

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
MATT EPSTEIN
BARBARA ROMERO
MICHAEL K. WOO
Vacant
Vacant

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT I
(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
213-978-1271

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

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

DATE :

MAR 24 2011

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Michael Espinosa, Legislative Assistant

CITY PLAN CASE NO. 2009-800-CA

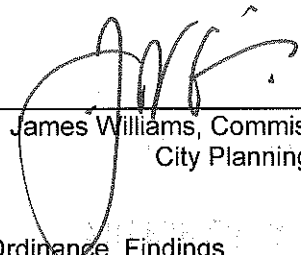
Transmitted herewith is a proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the LAMC adding definitions of *Community Care Facility, licensed*; *Residential Care Facility for the Elderly, licensed*; and *Alcoholism or Drug Abuse Recovery or Treatment Facility, licensed* to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents in any zone that permits single-family homes as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD.

On February 10, 2011, following a public hearing, the City Planning Commission failed to take an action on the proposed ordinance, (attached).

This failure to act occurred by the following vote:

Moved: Burton
Seconded: Roschen
Ayes: Cardoso, Woo
Noes: Freer
Absent: Epstein, Romero
Vacant: Two

Vote: 4-1


James Williams, Commission Executive Assistant I
City Planning Commission

Attachments: Proposed Ordinance, Findings
cc: Amy Brothers, Adrienne Khorasane, Deputy City Attorney, Land Use Division
City Planner: Thomas Rothmann

APPENDIX B

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the LAMC adding definitions of *Community Care Facility, licensed*; *Residential Care Facility for the Elderly, licensed*; and *Alcoholism or Drug Abuse Recovery or Treatment Facility, licensed* to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents in any zone that permits single-family homes as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended to add or amend the following terms alphabetically:

ALCOHOLISM OR DRUG ABUSE RECOVERY OR TREATMENT FACILITY, LICENSED. As defined in Section 11834.02 of the Health and Safety Code, any premises, place or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services.

BOARDING OR ROOMING HOUSE – ~~A dwelling containing a dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. A one-family dwelling where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral, or a dwelling with five or fewer guest rooms or suites of rooms, where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral.~~ Boarding or rooming house does not include an alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed.

COMMUNITY CARE FACILITY, LICENSED. As defined in Section 1502 of the Health and Safety Code, any facility, place or building licensed by the State of California that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, abused or neglected children.

FAMILY. One or more persons living together in a dwelling unit with ~~common access to, and common use of all living, kitchen, and eating areas within the dwelling unit, as a single housekeeping unit.~~

RESIDENTIAL CARE FACILITY FOR THE ELDERLY, LICENSED. As defined in Section 1569.2 of the Health and Safety Code, a housing arrangement licensed by the State of California chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels of intensities of care and supervision, protective supervision, or personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. A Residential Care Facility for the Elderly, Licensed, may house residents under 60 years of age with compatible needs pursuant to Section 1569.316 of the Health and Safety Code and provide health-related services pursuant to Section 1569.70 of the Health and Safety Code.

SINGLE HOUSEKEEPING UNIT. One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses and maintenance of the premises are shared or carried out according to a household plan or other customary method. If a resident owner rents out a portion of the dwelling unit, those renters must be part of the household and under no more than one lease, either written or oral. If a non-resident owner rents out the dwelling unit, all residents 18 years and older have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

Sec. 2. New Paragraph 17 is added to Subsection A of Section 12.05 of the Los Angeles Municipal Code to read:

17. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 3. New Paragraph 15 is added to Subsection A of Section 12.07 of the Los Angeles Municipal Code to read:

15. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 4. New Paragraph 10 is added to Subsection A of Section 12.07.01 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 5. New Paragraph 10 is added to Subsection A of Section 12.08 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 6. New Paragraph 7 is added to Subsection B of Section 12.08.1 of the Los Angeles Municipal Code to read:

7. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 7. New Paragraph 8 is added to Subsection B of Section 12.08.3 of the Los Angeles Municipal Code to read:

8. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 8. New Paragraph 6 is added to Subsection B of Section 12.08.5 of the Los Angeles Municipal Code to read:

6. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 9. New Paragraph 12 is added to Subsection A of Section 12.09.1 of the Los Angeles Municipal Code to read:

12. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 10. New Paragraph 7 is added to Subsection B of Section 12.09.5 of the Los Angeles Municipal Code to read:

7. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 11. New Paragraph 13 is added to Subsection A of Section 12.10 of the Los Angeles Municipal Code to read:

13. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 12. New Paragraph 13 is added to Subsection A of Section 12.12 of the Los Angeles Municipal Code to read:

13. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 13. New Paragraph 15 is added to Subsection A of Section 12.12.2 of the Los Angeles Municipal Code to read:

15. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 14. New Sub-subparagraph (6) added to Subparagraph (d) of Paragraph 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code to read:

(6) Any alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed; shall meet the following requirements for automobile parking spaces:

(i) If the facility is for six or fewer residents, then the facility shall meet the requirements for automobile parking spaces set forth in Section 12.21 A 4 (a) of this Code; or

(ii) If the facility is for seven residents, then a minimum of two automobile parking spaces must be provided, with 0.2 automobile parking space provided for each additional resident over the number seven.

Sec 15. Subsection D of Section 12.21 of the Los Angeles Municipal Code is deleted:

~~D. Location Of Hospitals. No hospital, sanitarium or clinic for mental, or drug or liquor addict cases shall be established or maintained on any property within 600 feet of the property on which an elementary or high school is being maintained.~~

Sec. 16. A new Subdivision 30 is added to Subsection A of Section 12.22 of the Los Angeles Municipal Code to read:

30. Boarding or Rooming Houses in the RD Zone. Notwithstanding the provisions of Section 12.09.1 of this Code, any one-family dwelling located on a lot zoned RD shall not be used as a boarding or rooming house.

Sec. 17. Paragraph 9 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is deleted:

~~9. Foster Care Homes. Notwithstanding any other provision of this chapter, any person may, with the express written permission of a Zoning Administrator and subject to the following limitations, use a dwelling unit for the operation of:~~

~~(a) A foster care home occupied by a total of five or six children in the A, R, CR, C1 or C1.5 Zones; provided that the total number of persons (including servants) living in any dwelling unit used as a foster care home shall not exceed eight; or~~

~~(b) Limitations.~~

~~(1) The floor space of any dwelling unit used as a foster care home shall not be increased for that use and the floor space shall not be arranged so that it would reasonably preclude the use of the buildings for purposes otherwise permitted in the zone in which the property is located.~~

~~(2) No permission for the operation of a foster care home shall become valid unless it is licensed for foster care use by the State of California, or other agency designated by the State, and the operation shall not be valid for more than one year.~~

~~(c) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28C1, 2 and 3.~~

Sec 18. Subsection A of Section 14.00 of the Los Angeles Municipal Code is amended to read:

A. Public Benefit Projects and Performance Standards. Where not permitted by right or by Conditional Use Permit pursuant to Subsections U, V or W of Section 12.24, the following public benefit uses are permitted in any zone, unless restricted to certain zones or locations. The uses shall meet the following performance standards or alternative compliance measures approved pursuant to Subsection B.

Upon the Director's determination that the public benefit use meets the stated performance standards, the Director shall record a covenant of the determination with the Office of the County Recorder. The covenant shall be valid as long as the property is used as a public benefit. The covenant must be removed when the land is no longer used as a public benefit. Upon recordation with the Department of City Planning of a covenant affirming the performance standards of a public benefit, notification of the public benefit shall be sent to adjoining and abutting property owners, the applicable certified neighborhood council, and the applicable City Council office. Public notification shall identify the applicable performance standards and a statement that if the

public benefit does not adhere to the performance standards, the Director of Planning can revise the performance standards or discontinue the use.

If the use fails to operate in accord with the stated performance standards the Director may modify the conditions of operation or discontinue the use.

Sec. 19. A new Paragraph 10 is added to Subsection A of Section 14.00 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed, community care facilities, licensed, and residential care facilities for the elderly, licensed, for seven or more residents in the A, R, and C zones.

(a) Performance standards:

(1) The facility meets the applicable automobile parking space requirements set forth in Section 12.21A 4 (d)(6);

(2) The facility avoids interference with traffic by providing access through driveways and/or loading docks for deliveries and pickups;

(3) The facility conforms to the City's noise regulations pursuant to Chapter 11 of this Code; any household noise or music shall be sufficiently modulated to ensure that adjacent residents are not disturbed;

(4) In the A and R zones, the existing residential character of the building and site are maintained, including the exterior façade, landscaping, fences, walls, lawn areas, and driveways;

(5) Security night lighting is shielded so that the light source cannot be seen from adjacent residential properties;

(6) The facility does not create an unreasonable level of disruption or interference with the peaceful enjoyment of adjoining and neighborhood properties;

(7) Total occupancy in the facility does not exceed two residents for every bedroom or guest room as shown on the building plans approved by the Department of Building and Safety.

(b) Purposes: Alcoholism or drug abuse recovery or treatment facilities, community care facilities, and residential care facilities for the elderly for seven or more residents in the A, R and C zones shall be compatible with the character of the neighborhood and not adversely impact the health, safety and welfare of the persons residing in the facility or the neighborhood. Parking, traffic and transportation impacts shall be insignificant. The operation must comply with State law and must have a State license. The number of residents allowed per facility is limited in order to keep density within acceptable limits.

