los Angeles County, the City of Los Angeles and various other public and private entities will “focus funds on chronically homeless and public officials and private donors will spend \$105 million on more than a thousand chronic street dwellers” [Los Angeles Times article By Alexandra Zavis, posted 6:59 PM PDT, August 15, 2012] and

Whereas the siting of such housing with appropriate support to transition the chronic homeless to a stable living environment is of paramount importance to Neighborhoods throughout the City of Los Angeles and

Whereas the purchase of low density property is the biggest lifetime investment most families will ever make in the City of Los Angeles and

Whereas the City of Los Angeles Department of Building And Safety has opined there is no limit to the occupancy of a single family dwelling and

Whereas Neighborhoods have a right to know what decision making process will be employed to site such homes in low density Neighborhoods; how such homes and the resources needed to sustain them will be funded long term; whether the number of such homes per block will be limited; what the occupancy level of such homes will be; and which agency/agencies/not for profits will be directly accountable to the community wherein such homes are located once established

Therefore the Mar Vista Community Council calls for the complete transparency of this process, including full disclosure and accountability to the public and to Neighborhood and Community Councils concerning:

- 1.How and where chronic homeless with mental health issues would be placed and spaced and supervised in low density Neighborhoods
- 2.How and where parolee/probation homes would be placed and spaced and supervised in low density Neighborhoods
- 3.How and where so called ‘wet houses’ [homes where chronic drug and alcohol abusers can use off the street] would be placed and spaced and supervised in low density Neighborhoods

The official MVCC letters are attached to this email
Thank you for your thoughtful consideration of these matters.

Sharon Commins, Chair
Mar Vista Community Council
smcommins@marvista.org
310-650-5119 mobile



**Mar Vista
Community Council**

P.O. Box 66871
Mar Vista, CA 90066

**Board of Directors
2009-2010**

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albert@marvista.org

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smcommins@marvista.org

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billk@marvista.org

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laura@marvista.org

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alex@marvista.org

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Certified Neighborhood Council
August 13, 2002

October 12, 2010

To Whom It May Concern:

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5. Correctional or Penal Institutions, including group homes, shall be entirely prohibited from locating in residential zones – meaning that there is no chance for these operators to use the CUP process.

Thank You,

Albert Olson
Chair
Mar Vista Community Council
Board of Directors



**Mar Vista
Community Council**

P.O. Box 66871
Mar Vista, CA 90066

**Board of Directors
2011-2012**

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smcommins@marvista.org

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billk@marvista.org

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chuck@marvista.org

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michael@marvista.org

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wls@marvista.org

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Community Director

Alex Thompson



Certified Neighborhood Council
August 13, 2002

September 19, 2012

To: **The Honorable Bill Rosendahl, Councilmember**
11th District, City of Los Angeles
councilman.rosendahl@lacity.org

The Honorable Paul Koretz, Councilmember,
5th District, City of Los Angeles
paul.koretz@lacity.org

Dear Councilmembers:

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Sincerely,

Sharon Commins, Chair
Mar Vista Community Council