



Candy Rosales <candy.rosales@lacity.org>

11-0262 - Fwd: Community Care Facility Ordinance

1 message

Sharon Gin <sharon.gin@lacity.org>

Thu, Feb 23, 2012 at 7:21 AM

To: Candy Rosales <candy.rosales@lacity.org>

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

From: Stu Teichner <stuwing@earthlink.net>

Date: Wed, Feb 22, 2012 at 4:41 PM

Subject: Community Care Facility Ordinance

To: Councilmember.reyes@lacity.org

Cc: sharon.gin@lacity.org

February 21, 2012

Councilman Ed Reyes, Chair
Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street, Room 410

Los Angeles, California 90012

Reference: Community Care Facility Ordinance

Case No: CPC-2009-800-CA, CEQA: ENV-2009-801-ND; Council Files No: 11-0262

Councilman Reyes,

I strongly support the proposed Community Care Facility Ordinance and commend the Planning Department, the City Planning Commission, and the City Attorney's office for their efforts to resolve the issues that many individuals and organizations raised concerning prior versions. I feel the proposed ordinance provides a fair and effective balance between the legitimate needs of community care facility occupants and the rights of neighboring residents. I urge an end to inaction on this important issue and a speedy approval by the City Council and an expeditious adoption of the proposed ordinance:

- Four months have elapsed since the City Attorney's office completed the final draft of the proposed ordinance.

- Several years have elapsed since the Planning Department and the City Planning Commission developed the form of an effective and balanced ordinance.
- Illegal, unpermitted commercial boarding homes have proliferated throughout our single family residential communities, bringing crime, public drunkenness and sexual acts, excessive noise, and clouds of cigarette smoke enveloping neighbors' properties.
- It's time to provide the community with protection from illegal group houses in our residential neighborhoods.
- Give the public safety and Building and Safety officials the tools needed for reasonable regulation and enforcement against illegal group homes and boarding houses.
- Provide effective mechanisms for legal establishment of needed Community Care facilities.

I strongly urge you to take immediate action and move this critical measure forward to the full City Council for passage and enactment

1. Community Care Facilities (Sober Living Houses)

The continuing inaction on the part of the City Council with respect to the proposed Community Care Facilities (Sober Living) Ordinance **MUST STOP NOW!** Several versions of the ordinance have been stalled in the Planning and Land Use Management (PLUM) Committee of the City Council for a number of years. The current situation is about to take a much more serious turn for the worse as 9000 early release prisoners are about to descend on the residents of Los Angeles County. After four years of back and forth between the Planning Department, City Planning Commission, City Attorney's office, and PLUM, a formal version of the proposed ordinance was released for PLUM approval on September 13 of last year. Since then the sober living lobby has mounted an extensive campaign to delay and emasculate the proposed ordinance.

The ordinance contains a number of critically important provisions, including:

No boarding houses in single family residential zones (sober living, parolee, others)

A limit of two people per bedroom; a bedroom must conform to Building and Safety standards (most sober living homes stuff in as many people as possible)

Stringent parking and noise regulations (these are some of the worst aspects of the homes)

We need show City officials that the citizens of our communities overwhelmingly support this balanced, critically needed ordinance. A PLUM hearing on the proposed ordinance, tentatively set for Tuesday, February 21, has been delayed again! We need to let our City officials know that further delays are unacceptable! Every single letter counts!

- We must stop this infestation of sober living homes, parolee houses, and other invasive

commercial boarding homes in our single family areas.

- We must have effective registration and regulation of these commercial enterprises
- PLUM must stop stalling and pass on to the full City Council the ordinance that the City Planning Department and the City Attorney have developed.

Below is a sample letter that can serve as a guide. Please mail or e-mail your letter to:

2. Massive Commercial Eldercare Facility

A massive commercial institutional eldercare facility is planned for the northwest corner of Calvert and Yolanda. It is in the middle of a viable RA, animal keeping neighborhood. The property is surrounded by single family homes, 7 new, many remodels. The project would greatly increase the traffic and noise in the area (think ambulances at all hours) and totally change the character of one of the limited number of animal keeping areas in the City and infringe on the animal keeping rights of neighbors. Many of us have had animals on our RA properties, others should have the same privileges. The Zoning Administer (ZA) approved the project; TPOA and Lisa Cerda, a neighbor, filed appeals which will be heard by the South Valley Area Planning Commission. The appeals were based on the following errors in the ZA's decision

1. It cannot meet the 7 findings required by the Eldercare Ordinance. Here are 3 requirements of the ordinance:

- Not detrimental to current and future properties in immediate area: **respected realtors testified that it would be**
- Provide needed eldercare services: **no evidence that aging population could pay the high cost: at least 3-6K/month. The National Association of Real Estate Investment Trusts has indicated that these properties may be overbuilding, due to their high cost. All such facilities in the area currently have vacancies. in all.**
- Building and structures compatible with existing and planned development: This is laughable; 74, 436 sq. ft. vs average about 2000: **35 times current average**

2. Precedence: ZA Brown drew a distinction between this area and other RA areas such as Melody Acres and Walnut Acres, yet there are **two current applications in Walnut Acres** and one in Reseda Ranch.

3. City Planning and Zoning Code does not allow: Section12 derived from Baseline Mansionization Ordinance limits to structures on the property to **25,092 sq ft, 1/3 of the proposed institutional structure**

4. Our Councilman, Dennis P. Zine is adamantly opposed to the project

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