Sec 20. The City Clerk shall certify ...

Sec. _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on February 10, 2011,
recommended this ordinance be adopted by the City Council.

James Williams, Commission Executive Assistant I
City Planning Commission

File No. _____

ATTACHMENT 1

LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Sections 556 and 558, find:

1. In accordance with Charter Section 556, the proposed ordinance (Appendix B) is in substantial conformance with the purposes, intent and provisions of the General Plan in that it supports several of the Goals and Objectives outlined in the Housing Element of the General Plan including:

Goal 1 of the City's Housing Element to create "a City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary, and affordable to people of all income levels, races, ages, and suitable for their various needs" which through implementation of Objective 1.1 which prompts the Department to "plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs."

Goal 3 of the City's Housing Element to create a City where there are "housing opportunities for all without discrimination" by specifically addressing Housing Objective 3.1 to "assure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities serving the disabled and other persons with special needs; and Housing Objective 3.2 to "promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation, and operation of housing" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities serving the disabled and other persons with special needs;

Goal 4 of the City's Housing Element to create a "city committed to ending and preventing homelessness" specifically addressing Housing Objective 4.1 to "provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the special needs of persons who are homeless or who are at high risk of homelessness" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities for persons who are in danger of becoming homeless through implementation of Policy 4.1.6, which recommends "eliminating zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City" by permitting community care facilities in single-family zones; and

2. In accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix B) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it supports several goals of the Framework Element of the General Plan.

Goal 3B of the Framework Element of the General Plan seeks to preserve the City's stable single-family neighborhoods. Appendix B addresses Framework Element Objective 3.5 "to ensure that the character and scale of stable single-family residential neighborhoods is maintained allowing for infill development provided that it is compatible with and maintains the scale and character of existing development" by providing effective tools for the City to enforce its zoning laws with regard to businesses and transient types of occupancy that are not allowed in single-family neighborhoods.

Goal 3A of the Framework Element of the General Plan, to create "a physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city." Appendix B addresses Framework Element Objective 3.1 "Accommodate a variety of uses that support the needs of the City's existing and future residents, businesses, and visitors" through implementation of Policy 3.1.9 to "Assure that fair treatment of people of all races, cultures, incomes and education levels with respect to the development, implementation and enforcement of environmental laws, regulations, and policies, including affirmative efforts to inform and involve environmental groups, especially environmental justice groups, in early planning stages through notification and two-way communication."

Goal 4A of the Framework Element to create "an equitable distribution of housing opportunities by type and cost accessible to all residents of the City" and specifically addressing Framework Objective 4.4 to "reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities serving persons with special needs.

ENVIRONMENTAL FINDING

A Negative Declaration, ENV-2009-801-ND, was published on this matter on March 19, 2009, and it was determined that this project will not have a significant effect on the environment. An addendum to the Negative Declaration was issued on November 19, 2009 to address all changes to the proposed ordinance from its original CEQA publication.



ITEM 8



DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT

CITY PLANNING COMMISSION

DATE: February 10, 2011
TIME: after 8:30 a.m.*
PLACE: Los Angeles City Hall
200 North Spring Street
Room 350
Los Angeles, CA 90012

CASE NO:

CEQA:

LOCATION:

COUNCIL DISTRICT:

PLAN AREAS:

CPC-2009-800-CA

ENV-2009-801-ND

Citywide

All

All

PUBLIC HEARING REQUIRED

MATTER CONTINUED FROM MEETINGS OF OCTOBER 14, 2010 and NOVEMBER 4, 2010

SUMMARY: A proposed ordinance (Appendix B) defining *Community Care Facility, Licensed; Residential Care Facility for the Elderly, Licensed; and Alcoholism or Drug Abuse Recovery or Treatment Facility, Licensed* bringing the LAMC into conformity with State law; regulating these facilities as public benefits; defining *Single Housekeeping Unit* and amending the definitions for *Boarding or Rooming House* and *Family*.


RECOMMENDED ACTIONS:

1. **Adopt** the initial and supplemental staff reports (dated October 14, 2010 and February 10, 2011) as its reports on the subject.
2. **Adopt** the findings in Attachment 1.
3. **Approve** the Negative Declaration as the CEQA clearance on the subject.
4. **Approve** the proposed ordinance in Appendix B and recommend its adoption by the City Council.

MICHAEL LOGRANDE
Director of Planning


LINN K. WYATT
Chief Zoning Administrator


ALAN BELL, AICP
Deputy Director


THOMAS ROTHMANN
City Planner, Code Studies
Telephone: (213) 978-1370

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Main Street, Room 532, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

TABLE OF CONTENTS

Summary	3
Staff Report	4
Conclusion	6
Appendix B – Proposed Ordinance	
Attachment 1 – Findings	

SUMMARY

For over 40 years, state and federal governments have favored de-institutionalizing persons with disabilities and encouraged their placement in homes in residential neighborhoods. Such policies are implemented in California through the Community Care Facilities Act of 1973. The Act regulates facilities for persons with special needs who require personal services, supervision, or assistance essential for sustaining the activities of daily living. The proposed ordinance (Appendix B) brings the Los Angeles Municipal Code (LAMC) into conformance with this State law.

The proposed ordinance (Appendix B) recognizes the importance of balancing the goals of the Community Care Facilities Act while maintaining the quality of life in single-family neighborhoods. Although State law prevents cities from regulating licensed facilities serving six or fewer residents differently from other single-family residences, it does allow for some regulation for licensed facilities serving seven or more residents. As such, the proposed ordinance simply categorizes the smaller facilities as by-right uses in all zones that allow single-family residences and regulates the larger facilities as "public benefits" in those zones. Public benefits are permitted through a ministerial process and are subject to parking, density, noise, and other land use based performance standards.

The proposed ordinance also makes a clear distinction between family residences and boarding/rooming houses by defining a family as persons who choose to live together as a single housekeeping unit with residents under one lease and by defining a boarding/rooming house as providing lodging to individuals under two or more leases. As such, a dwelling unit may be regulated as a boarding/rooming house when the residents occupy the dwelling unit under more than one lease. This distinction protects the residential and stable character of single-family neighborhoods by making clear that businesses and transient types of occupancy are not allowed.

STAFF REPORT

BACKGROUND

On October 14, 2010 the Planning Department presented a proposed ordinance (Appendix A) to the City Planning Commission (CPC) to update the Los Angeles Municipal Code (LAMC) regarding various licensed community care facilities and other related items. One primary objective of that ordinance was to place definitions of various licensed community care facilities into the LAMC in order to bring it into conformance with State law. To distinguish boarding/rooming houses from families, the ordinance amended the definitions for *Boarding or Rooming House*, *Family*, and added the definition of *Single Housekeeping Unit*. In essence, a boarding house is a residential use where rooms are separately rented or leased to individuals and the individuals do not constitute a single household. Appendix A also added a new definition for *Correctional or Penal Institution* to include group homes for parolees, thereby categorizing them as conditional uses in all zones (as explained below, this definition has now been withdrawn).

Over 60 people testified on this item with approximately equal numbers in opposition and in favor, and the matter was continued to November 4, 2010 to allow for additional testimony. Following the hearings, the CPC directed staff to organize a committee comprised of Planning Department staff, a representative from the City Attorney's office, and City Planning Commissioners to address the concerns raised at both hearings regarding potential impacts of the proposed ordinance. The issues focused primarily on the following:

1. What is the rationale for a higher parking requirement for *Alcoholism or Drug Abuse Recovery or Treatment Facilities* versus the other licensed community care facilities?
2. Neighborhoods should be notified of public benefits.
3. The proposed definition changes regarding *Boarding or Rooming House* and *Family* may conflict with permanent supportive housing programs.
4. Will these revisions still allow business owners to place tenants in single-family homes in single-family neighborhoods on a fluid lease?

DISCUSSION

The proposed ordinance (Appendix B) has two main objectives: (1) to update the LAMC to be consistent with the goals of the Community Care Facilities Act; and (2) to create a clear distinction between family residences and boarding/rooming houses.

With regard to the Community Care Facilities Act, the proposed ordinance regulates State licensed community care facilities. Although the proposed ordinance does not change City zoning practice for such facilities with six or fewer residents, it codifies that they are permitted in any zone where single-family uses are allowed, as mandated by State law. However, the proposed ordinance does modify City practice for such facilities with seven or more residents by permitting them as "public benefits", permitted through a ministerial process subject to parking, density, noise, and other land use based performance standards.

With regard to distinguishing between dwelling units inhabited by families and those operated as boarding/rooming houses, the proposed ordinance modifies existing definitions of *family* and *boarding/rooming house* and adds the definition of *single housekeeping unit*. This objective is primarily met by defining a family as persons who choose to live together as a single housekeeping unit with residents under one lease and by defining a boarding/rooming house as providing lodging to individuals under two or more leases. These definitions provide effective tools for the City to enforce its zoning laws with regard to businesses and transient types of occupancy that are not allowed in single-family neighborhoods.

