

Candy Rosales <candy.rosales@lacity.org>



Fwd: Support 09-13-11 Community Care Facilities Ordinance - Opposed to changes

1 message

Sharon Gin <sharon.gin@lacity.org>

Tue, Mar 20, 2012 at 9:22 AM

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

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

From: <PacpaliCC@aol.com>

Date: Tue, Mar 20, 2012 at 6:41 AM

Subject: Support 09-13-11 Community Care Facilities Ordinance - Opposed to changes

To: councilmemberr.reyes@lacity.org, councilmember.english@lacity.org, councilmember.huizar@lacity.org

Cc: amy.brothers@lacity.org, bill.rosendahl@lacity.org, alan.bell@lacity.org, tom.rothmann@lacity.org, sharon.gin@lacity.org, whitney.blumenfeld@lacity.org, joaquin.macias@lacity.org, councilmember.Labonge@lacity.org, councilmember.krekorian@lacity.org, councilmember.wesson@lacity.org, councilmember.perry@lacity.org, councilmember.koretz@lacity.org, councilmember.garcetti@lacity.org, councilmember.alarcon@lacity.org, councilmember.cardenas@lacity.org, councilmember.zine@lacity.org, councilmember.parks@lacity.org, PacpaliCC@aol.com

TO: PLUM Committee

RE: Support for the 09/13/11 Community Care Facilities Ordinance - Opposed to Planning Dept changes 3/8/12

Dear Councilmembers Huizar, Englander and Reyes,

Pacific Palisades Community Council voted unanimously to support the September 2011 CCFO ordinance with a two or more lease limit for the Boarding/Rooming House Business definition. And the Western Regional Alliance of Councils, of which we are a member, voted by super majority to support it as well.


In the attached letter we describe our concerns about several proposed changes, the most important being the proposed change of the "one lease" provision to "markers". We give our own suggested language changes.

We believe that the City Attorney, paid for by the taxpayers to do the best work for all of the citizens of Los Angeles, has done the right thing and drafted the most appropriate, balanced, and enforceable provisions in the 9/2011 ordinance that should not be further modified by PLUM or the City Council.

PPCC's objection is not to sober living homes but is to all boarding houses that cater to transient lodgers that destroy the nature of our single-family areas. Continuing problems reported in Pacific Palisades include constantly changing high occupancy tenancy, ambulance response, cars driving too fast, limited access due to excessive and illegal parking, and trash strewn in the streets.

We urge the City to enact a well-balanced CCFO. We support the work of the City Attorney and we think you should as well.

Sincerely,
Janet Turner, President
Pacific Palisades Community Council
[310-573-0382](tel:310-573-0382)

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PACIFIC PALISADES COMMUNITY COUNCIL

March 20, 2012

via e mail and hand delivered

Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles California, 90012

Case No: CPC-2009-800-CA
CEQA: ENV-2009-801-ND
Council File No: 11-0262

RE: Support for the 09/13/11 Community Care Facilities Ordinance (“CCFO”); 3/8/12 Planning Report

Honorable Councilmembers Huizar, Englander and Reyes:

The Pacific Palisades Community Council (“PPCC”) is one of WRAC’s super majority voting members and many neighborhood stakeholders who have urged the City to enact a well-balanced CCFO. PPCC’s objection is not to sober living homes but is to all boarding houses that cater to transient lodgers that destroy the nature of our single-family areas. Continuing problems reported in Pacific Palisades include constantly changing high occupancy tenancy, ambulance response, cars driving too fast, limited access due to excessive and illegal parking, and trash strewn in the streets.

PPCC supports the enactment of the 9/13/11 Ordinance. Relative to the 3/8/12 Planning Department Report, PPCC strongly advocates that:

1. A “Single Housekeeping Unit” continues to be defined using a “lease limit” standard and not common “markers” found in a variety of other municipal ordinances. A lease provides an objective measure of enforcement for the City of Los Angeles. Forcing inspectors to rely solely upon subjective, vague and easily falsified “markers”¹ does not provide a clear guideline to preclude Boarding/Rooming House businesses in low-density residential zones. If “markers” are to be included in any modified definition of the term “single housekeeping unit”, PPCC supports their use only as additions to the existing definition.
2. A “Single Housekeeping Unit” continues to be defined with a “one lease” limit. A “one lease” distinction protects the residential and stable character of single-family neighborhoods by making clear that businesses and transient types of occupancy are not allowed. Boarding/Rooming Houses with renters under two or more leases are still permitted in R-3 and less restrictive zones.
3. The Parolee-Probationer Home definition is maintained. Sensible public policy demands that group homes serving three or more parolees or probationers be prevented in plain language from locating in low-density, single family communities and be allowed only in higher density zones pursuant to the conditional use process whereby conditions are imposed and notice to affective residents is required.

Respectfully,

Janet Turner, Chair
Pacific Palisades Community Council, 310-573-0382

¹ “Markers” proposed are: “the functional equivalent of a traditional family”, “relatively permanent or non-transitory, “shared responsibility for household maintenance, chores and expenses, “interaction and shared activities, “joint use of common areas” and “members determined by residents as opposed to landlord or third party”.

councilmember.huizar@lacity.org,
councilmember.englander@lacity.org,
councilmember.reyes@lacity.org,
councilmember.labonge@lacity.org,
councilmember.krekorian@lacity.org,
councilmember.wesson@lacity.org,
councilmember.perry@lacity.org,
councilmember.koretz@lacity.org,
councilmember.garcetti@lacity.org,
councilman.rosendahl@lacity.org,
councilmember.alarcon@lacity.org,
councilmember.cardenas@lacity.org,
councilmember.zine@lacity.org,
councilmemberparks@lacity.org,
alan.bell.@lacity.org,
tom.rothmann@lacity.org,
amy.brothers@lacity.org
sharon.gin@lacity.org