



February 3, 2012

City Council
Los Angeles City Hall
200 N. Spring Street, Room 410
Los Angeles, California 90012
Re: Case No. Case No: CPC-2009-800-CA
CEQA: ENV-2009-801-ND
File No: 11-0262
Re: Community Care Facilities Ordinance

Dear Councilmember:

We urge you to immediately vote to support the City's Proposed Ordinance regulating Community Care Facilities and Boarding Houses. Residents of low density neighborhoods are tired of waiting for you to act. For years the City's residents have watched their once low density and stable communities eroded, while the City Council has failed to protect them. It is time to take a stand to enforce the existing prohibition against boarding houses in R1 and R2 zones. LAMC, Sections 12.08 and 12.09.

L.A. Coalition for Neighborhoods is a non-profit organization that supports the City's Proposed Ordinance regulating Community Care Facilities and Boarding Houses. Our membership includes residents from all over the City, from every council district, all of whom support the basic principles of the City's Proposed Ordinance and understand the very serious need to regulate boarding houses in low density neighborhoods.

There is overwhelming evidence of the tremendous burden that boarding houses place on low density zones and the various ways in which they alter the character of those neighborhoods. There are boarding houses throughout the City - from the Westside to Granada Hills to Hollywood and Encino to San Pedro and everywhere in between - housing transient lodgers of all kinds. All of these boarding houses negatively impact and threaten to destroy low density zones. They substantially overburden the City's infrastructure which is not planned to carry the increased burden and threaten to permanently change the character of residential neighborhoods. In recognition of this fact, 33 Neighborhood Councils and/or Homeowners Associations have passed motions in support (with some reservations) of the City's Proposed Ordinance. The following is a partial list of Neighborhood Councils and Homeowners Associations that support the City's Proposed Ordinance in principle:

Bel Air-Beverly Crest Neighborhood Council
Brentwood Community Council
Chatsworth Neighborhood Council
Cherrywood/Leimert Park Block Club
Coastal San Pedro Neighborhood Council
Empowerment Congress North Area Neighborhood Development Council
Empowerment Congress West Area Neighborhood Development Council
Encino Neighborhood Council
Granada Hills North Neighborhood Council
Granada Hills South Neighborhood Council
Harbor Gateway North Neighborhood Council
La Brea Willoughby Coalition
Neighborhood Council of Westchester/Playa
Northridge East Neighborhood Council
Northridge South Neighborhood Council
Northwest San Pedro Neighborhood Council
Old Granada Hills Residents Group
Pacific Palisades Community Council
Pacific Palisades Residents Association
Palms Neighborhood Council
Park Mesa Heights Community Council
Reseda Neighborhood Council
Silverlake Neighborhood Council
South Robertson Neighborhood Council
Sunland-Tujunga Neighborhood Council
Sylmar Neighborhood Council
United Neighborhoods Neighborhood Council
Valley Alliance Neighborhood Council
West Los Angeles Neighborhood Council
West of Westwood Homeowners Association
Westside Neighborhood Council
Westside Regional Alliance of Councils
Westwood South of Santa Monica Blvd. Homeowners Association

Most of these motions and/or letters are posted on our website at www.LACoalition4Neighborhoods.org under “Documents and Resources.”

In addition, over 400 of the City’s residents, having long suffered the effects of boarding houses in their low density neighborhoods, have signed LA Coalition for Neighborhoods’ petition in support of the City’s Proposed Ordinance. The petition is viewable on our website: <http://www.ipetitions.com/petition/laneighborhoods/>.

Furthermore, at multiple hearings the City has been inundated with evidence of the problems associated with boarding houses, including the following:

- Public urination and indecent exposure
- Public drunkenness and drug use
- Late night noise disturbances requiring police intervention
- Frequent calls for police assistance resulting in several arrests
- Increased calls for ambulances to the neighborhood
- Rat infestation
- Children exposed to residents having sex in the leased property's backyard
- Multiple speeding cars daily
- Increased automobile traffic and street parking
- Cigarette smoke in the front and backyards making adjacent yards unusable
- Increased trash from the number of lodgers living in a single family dwelling
- Significant increase in the number of animals living next door
- Foul language overheard by the adjacent yards and passersby on the streets

In conclusion, the City's Proposed Ordinance is a smart, well balanced approach. The limits that the Ordinance places on boarding houses is practical, well thought out and serves a legitimate purpose.

Sincerely,

Rebecca Lobl

President

LA Coalition for Neighborhoods

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