During the Planning Department's public outreach, community members identified problems associated with certain residential uses that are not operated as single housekeeping units but rather as de facto boarding/rooming houses. Some of these residential uses are sober living homes, which are group living arrangements for persons recovering from alcoholism or drug addiction but provide no care or supervision. As such, they are not licensed and regulated by the State. Since persons recovering from alcohol and drug addiction are considered to be disabled, they are protected from discrimination by the Americans with Disabilities Act and the Federal Fair Housing Act. Thus, any regulation that treats sober living homes less favorably than analogous uses is discriminatory and therefore unlawful.

Accordingly, to protect the character of low-density residential neighborhoods, address the community's concerns, and ensure a lawful ordinance, the Planning Department therefore recommends new provisions intended to strengthen the regulation of the broader category of boarding or rooming houses as distinguished from single housekeeping units without singling out sober living homes.

The CPC-initiated subcommittee reviewed the issues raised at the public hearings. The subcommittee met three times with planning staff and the City Attorney. In addition to these meetings, staff met with various mental health care providers, briefed PlanCheck NC, received information from the Los Angeles County Department of Mental Health and the Los Angeles County Probation Department, and reviewed the Mayor's Policy on homelessness titled "Home For Good." Based on the subcommittee and other meetings and other research staff has modified its original recommendations as discussed below.

In response to item #1, the separate parking requirement originally proposed in Appendix A for *Alcoholism or Drug Abuse Recovery or Treatment Facility, licensed*, for seven or more residents has been changed to be consistent with the parking requirements for other licensed community care facilities. Staff did not find any conclusive evidence that residents of these facilities use personal vehicles substantially more than residents of other licensed community care facilities.

In response to item #2, the Planning Department recognizes the importance of stakeholder notification and therefore public notification will now be required of all public benefits. This new requirement will inform adjacent property owners, the applicable neighborhood council, and the City Council district office of the new public benefit. Because public benefits are by-right as long as specified performance standards are met, they cannot be denied or appealed. However, notification of the new use will also inform neighborhood stakeholders of required performance standards and the process for revoking non-compliant public benefits.

In response to item #3, the placement of homeless persons in licensed community care facilities in any zone that permits single-family residences will be allowed, and opportunities for this housing type encouraged, under this proposed ordinance. Based on the information provided by the Mayor's office, the "Home for Good" program, establishing permanent supportive housing for the homeless, will primarily be operating

in multi-family residential and commercial zones. Consequently, there is insufficient justification for carving out any exceptions to the ordinance as proposed.

In response to item #4, the definition of *Single Housekeeping Unit* has been refined to add that the adult residents of this residential use have chosen to live together and determine the makeup of the household rather than the landlord or property manager.

In addition to the issues raised at the public hearing, the Planning Department has removed sections of the proposed ordinance that pertain to *Correctional and Penal Institutions* and *Group Homes for Parolees and Probationers*. Further research is necessary on this issue and a follow-up ordinance will comprehensively address it.

CONCLUSION

Synchronizing the LAMC with the California Community Care Facilities Act reinforces the City's commitment to maintaining the quality of life in single-family neighborhoods while supporting the de-institutionalizing of persons with special needs. The proposed ordinance addresses regulation and enforcement concerns by filling in the gaps that exist in the current vague definitions and regulations. The proposed ordinance achieves an equitable solution that maintains the City's priority of neighborhood character preservation through enforceable quantifiable standards while meeting the State's Community Care Facility Act requirements.

APPENDIX B

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the LAMC adding definitions of *Community Care Facility, licensed*; *Residential Care Facility for the Elderly, licensed*; and *Alcoholism or Drug Abuse Recovery or Treatment Facility, licensed* to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents in any zone that permits single-family homes as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended to add or amend the following terms alphabetically:

ALCOHOLISM OR DRUG ABUSE RECOVERY OR TREATMENT FACILITY, LICENSED. As defined in Section 11834.02 of the Health and Safety Code, any premises, place or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services.

BOARDING OR ROOMING HOUSE – ~~A dwelling containing a dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. A one-family dwelling where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral, or a dwelling with five or fewer guest rooms or suites of rooms, where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral.~~ Boarding or rooming house does not include an alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed.

COMMUNITY CARE FACILITY, LICENSED. As defined in Section 1502 of the Health and Safety Code, any facility, place or building licensed by the State of California that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, abused or neglected children.

FAMILY. One or more persons living together in a dwelling unit with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit, as a single housekeeping unit.

RESIDENTIAL CARE FACILITY FOR THE ELDERLY, LICENSED. As defined in Section 1569.2 of the Health and Safety Code, a housing arrangement licensed by the State of California chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels of intensities of care and supervision, protective supervision, or personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. A Residential Care Facility for the Elderly, Licensed, may house residents under 60 years of age with compatible needs pursuant to Section 1569.316 of the Health and Safety Code and provide health-related services pursuant to Section 1569.70 of the Health and Safety Code.

SINGLE HOUSEKEEPING UNIT. One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses and maintenance of the premises are shared or carried out according to a household plan or other customary method. If a resident owner rents out a portion of the dwelling unit, those renters must be part of the household and under no more than one lease, either written or oral. If a non-resident owner rents out the dwelling unit, all residents 18 years and older have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

Sec. 2. New Paragraph 17 is added to Subsection A of Section 12.05 of the Los Angeles Municipal Code to read:

17. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 3. New Paragraph 15 is added to Subsection A of Section 12.07 of the Los Angeles Municipal Code to read:

15. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 4. New Paragraph 10 is added to Subsection A of Section 12.07.01 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 5. New Paragraph 10 is added to Subsection A of Section 12.08 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 6. New Paragraph 7 is added to Subsection B of Section 12.08.1 of the Los Angeles Municipal Code to read:

7. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 7. New Paragraph 8 is added to Subsection B of Section 12.08.3 of the Los Angeles Municipal Code to read:

8. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 8. New Paragraph 6 is added to Subsection B of Section 12.08.5 of the Los Angeles Municipal Code to read:

6. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 9. New Paragraph 12 is added to Subsection A of Section 12.09.1 of the Los Angeles Municipal Code to read:

12. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 10. New Paragraph 7 is added to Subsection B of Section 12.09.5 of the Los Angeles Municipal Code to read:

7. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 11. New Paragraph 13 is added to Subsection A of Section 12.10 of the Los Angeles Municipal Code to read:

13. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 12. New Paragraph 13 is added to Subsection A of Section 12.12 of the Los Angeles Municipal Code to read:

13. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 13. New Paragraph 15 is added to Subsection A of Section 12.12.2 of the Los Angeles Municipal Code to read:

15. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 14. New Sub-subparagraph (6) added to Subparagraph (d) of Paragraph 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code to read:

(6) Any alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed; shall meet the following requirements for automobile parking spaces:

(i) If the, licensed; community care facility, licensed; or residential care facility for the elderly, licensed; is for six or fewer residents, then the facility shall meet the requirements for automobile parking spaces set forth in Section 12.21 A 4 (a) of this Code; or

(ii) If the alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed, or residential care facility for the elderly, licensed, is for seven residents, then a minimum of two automobile parking spaces must be provided, with 0.2 automobile parking space provided for each additional resident over the number seven.

Sec 15. Subsection D of Section 12.21 of the Los Angeles Municipal Code is deleted:

~~D. Location Of Hospitals. No hospital, sanitarium or clinic for mental, or drug or liquor addict cases shall be established or maintained on any property within 600 feet of the property on which an elementary or high school is being maintained.~~

Sec. 16. A new Subdivision 30 is added to Subsection A of Section 12.22 of the Los Angeles Municipal Code to read:

30. Boarding or Rooming Houses in the RD Zone. Notwithstanding the provisions of Section 12.09.1 of this Code, any one-family dwelling located on a lot zoned RD shall not be used as a boarding or rooming house.

Sec. 17. Paragraph 9 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is deleted:

~~9. Foster Care Homes. Notwithstanding any other provision of this chapter, any person may, with the express written permission of a Zoning Administrator and subject to the following limitations, use a dwelling unit for the operation of:~~

~~(a) A foster care home occupied by a total of five or six children in the A, R, CR, C1 or C1.5 Zones; provided that the total number of persons (including servants) living in any dwelling unit used as a foster care home shall not exceed eight; or~~

~~(b) Limitations.~~

~~(1) The floor space of any dwelling unit used as a foster care home shall not be increased for that use and the floor space shall not be arranged so that it would reasonably preclude the use of the buildings for purposes otherwise permitted in the zone in which the property is located.~~

~~(2) No permission for the operation of a foster care home shall become valid unless it is licensed for foster care use by the State of California, or other agency designated by the State, and the operation shall not be valid for more than one year.~~

~~(c) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28C1, 2 and 3.~~

Sec 18. Subsection A of Section 14.00 of the Los Angeles Municipal Code is amended to read:

A. Public Benefit Projects and Performance Standards. Where not permitted by right or by Conditional Use Permit pursuant to Subsections U, V or W of Section 12.24, the following public benefit uses are permitted in any zone, unless restricted to certain zones or locations. The uses shall meet the following performance standards or alternative compliance measures approved pursuant to Subsection B.

Upon the Director's determination that the public benefit use meets the stated performance standards, the Director shall record a covenant of the determination with the Office of the County Recorder. The covenant shall be valid as long as the property is used as a public benefit. The covenant must be removed when the land is no longer used as a public benefit. Upon recordation with the Department of City Planning of a covenant affirming the performance standards of a public benefit, notification of the public benefit shall be sent to adjoining and abutting property owners, the applicable certified neighborhood council, and the applicable City Council office. Public notification shall identify the applicable performance standards and a statement that if the

public benefit does not adhere to the performance standards, the Director of Planning can revise the performance standards or discontinue the use.

