

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
GEORGE HOVAGUIMIAN
JUSTIN KIM
ROBERT LESSIN
DANA M. PERLMAN
BARBARA ROMERO

JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

January 25, 2013

Council of the City of Los Angeles
City Clerk
200 North Spring Street
Los Angeles, CA 90012

RE: CF 11-0262
Rule 38 Response

Honorable Members of the City Council:

The Department of City Planning has reviewed the City Attorney's proposed Community Care Facilities Ordinance (CCFO) and pursuant to Council Rule 38 recommends several technical modifications to the definitions of "Single Housekeeping Unit" and "Boarding or Rooming House", with underlined recommended additions and crossed out recommended deletions.

The Department believes that these definitional changes address several issues raised by stakeholder groups about the impact of this ordinance on shared and group housing. The modified definition of "Single Housekeeping Unit" clarifies that household members will not be required to have access to *all* areas of the dwelling unit, meaning that private bedrooms remain private. Additionally, the modified definition of "Boarding or Rooming House" ensures that parking and density requirements are no more restrictive than existing regulations.

SINGLE HOUSEKEEPING UNIT - Any household whose members are a non-transient interactive group of persons jointly occupying a dwelling unit, including joint access to and use of all common areas, including living, kitchen, and eating areas within the dwelling unit, and sharing household activities and responsibilities such as meals, chores, expenses and maintenance and whose makeup is determined by the members of the unit rather than the landlord, property manager, or other third party. This does not include a Boarding or Rooming House.

BOARDING OR ROOMING HOUSE – A dwelling where lodging is provided to four or more persons for monetary or non-monetary consideration. This definition does not include any state licensed facility serving six or fewer persons which, under state law, is not considered a boarding house. ~~For purposes of calculating parking requirements, every 250 square feet of floor area shall be considered the same as a separate guest room. A bedroom shall be considered the same as a guest room for density and parking requirements.~~

The City Attorney's draft ordinance along with these definitional changes allows the City to maintain its long-standing ban on boarding or rooming houses in low density residential neighborhoods, while at the same time providing expanded opportunities for shared housing and licensed facilities that provide housing to persons with disabilities.

Sincerely,

MICHAEL J LOGRANDE
Director of Planning



ALAN BELL, AICP
Deputy Director

AB:TR

cc: Amy Brothers, Deputy City Attorney