If the use fails to operate in accord with the stated performance standards the Director may modify the conditions of operation or discontinue the use.

Sec. 19. A new Paragraph 10 is added to Subsection A of Section 14.00 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed, community care facilities, licensed, and residential care facilities for the elderly, licensed, for seven or more residents in the A, R, and C zones.

(a) Performance standards:

(1) The facility meets the applicable automobile parking space requirements set forth in Section 12.21A 4 (d)(6);

(2) The facility avoids interference with traffic by providing access through driveways and/or loading docks for deliveries and pickups;

(3) The facility conforms to the City's noise regulations pursuant to Chapter 11 of this Code; any household noise or music shall be sufficiently modulated to ensure that adjacent residents are not disturbed;

(4) In the A and R zones, the existing residential character of the building and site are maintained, including the exterior façade, landscaping, fences, walls, lawn areas, and driveways;

(5) Security night lighting is shielded so that the light source cannot be seen from adjacent residential properties;

(6) The facility does not create an unreasonable level of disruption or interference with the peaceful enjoyment of adjoining and neighborhood properties;

(7) Total occupancy in the facility does not exceed two residents for every bedroom or guest room as shown on the building plans approved by the Department of Building and Safety.

(b) Purposes: Alcoholism or drug abuse recovery or treatment facilities, community care facilities, and residential care facilities for the elderly for seven or more residents in the A, R and C zones shall be compatible with the character of the neighborhood and not adversely impact the health, safety and welfare of the persons residing in the facility or the neighborhood. Parking, traffic and transportation impacts shall be insignificant. The operation must comply with State law and must have a State license. The number of residents allowed per facility is limited in order to keep density within acceptable limits.

Sec 20. The City Clerk shall certify ...

ATTACHMENT 1

LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Sections 556 and 558, find:

1. In accordance with Charter Section 556, the proposed ordinance (Appendix B) is in substantial conformance with the purposes, intent and provisions of the General Plan in that it supports several of the Goals and Objectives outlined in the Housing Element of the General Plan including:

Goal 1 of the City's Housing Element to create "a City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary, and affordable to people of all income levels, races, ages, and suitable for their various needs" which through implementation of Objective 1.1 which prompts the Department to "plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs."

Goal 3 of the City's Housing Element to create a City where there are "housing opportunities for all without discrimination" by specifically addressing Housing Objective 3.1 to "assure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), and student status" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities serving the disabled and other persons with special needs; and Housing Objective 3.2 to "promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation, and operation of housing" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities serving the disabled and other persons with special needs;

Goal 4 of the City's Housing Element to create a "city committed to ending and preventing homelessness" specifically addressing Housing Objective 4.1 to "provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the special needs of persons who are homeless or who are at high risk of homelessness" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities for persons who are in danger of becoming homeless through implementation of Policy 4.1.6, which recommends "eliminating zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City" by permitting community care facilities in single-family zones; and

2. In accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix B) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it supports several goals of the Framework Element of the General Plan.

Goal 3B of the Framework Element of the General Plan seeks to preserve the City's stable single-family neighborhoods. Appendix B addresses Framework Element Objective 3.5 "to ensure that the character and scale of stable single-family residential neighborhoods is maintained allowing for infill development provided that it is compatible with and maintains the scale and character of existing development" by providing effective tools for the City to enforce its zoning laws with regard to businesses and transient types of occupancy that are not allowed in single-family neighborhoods.

Goal 3A of the Framework Element of the General Plan, to create "a physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city." Appendix B addresses Framework Element Objective 3.1 "Accommodate a variety of uses that support the needs of the City's existing and future residents, businesses, and visitors" through implementation of Policy 3.1.9 to "Assure that fair treatment of people of all races, cultures, incomes and education levels with respect to the development, implementation and enforcement of environmental laws, regulations, and policies, including affirmative efforts to inform and involve environmental groups, especially environmental justice groups, in early planning stages through notification and two-way communication."

Goal 4A of the Framework Element to create "an equitable distribution of housing opportunities by type and cost accessible to all residents of the City" and specifically addressing Framework Objective 4.4 to "reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations" by identifying appropriate zones to locate alcohol/drug recovery or treatment facilities and community care facilities serving persons with special needs.

ENVIRONMENTAL FINDING

A Negative Declaration, ENV-2009-801-ND, was published on this matter on March 19, 2009, and it was determined that this project will not have a significant effect on the environment. An addendum to the Negative Declaration was issued on November 19, 2009 to address all changes to the proposed ordinance from its original CEQA publication.



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



CITY PLANNING COMMISSION

DATE: October 14, 2010
TIME: after 8:30AM
PLACE: Los Angeles City Hall
200 North Spring Street
Room 1010, 10th Floor
Los Angeles, CA 90012

CASE NO: CPC-2009-800-CA
CEQA: ENV-2009-801-ND
COUNCIL FILE: 07-3427
LOCATION: Citywide
COUNCIL DISTRICT: All
PLAN AREAS: All

PUBLIC HEARING REQUIRED

SUMMARY: A proposed ordinance (Appendix A) adding definitions of *Community Care Facility*, *Residential Care Facility for the Elderly*, and *Alcoholism or Drug Abuse Recovery or Treatment Facility* to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD. Lastly, it adds a definition for *Correctional or Penal Institution* to ensure that group homes for parolees are classified as conditional uses.

RECOMMENDED ACTIONS:

1. **Adopt** the staff report as its report on the subject.
2. **Adopt** the Findings included in Attachment 1.
3. **Adopt** the Negative Declaration (Attachments 2 and 3) as the CEQA clearance on the subject.
4. **Approve** the proposed ordinance (Appendix A) and recommend its adoption by the City Council.

MICHAEL LOGRANDE
Director of Planning

ALAN BELL, AICP
Senior City Planner, Office of Zoning Administration

LINN K. WYATT
Acting Chief Zoning Administrator

THOMAS ROTHMANN
City Planner, Code Studies
Telephone: (213) 978-1370

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Main Street, Room 532, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

Table of Contents

Executive Summary	3
Staff Report	4
Request	4
Background	4
Discussion	6
Part 1: Regulating State Licensed Community Care Facilities	6
Part 2: Regulating Boarding or Rooming Houses	8
Conclusion	12
 Appendix A – Proposed Ordinance	
Attachment 1 – Findings	
Attachment 2 – Negative Declaration	
Attachment 3 – Addendum to the Negative Declaration	
Attachment 4 – Motion CF 07-3427	
Attachment 5 – Department of City Planning Report to PLUM, dated August 5, 2008	
Attachment 6 – City Council Action, August 13, 2008	
Attachment 7 – Attorney General Opinion No. 01-402, dated March 19, 2003	

Acknowledgements:

Gratitude and appreciation are given to the following people for their contributions to this report and ordinance:

- Amy Brothers, Office of the City Attorney
- Hector Buitrago, Department of Building and Safety, retired
- Frank Bush, Department of Building and Safety
- Cynthia Cuza, Department of City Planning, retired
- Gabriela Juarez, Department of City Planning
- Nick Trotta, Department of Building and Safety, retired
- Phyllis Winger, Office of Councilman Greig Smith, Council District 12

EXECUTIVE SUMMARY

For over 40 years, state and federal governments have favored de-institutionalizing persons with disabilities and encouraged their placement in homes in residential neighborhoods. This policy is implemented in California by the Community Care Facilities Act of 1973. This Act regulates facilities for persons with special needs who require personal services, supervision, or assistance essential for sustaining the activities of daily living. This proposed ordinance (Appendix A) brings the Los Angeles Municipal Code (LAMC) into conformance with State law.

Part 1 of this report discusses how the proposed ordinance balances the goals of the Community Care Facilities Act with maintaining the quality of life in single-family neighborhoods by regulating State licensed facilities. Although the proposed ordinance does not change City zoning practice for such facilities with six or fewer residents, it codifies that they are permitted in any zone where single-family uses are allowed, as mandated by State law. However, the proposed ordinance does modify City practice for such facilities with seven or more residents by permitting them as "public benefits". As public benefits in the agricultural, residential, and commercial zones, these State licensed facilities must meet performance standards on an array of land use issues such as parking, noise, and lighting.

Part 2 of this report discusses new terms and provisions that focus on boarding and rooming houses. Specifically, the proposed ordinance creates a clear distinction between group homes inhabited by families and those operating as boarding houses. Since boarding houses are incompatible with lower density residential neighborhoods, this difference will work toward the broader goal of neighborhood protection. Modifying existing definitions of *family* and *boarding/rooming house* and adding the definition of *single housekeeping unit* provides effective tools for the City to enforce its zoning laws with respect to transient types of group homes operating in single-family neighborhoods. This objective is primarily met by defining a *family* as persons living as a *single housekeeping unit* with residents under one lease; at a *boarding/rooming house* lodging is provided to individuals under two or more leases.

Part 2 also summarizes the current *Transient Occupancy Residential Structures* ordinance and the *Administrative Nuisance Abatement* ordinance. Both existing ordinances already enable enforcement against transient residential uses in single-family neighborhoods. This section also describes how the new definition for *Correctional or Penal Institution* to include *group homes for parolees* will prohibit them in single-family neighborhoods. Currently, a group parolee home can operate as a *family* in any single-family zone; however the new definition restricts them, as it does any correctional institution, as a conditional use in all zones. Lastly, this section discusses how the proposed ordinance will preclude group homes from locating in single-family residences within RD Zones.

STAFF REPORT

REQUEST

On October 24, 2007, Councilman Greig Smith introduced Motion CF 07-3427 (Smith-Reyes) requesting a report describing the ordinances enacted by Murrieta, Riverside, and other cities in California to regulate sober living homes; and further requesting that the Planning Department and Department of Building and Safety, in consultation with the City Attorney, recommend land use controls that can be enacted citywide to regulate sober living homes (Attachment 4).

On August 5, 2008, the Planning and Land Use Management Committee (PLUM) met to hear public comment on the Planning Department's report and recommended that City Council adopt the report (Attachment 5). On August 13, 2008, the City Council adopted PLUM's recommendation (Attachment 6).

BACKGROUND

On **October 24, 2007**, Councilman Greig Smith introduced Motion CF 07-3427 (Smith-Reyes) requesting a report from the Planning Department to recommend land use controls for sober living homes.

Councilman Smith was responding to concerns from constituents regarding sober living homes located in residential areas. Residents throughout Los Angeles have raised similar concerns about high occupancy and overconcentration of sober living homes. Further, residents have identified certain homes as the cause of secondhand smoke, panhandling, aggressive behavior, foul language, traffic congestion, parking problems, and excessive noise.

Planning Department staff investigated four ordinances enacted by other cities and determined that these ordinances were all flawed in some way, and thus, with the exception of Newport Beach, which was the most comprehensive, were not appropriate models for Los Angeles. Analysis of these ordinances is included in Attachment 5.

Staff also conducted extensive research, reviewed numerous materials and met with representatives of the City Attorney's office, the Department of Building and Safety (DBS), and the Housing Department. This involved extensive examination of state law regarding community care facilities, state and federal fair housing laws, and pertinent court cases.

On **July 24, 2008**, the Planning Department released its Report on Sober Living Homes and Recommended Land Use Controls (Attachment 5) to the Planning and Land Use Management (PLUM) Committee.

On **August 5, 2008**, during the PLUM hearing, a number of residents spoke about the negative impact sober living homes have on their neighborhoods. Specifically, they were concerned about three and four bedroom houses with 15 to 20 occupants who are noisy, rowdy, and harass the neighbors. They requested that the ordinance prohibit group residential

facilities in A, RA, RE, RS, and R1 zones and that it require 1,000 feet between facilities and 2,000 feet from facilities to schools. They also requested higher fees for conditional use applications.

Other speakers at the PLUM hearing described the benefits of sober living homes in providing an appropriate means for recovering alcoholics and drug addicts to make a healthy transition from treatment to life at home. Not wanting the City to violate the civil rights of the residents in sober living homes, they pointed out that the Federal Fair Housing Act requires that no restrictions be placed on sober living homes that are not applicable to the whole neighborhood.

After much public discussion and consideration, PLUM recommended that Council approve the Planning Department's report.

On **August 13, 2008**, City Council adopted PLUM's recommendation. Specifically, Council instructed "the Planning Department, in consultation with the Department of Building and Safety and the City Attorney, to prepare a comprehensive ordinance that: regulates licensed community care facilities, regulates licensed alcohol and drug abuse treatment facilities, regulates unlicensed group residential uses, regulates unlicensed group residential homes operating as businesses in a residential zone, and is prepared in accordance with sound zoning principles, the Community Care Facilities Act, state and federal law, and case law."

Following the PLUM hearing, the Planning Department, in consultation with DBS and the City Attorney, met with and received communications from community members, Council offices, the Los Angeles Police Department, Neighborhood Councils, the Los Angeles Housing Department, the network and coalition of Sober Living Homes, community care facility operators, and their representatives and attorneys.

On **February 7, 2009**, Planning Department staff met with the Los Angeles Neighborhood Council Coalition (LANCC).

On **February 14, 2009**, Planning Department staff met with the Neighborhood Council Plan Check.

On **March 26, 2009**, Planning Department staff met at Devonshire House in Chatsworth with representatives from several neighborhood councils.

Input offered at these meetings concerned the overconcentration of licensed and unlicensed facilities and homes and problems of parking, noise and incompatibility with the neighborhood caused by particular facilities. The community also recognized that the ordinance might impact their own homes as well as sober living homes. For example, they wanted to know if the ordinance would prevent homeowners from renting their homes to tenants.

On **May 11, 2009**, Planning Department staff met with owners and operators of sober living homes, community care facilities, and alcohol and drug recovery or treatment facilities and their representatives.

On **November 11, 2009**, Planning Department staff met with a smaller group of providers and representatives. Meeting attendees generally approved of the Planning Department's proposal to regulate residential facilities and alcohol/drug recovery or treatment facilities serving seven or more residents as public benefits.

On **November 20, 2009 and May 11, 2010**, an inter-departmental working group that consisted of the DBS, City Attorney and the Planning Department met to further refine ordinance recommendations.

Based on the extensive research and input from all interested parties, stakeholders, and City departments noted above, staff concluded that the proposed ordinance (Appendix A) would best serve the public interest.

DISCUSSION

The proposed ordinance includes new terms and provisions for licensed community care facilities and boarding/rooming houses. It builds upon existing zoning code provisions that protect the character of established residential neighborhoods. In addition, the ordinance eliminates redundant and unnecessary provisions regarding foster care homes and the "location of hospitals, sanitariums and clinics for mental, or drug or liquor addict cases".

Part 1: Regulating State Licensed Community Care Facilities

The LAMC currently does not address nor define State licensed community care facilities. The proposed ordinance adds definitions of State licensed facilities and includes regulations for facilities that serve six or fewer residents and those that serve seven or more residents.

Definitions

The proposed ordinance adds three definitions to the LAMC. Although the definitions are different, as a general category, all three of these are considered as and may be called "community care facilities."

Alcoholism or Drug Abuse Recovery or Treatment Facility, Licensed - As defined in Section 1502 of the Health and Safety Code, any premises, place, or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services.

Community Care Facility, Licensed - As defined in Section 11834.02 of the Health and Safety Code, any facility, place or building licensed by the State of California that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.

Residential Care Facility for the Elderly, Licensed - As defined in Section 1569.2 of the Health and Safety Code, a housing arrangement licensed by the State of California chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. A Residential Care Facility for the Elderly may house residents under 60 years of age pursuant to Section 1569.316 of the Health and Safety Code and provide health-related services pursuant to Section 1569.70 of the Health and Safety Code.

Licensed facilities for six or fewer residents

As mandated by State law, any community care facility is currently permitted by right in any zone that allows residential uses. Incorporating these State laws into the City's zoning code will clarify the process for staff and applicants and increase transparency for the community.

Licensed facilities for seven or more residents

The proposed ordinance categorizes those community care facilities serving seven or more residents as "Public Benefits" in the agricultural, residential and commercial zones when meeting all of the required performance standards, including parking, noise and density. A Public Benefit is a use that is permitted through a ministerial process that does not require a public hearing or letter of determination. Public Benefits that do not meet the performance standards may seek approval through an alternative compliance process, which requires a public hearing and Director's determination.

Licensed community care facilities provide a benefit to the public by serving members of the City's community who are in need of special care. The advantages of regulating these facilities as public benefits are twofold. First, it holds all such facilities to standards that protect both the community and the residents to ensure that the residential quality of the neighborhood is maintained. Second, it is a ministerial process and thus does not place an undue burden on City staff and permits staff to focus attention on abating and eliminating problems when they do arise.

This proposed ordinance serves the City's housing goals and objectives to prevent homelessness by providing appropriate facilities for people, especially the mentally and physically disabled, who otherwise would be in danger of becoming homeless. The community as a whole benefits by being assured that people in need have a safe regulated environment in which to live and receive services.

The following seven performance standards will apply to licensed community care facilities with seven or more residents:

- **Parking**

- *Alcoholism or Drug Abuse Recovery or Treatment Facilities* - one on-site parking space for each resident. Thus, any such facility would have a minimum of seven on-site spaces.
- *Community Care Facilities and Residential Care Facilities for the Elderly* – a minimum of two on-site spaces for each facility, with an additional 0.2 space provided for each resident above the seventh resident. Since only staff and, typically, not residents have vehicles, the required number of on-site spaces would increase incrementally at the rate of 0.2 per resident. Thus, a facility for seven to nine residents would require two parking spaces; a facility with ten to 14 residents would require three spaces, and a facility with 15 to 19 residents, four spaces, and so on.
- **Access:** The facility must avoid interference with traffic by providing access through driveways and/or loading docks for deliveries and pickups.
- **Noise:** The facility must conform to the City's noise regulations pursuant to Chapter 11 of the zoning code; any household noise or music shall be sufficiently modulated to ensure that adjacent residents are not disturbed.
- **Residential character:** In the agricultural and residential zones, the existing residential character of the building and site shall be maintained, including the exterior façade, landscaping, fences, walls, lawn areas, and driveways.
- **Night Lighting:** Security night lighting shall be shielded so that the light source cannot be seen from adjacent residential properties.
- **Peaceful enjoyment:** The facility shall not create an unreasonable level of disruption or interference with the peaceful enjoyment of adjoining and neighborhood properties.
- **Density:** Total occupancy must not exceed two residents for every bedroom or guest room. Therefore, facilities for seven or more residents must have at least four bedrooms or guest rooms.

Part 2: Regulating Boarding/Rooming Houses

Boarding/rooming houses are not operated as single housekeeping units. In essence, a single housekeeping unit is one household comprised of individuals occupying a single dwelling unit with all members having access to the entire unit and household chores, meals and maintenance are either shared or carried out according to a mutually agreed upon household plan. Because boarding houses are not operated as single housekeeping units, they tend to be more transient in character, and as such often do not fit into the established character of low-density residential neighborhoods.

During the Planning Department's public outreach, community members identified problems associated with boarding houses that are not operated as single housekeeping units. Some of these boarding houses are sober living homes, which are group living arrangements for persons recovering from alcoholism or drug addiction but provide no care or supervision. As such, they are not licensed and regulated by the State. Since persons recovering from alcohol and drug addiction are considered to be disabled, they are protected from discrimination by the Americans with Disabilities Act and the Federal Fair Housing Act. Thus, any regulation that treats sober living homes less favorably than analogous uses is discriminatory and therefore unlawful. Accordingly, to protect the character of low-density residential neighborhoods, address the community's concerns, and ensure a lawful ordinance, the Planning Department therefore recommends new provisions intended to strengthen the regulation of the broader category of boarding or rooming houses without singling out sober living homes, as such.

New Ordinance Provisions

Definitions of "Family" and "Single Housekeeping Unit"

The definition of family is important to describe permitted uses in residential zones. The constitutional right to privacy prohibits local governments from requiring members of a dwelling unit be related by blood, marriage, or adoption. As such, any definition of family requiring that members of a household be related is illegal. In 2006, the definition of family in the LAMC was amended to read as follows: "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." The definition of family was potentially broad enough to include more than a single housekeeping unit.

The proposed definition of *single housekeeping unit* will require members of a single housekeeping unit to occupy a dwelling unit under one lease, whether written or oral. A desire to clearly distinguish a single housekeeping unit from a boarding house served as the impetus for this revision.

The proposed ordinance revises the definition of *Family* to be "One or more persons living together in a dwelling unit as a *single housekeeping unit*." Adding the new term of *single housekeeping unit* within the definition of *family*, defined in larger detail below, provides more detailed parameters for both regulation and enforcement while still respecting constitutional rights to privacy.

Definition of "Boarding/Rooming House"

The zoning code currently prohibits boarding or rooming houses in single-family and the R2 (or "duplex zone") zones. They are permitted by right in the multiple-family zones (including the RD "restricted density" zone) and all commercial zones.

The proposed ordinance establishes a bright line between the definition of boarding or rooming house, on the one hand, and the definition of a family (as a single housekeeping unit in one dwelling unit) on the other. The main distinction that the new ordinance establishes is that if

lodging is provided to individuals under two or more separate leases or agreements, then the facility is a boarding or rooming house. By contrast, all lessees in a single housekeeping unit must be under one lease. Thus, a homeowner may still take in boarders or roommates, but all of the boarders and roommates must be on the same lease or agreement. Likewise, a non-resident homeowner may still lease or rent out his or her home, but everyone living in the house must be on the same lease or agreement. The legal basis for making this bright line distinction comes from a 2003 California Attorney General opinion (see Attachment 7).

In addition to this amended definition, the new ordinance proposes to prohibit the operation of one-family dwellings as boarding or rooming houses on lots zoned RD. The RD zone is an intermediate multi-family zone with lower permitted densities than the R3, R4 or R5 zones but more than the R2 zone. In Los Angeles, many tracts zoned RD are actually improved with single-family homes. To ensure that one-family homes are not converted into boarding or rooming houses in these residential neighborhoods, the new ordinance includes an exception from the RD zone list of permitted uses.

Definition of "Correctional or Penal Institution", New

While the zoning code provides a public process for projects requesting a conditional use permit to build a correctional or penal institution, it does not provide a definition for one. The proposed ordinance adds the definition for *correctional or penal institution* as "any building including a prison, jail, or halfway house used for the housing or provision of services to persons under sentence from a federal, state or county court, or otherwise under the supervision of the State of California Department of Corrections or successor agency." Currently, a group parolee home can operate as a *family*; however the proposed new definition limits them, as it does any correctional institution, as a conditional use in all zones.

Existing Code Provisions

The proposed ordinance's new and amended definitions significantly enhance the City's ability to take enforcement action against boarding or rooming houses operating illegally. These provisions supplement and build upon existing laws and authority, as further discussed below.

Transient Occupancy Residential Structures

About 20 years ago, a problem arose when owners of apartment buildings started converting apartments to rooms for transient residents, thus creating a "hotel" in a building previously occupied by long term tenants. In 1992, the City Council addressed this problem by amending the LAMC to prohibit and regulate transient occupancy residential structures. This ordinance provided DBS with tangible parameters and an enforcement tool to cite any group residential uses where occupancy is transient. Specifically, the ordinance amended the LAMC by:

- adding a definition for *transient occupancy residential structures* as a "residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or

other agreement is for a period of 30 consecutive days or less, counting portions of calendar days as full days;"

- prohibiting transient occupancy residential structures in the R1, R2, and R3 low-density residential zones; and
- requiring a conditional use permit for transient occupancy residential structures in the R4 and R5 multi-family zones and the C commercial zones, if located 500 feet or less from an A or R zone.

Administrative Nuisance Abatement

The City's *Administrative Nuisance Abatement* ordinance authorizes, "the City's zoning authorities to protect the public peace, health and safety from any land use which becomes a nuisance; [and] adversely affects the health, peace or safety of persons residing or working in the surrounding area"

Neighbors may bring complaints that a land use (either commercial or residential) is creating a nuisance to the attention of the Office of Zoning Administration through their Council District office, or other means. The Planning Department will investigate the complaint and determine whether the Director should file a case against the owner/operator of the subject property. After a public hearing, the Director may impose conditions on the property. In subsequent hearings, the Director may impose additional conditions or revoke the use altogether.

CONCLUSION

The Planning Department recognizes the importance of maintaining the quality of life in the City's single-family neighborhoods while supporting the de-institutionalizing of persons with special needs and encouraging their placement in homes in residential neighborhoods as favored by federal and state policy. The proposed ordinance addresses regulation and enforcement concerns by filling in the gaps that exist in the current vague definitions and regulations. Adding tangible parameters and creating a set of regulations that do not violate fair housing laws fill in the existing regulation and enforcement gaps especially when applied collectively with existing regulations. The proposed ordinance achieves an equitable solution that maintains the City's priority of neighborhood character preservation through enforceable quantifiable standards while meeting the State's Community Care Facility Act requirements.

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the LAMC adding definitions of *Community Care Facility*, *Residential Care Facility for the Elderly*, and *Alcoholism or Drug Abuse Recovery or Treatment Facility* to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD. Lastly, it adds a definition for *Correctional or Penal Institution* to ensure that group homes for parolees are classified as conditional uses.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended to add or amend the following terms alphabetically:

ALCOHOLISM OR DRUG ABUSE RECOVERY OR TREATMENT FACILITY, LICENSED. As defined in Section 11834.02 of the Health and Safety Code, any premises, place or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services.

BOARDING OR ROOMING HOUSE – ~~A dwelling containing a dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. A one-family dwelling where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral, or a dwelling with five or fewer guest rooms or suites of rooms, where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral. Boarding or rooming house does not include an alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed.~~

COMMUNITY CARE FACILITY, LICENSED. As defined in Section 1502 of the Health and Safety Code, any facility, place or building licensed by the State of California that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, abused or

neglected children.

CORRECTIONAL OR PENAL INSTITUTION. Any building including a prison, jail, or halfway house used for the housing or provision of services to persons under sentence from a federal, state or county court, or otherwise under the supervision of the State of California Department of Corrections or successor agency.

FAMILY. One or more persons living together in a dwelling unit with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit, as a single housekeeping unit.

RESIDENTIAL CARE FACILITY FOR THE ELDERLY, LICENSED. As defined in Section 1569.2 of the Health and Safety Code, a housing arrangement licensed by the State of California chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels of intensities of care and supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. A Residential Care Facility for the Elderly, Licensed, may house residents under 60 years of age pursuant to Section 1569.316 of the Health and Safety Code and provide health-related services pursuant to Section 1569.70 of the Health and Safety Code.

SINGLE HOUSEKEEPING UNIT. One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single lease, either written or oral, whether for monetary or non-monetary consideration.

Sec. 2. New Paragraph 17 is added to Subsection A of Section 12.05 of the Los Angeles Municipal Code to read:

17. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 3. New Paragraph 15 is added to Subsection A of Section 12.07 of the Los Angeles Municipal Code to read:

15. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 4. New Paragraph 10 is added to Subsection A of Section 12.07.01 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 5. New Paragraph 10 is added to Subsection A of Section 12.08 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 6. New Paragraph 7 is added to Subsection B of Section 12.08.1 of the Los Angeles Municipal Code to read:

7. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 7. New Paragraph 8 is added to Subsection B of Section 12.08.3 of the Los Angeles Municipal Code to read:

8. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 8. New Paragraph 6 is added to Subsection B of Section 12.08.5 of the Los Angeles Municipal Code to read:

6. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 9. New Paragraph 12 is added to Subsection A of Section 12.09.1 of the Los Angeles Municipal Code to read:

12. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 10. New Paragraph 7 is added to Subsection B of Section 12.09.5 of the Los Angeles Municipal Code to read:

7. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 11. New Paragraph 13 is added to Subsection A of Section 12.10 of the Los Angeles Municipal Code to read:

13. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 12. New Paragraph 13 is added to Subsection A of Section 12.12 of the Los Angeles Municipal Code to read:

13. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 13. New Paragraph 15 is added to Subsection A of Section 12.12.2 of the Los Angeles Municipal Code to read:

15. Alcoholism or drug abuse recovery or treatment facilities, licensed; community care facilities, licensed; and residential care facilities for the elderly, licensed; for six or fewer residents.

Sec. 14. New Sub-subparagraph (6) added to Subparagraph (d) of Paragraph 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code to read:

(6) Any alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed; shall meet the following requirements for automobile parking spaces:

(i) If the alcoholism or drug abuse recovery or treatment facility, licensed; community care facility, licensed; or residential care facility for the elderly, licensed; is for six or fewer residents, then the facility shall meet the requirements for automobile parking spaces set forth in Section 12.21 A 4 (a) of this Code; or

(ii) If the alcoholism or drug abuse recovery or treatment facility, licensed, is for seven or more residents, then one automobile parking space must be provided for every resident; or

(iii) If the community care facility, licensed, or residential care facility for the elderly, licensed, is for seven residents, then a minimum of two automobile parking spaces must be provided, with 0.2 automobile parking space provided for each additional resident over the number seven.

Sec 15. Subsection D of Section 12.21 of the Los Angeles Municipal Code is deleted:

~~D. Location Of Hospitals. No hospital, sanitarium or clinic for mental, or drug or liquor addict cases shall be established or maintained on any property within 600 feet of the property on which an elementary or high school is being maintained.~~

Sec. 16. A new Subdivision 30 is added to Subsection A of Section 12.22 of the Los Angeles Municipal Code to read:

30. Boarding or Rooming Houses in the RD Zone. Notwithstanding the provisions of Section 12.09.1 of this Code, any one-family dwelling located on a lot zoned RD shall not be used as a boarding or rooming house.

Sec. 17. Paragraph 9 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is deleted:

~~9. Foster Care Homes. Notwithstanding any other provision of this chapter, any person may, with the express written permission of a Zoning Administrator and subject to the following limitations, use a dwelling unit for the operation of:~~

~~(a) A foster care home occupied by a total of five or six children in the A, R, CR, C1 or C1.5 Zones; provided that the total number of persons (including servants) living in any dwelling unit used as a foster care home shall not exceed eight; or~~

~~(b) Limitations:~~

~~(1) The floor space of any dwelling unit used as a foster care home shall not be increased for that use and the floor space shall not be arranged so that it would reasonably preclude the use of the buildings for purposes otherwise permitted in the zone in which the property is located.~~

~~(2) No permission for the operation of a foster care home shall become valid unless it is licensed for foster care use by the State of California, or other agency designated by the State, and the operation shall not be valid for more than one year.~~

~~(c) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28C1, 2 and 3.~~

Sec 18. Subsection A of Section 14.00 of the Los Angeles Municipal Code is amended to read:

A. Public Benefit Projects and Performance Standards. Where not permitted by right or by Conditional Use Permit pursuant to Subsections U, V or W of Section 12.24, the following public benefit uses are permitted in any zone, unless restricted to certain zones or locations. The uses shall meet the following performance standards or alternative compliance measures approved pursuant to Subsection B.

Upon the Director's determination that the public benefit use meets the stated performance standards, the Director shall record a covenant of the determination with the Office of the County Recorder. The covenant shall be valid as long as the property is used as a public benefit. The

covenant must be removed when the land is no longer used as a public benefit.

If the use fails to operate in accord with the stated performance standards the Director may modify the conditions of operation or discontinue the use.

Sec. 19. A new Paragraph 10 is added to Subsection A of Section 14.00 of the Los Angeles Municipal Code to read:

10. Alcoholism or drug abuse recovery or treatment facilities, licensed, community care facilities, licensed, and residential care facilities for the elderly, licensed, for seven or more residents in the A, R, and C zones.

(a) Performance standards:

(1) The facility meets the applicable automobile parking space requirements set forth in Section 12.21A 4 (d)(6);

(2) The facility avoids interference with traffic by providing access through driveways and/or loading docks for deliveries and pickups;

(3) The facility conforms to the City's noise regulations pursuant to Chapter 11 of this Code; any household noise or music shall be sufficiently modulated to ensure that adjacent residents are not disturbed;

(4) In the A and R zones, the existing residential character of the building and site are maintained, including the exterior façade, landscaping, fences, walls, lawn areas, and driveways;

(5) Security night lighting is shielded so that the light source cannot be seen from adjacent residential properties;

(6) The facility does not create an unreasonable level of disruption or interference with the peaceful enjoyment of adjoining and neighborhood properties;

(7) Total occupancy in the facility does not exceed two residents for every bedroom or guest room.

(b) **Purposes:** Alcoholism or drug abuse recovery or treatment facilities, community care facilities, and residential care facilities for the elderly for seven or more residents in the A, R and C zones shall be compatible with the character of the neighborhood and not adversely impact the health, safety and welfare of the persons residing in the facility or the neighborhood. Parking, traffic and transportation impacts shall be insignificant. The operation must comply with state law and must have a state license. The number of residents allowed per facility is limited in order to keep density within acceptable limits.

Sec 20. The City Clerk shall certify ...

ATTACHMENT 1 – LAND USE FINDINGS

LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Section 556 and 558, find:

1. In accordance with Charter Section 556 the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the City's General Plan in that it furthers:

Goal 3B of the General Plan Framework which states, "Preservation of the City's stable single-family residential neighborhoods.", specifically addressing:

- Policy 3.5.5 which states "[p]romote the maintenance and support of special use neighborhoods to encourage a wide variety of these and unique assets within the City.", by creating clear parameters and definitions for regulation and enforcement of licensed community care facilities and by identifying appropriate zones to locate alcoholism or drug abuse recovery or treatment facilities, licensed, community care facilities, licensed, and community care facilities for the elderly, licensed, serving persons with special needs.

Goal 3C of the General Plan Framework which states, "Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.", specifically addressing:

- Objective 3.7 which states [p]rovide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.", by adding performance standards requirements in order to truly be a public benefit to the City's residents and by identifying appropriate zones to locate alcoholism or drug abuse recovery or treatment facilities, licensed, community care facilities, licensed, and community care facilities for the elderly, licensed, serving persons with special needs.

Goal 1 of the Housing Element of the General Plan which states, "a City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary, and affordable to people of all income level, races, ages, and suitable for their various needs.", specifically addressing:

- Objective 1.5 which states "[r]educe regulatory and procedural barriers to the production and preservation of housing at all income levels and needs" by identifying appropriate zones to locate alcoholism or drug abuse recovery or treatment facilities, licensed, community care facilities, licensed, and community care facilities for the elderly, licensed, serving persons with special needs.

Goal 3 of the Housing Element of the General Plan which states, "a City where the housing opportunities for all without discrimination", specifically addressing:

- Objective 3.1 which states “[a]ssure that housing opportunities are accessible to all residents without discrimination on the basis of race, ancestry, sex, national origin, color, religion, sexual orientation, marital status familial status, age, disability (including HIV/AIDS), and student status” by identifying appropriate zones to locate alcoholism or drug abuse recovery or treatment facilities, licensed, and community care facilities, licensed, serving persons with special needs.
- Objective 3.2 which states that the City must “[p]romote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation, and operation of housing” by identifying appropriate zones to locate alcoholism or drug abuse recovery or treatment facilities, licensed, and community care facilities, licensed, serving persons with special needs.

Goal 4 of the Housing Element of the General Plan which states to create a “City committed to ending and preventing homelessness”, specifically addressing:

- Objective 4.1 which states “[p]rovide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the special needs of persons who are homeless or who are at high risk of homelessness” by identifying appropriate zones to locate alcoholism or drug abuse recovery or treatment facilities, licensed, and community care facilities, licensed, serving persons with special needs.
- Policy 4.1.6 which states to “[e]liminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City” by permitting community care facilities, licensed, serving six or fewer residents by-right in single-family zones and as a public benefit for those community care facilities, licensed, serving seven or more residents.

2. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) will have no adverse effect upon the General Plan, specific plans, or any other plans created by the Department of City Planning since the proposed ordinance is consistent with the General Plan and carries out the General Plan goals, policies and objectives described above. There will be no substantive changes made to the existing code requirements established in the Los Angeles Municipal Code; consequently there will be no effect on any above-referenced plan.

ENVIRONMENTAL FINDING

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (Attachment 2) was published on March 19, 2009. An addendum to the Negative Declaration was issued on November 19, 2009 (Attachment 3) to address all changes to the proposed ordinance from its original CEQA publication. On all measures the proposed ordinance (Appendix A) will have either no or a less than significant effect on the environment. The proposed ordinance makes no changes to existing zoning, any specific plans or other land use regulations that affect the physical environment.

ATTACHMENT 2 – CEQA NEGATIVE DECLARATION

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY
CITY OF LOS ANGELES

COUNCIL DISTRICT
CITYW

PROJECT TITLE
ENV-2009-801-ND

CASE NO.
CPC-2009-800-CA

PROJECT LOCATION
N/A N/A

PROJECT DESCRIPTION

A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.10, 12.12.2, 12.17.5, and 12.24 of the Los Angeles Municipal Code (LAMC) to regulate licensed community care facilities and unlicensed special needs housing operating as businesses in residential zones., add new definitions to the LAMC and amend others, require specified uses to obtain a conditional use permit to operate in residential zones in conformance with the character of the neighborhood and with State law, and permit specified uses with seven or more residents in multifamily zones if performance standards of a public benefit are met.

No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Department of City Planning
200 North Spring Street
Los Angeles, CA 90012

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

TANNER BLACKMAN

CITY PLANNING ASSISTANT

(213) 978-1353

ADDRESS

SIGNATURE (Official)

DATE

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012

Guthrie Caza

3/17/09


CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: CITY OF LOS ANGELES		COUNCIL DISTRICT: CITYW	DATE: 03/13/2009
RESPONSIBLE AGENCIES: CITY OF LOS ANGELES			
ENVIRONMENTAL CASE: ENV-2009-801-ND		RELATED CASES: CPC-2009-800-CA	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: CODE AMENDMENT TO REGULATE VARIOUS SPECIAL NEEDS HOUSING			
ENV PROJECT DESCRIPTION: A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.10, 12.12.2, 12.17.5, and 12.24 of the Los Angeles Municipal Code (LAMC) to regulate licensed community care facilities and unlicensed special needs housing operating as businesses in residential zones., add new definitions to the LAMC and amend others, require specified uses to obtain a conditional use permit to operate in residential zones in conformance with the character of the neighborhood and with State law, and permit specified uses with seven or more residents in multifamily zones if performance standards of a public benefit are met.			
No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.			
ENVIRONMENTAL SETTINGS: The City of Los Angeles is the second largest city in the United States by population with an estimated 3.9 million residents. The city's boundaries cover a total area of 498.3 square miles (1,291 km ²), comprising 469.1 square miles (1,214.9 km ²) of land and 29.2 square miles (75.7 km ²) of water, reflecting a diverse terrain of urbanized areas, beaches, mountains, and valleys. The City of Los Angeles is divided into 15 City Council districts and 35 Community Plan Areas.			
No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.			
PROJECT LOCATION: N/A N/A			
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING:		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent: NO
GENERAL PLAN LAND USE:		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	
		PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

CITY PLANNING ASSISTANT

Title

(213) 978-1353

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Department of City Planning

PHONE NUMBER:

(213) 978-1353

APPLICANT ADDRESS:

200 North Spring Street
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:

03/12/2009

PROPOSAL NAME (if Applicable):

Special Needs Housing Ordinance

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓	
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓
V. CULTURAL RESOURCES					
a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓
VI. GEOLOGY AND SOILS					
a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?				✓
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?				✓
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓
VII. HAZARDS AND HAZARDOUS MATERIALS					
a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?				✓
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?				✓
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
----	---	--	--	--	---

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
XIV. RECREATION					

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?				✓
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?			✓	
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?			✓	
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?			✓	
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?			✓	
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE			✓	
----	--	--	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------------	--	------------------------------------	-----------

	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).			✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓	

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2009-801-ND** and the associated case(s), **CPC-2009-800-CA**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
TANNER BLACKMAN	CITY PLANNING ASSISTANT	(213) 978-1353	03/13/2009

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	<p>The proposed project would establish regulations to be applied to future special needs housing projects carried out within City of Los Angeles. The project itself does not include any specific physical development. The proposed code amendment would not change existing City regulations governing building heights, nor would it change allowed land uses or development intensity within the City of Los Angeles. Many of the future projects to which the proposed ordinance would apply require CEQA review, which would include an assessment of the projects' visual impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impact would result.</p>
b.	NO IMPACT	<p>Scenic resources including trees (mostly street trees and other landscape trees) and historic buildings are found throughout the City of Los Angeles. However, the proposed project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to historic structures, or any increase in development intensity or distribution in the project area. No adverse impact would result.</p>
c.	NO IMPACT	<p>The proposed project would establish special needs housing regulations to be applied to future projects carried out within the City of Los Angeles. The project itself does not include any specific physical development. Many of the future projects to which the proposed ordinance would apply require CEQA review, which would include an assessment of the projects' visual impacts. No adverse impact would result.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>Future development approved within the City of Los Angeles has the potential to create new sources of substantial light or glare that could adversely affect day or nighttime views. However, the proposed regulations themselves do not include any specific development and do not</p>

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		encourage more lighting or glare-generating architectural features than are allowed under existing regulations. Impacts would be less than significant.	
II. AGRICULTURAL RESOURCES			
a.	NO IMPACT	The proposed project would prohibit parolee/probationer homes on agriculturally-zoned lots. Per state mandate, the proposed regulations would allow by right in agriculturally-zoned lots the following special needs housing types for six or fewer people: adult residential facilities; licensed alcohol/drug recovery or treatment facilities; and small family homes, group homes, and foster family homes. All other types not prohibited in A zones will require a conditional use permit and be subject to CEQA for identification and mitigation of potential project-specific impacts. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
b.	NO IMPACT	The proposed project would prohibit parolee/probationer homes on agriculturally-zoned lots. Per state mandate, the proposed regulations would allow by right in agriculturally-zoned lots the following special needs housing types for six or fewer people: adult residential facilities; licensed alcohol/drug recovery or treatment facilities; and small family homes, group homes, and foster family homes. All other types not prohibited in A zones will require a conditional use permit and be subject to CEQA for identification and mitigation of potential project-specific impacts. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
c.	NO IMPACT	The proposed project would prohibit parolee/probationer homes on agriculturally-zoned lots. Per state mandate, the proposed regulations would allow by right in agriculturally-zoned lots the following special needs housing types	

Impact?	Explanation	Mitigation Measures
	for six or fewer people: adult residential facilities; licensed alcohol/drug recovery or treatment facilities; and small family homes, group homes, and foster family homes. All other types not prohibited in A zones will require a conditional use permit and be subject to CEQA for identification and mitigation of potential project-specific impacts. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
III. AIR QUALITY		
a. NO IMPACT	Implementation of the project would not increase population levels or density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP, no impact would occur.	
b. NO IMPACT	No development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed project would establish special needs housing regulations to be applied to future projects carried out within the City of Los Angeles. The project itself does not include any specific physical development. No adverse impacts would occur.	
c. NO IMPACT	No development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed project would establish special needs housing regulations to be applied to future	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		projects carried out within the City of Los Angeles. The project itself does not include any specific physical development. No adverse impacts would occur.	
d.	NO IMPACT	Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed regulations. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.	
e.	NO IMPACT	Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed regulations. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
b.	NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of	

Impact?	Explanation	Mitigation Measures
	potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
c. NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
d. NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
f.	NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. The proposed standards would not facilitate nor encourage new development projects, but would affect how special needs housing projects are regulated. Projects that could affect historic resources would typically be subject to individual environmental review and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. Because no	

Impact?	Explanation	Mitigation Measures
	<p>construction or physical changes to existing buildings is proposed as part of the project and because of the existing regulations and protections in place, including required CEQA review for projects with potential impacts to historic resources, adoption of the proposed code am would have a less than significant impact on historic resources.</p>	
b. NO IMPACT	<p>The proposed project involves regulatory changes and does not include any specific physical development. All development projects with the potential to affect archaeological resources would be subject to existing regulations and safeguards, including CEQA review. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. Potential impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment would be less than significant.</p>	
c. NO IMPACT	<p>The proposed project involves regulatory changes and does not include any specific physical development. All development projects with the potential to affect archaeological resources would be subject to existing regulations and safeguards, including CEQA review. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. Potential impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	<p>The proposed project involves regulatory changes and does not include any specific physical development. All development projects with the potential to affect archaeological resources would be subject to existing regulations and safeguards, including CEQA review. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. Potential impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment would be less than significant.</p>	
----	-----------	---	--

VI. GEOLOGY AND SOILS

a.	NO IMPACT	<p>Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.</p>	
----	-----------	---	--

Impact?	Explanation	Mitigation Measures
NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due	

Impact?	Explanation	Mitigation Measures
	to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
d. NO IMPACT	Landslides are often triggered by earthquakes or torrential rainstorms. As noted throughout this document, no specific development is proposed as part of nor would any individual development be approved by the project, and no increases in land use density, intensity or distribution are proposed. No landslide impacts are anticipated.	
e. NO IMPACT	Erosion potential from site preparation for larger projects would be largely addressed through standard erosion control BMPs that are typically required during project construction; for example, projects with greater than one acre of ground disturbance require State Water Resources Control Board Storm Water Pollution Prevention Plans. In addition, no specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No impacts resulting from soil erosion or loss of topsoil are anticipated.	
f. NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	
g. NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	
h. NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No impacts would occur related to septic capability.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
b.	NO IMPACT	<p>Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05</p>	

Impact?	Explanation	Mitigation Measures
	requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.	
c. NO IMPACT	Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.	
d. NO IMPACT	Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects.	

Impact?	Explanation	Mitigation Measures
	<p>These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
e.	<p>NO IMPACT</p> <p>The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.</p>	
f.	<p>NO IMPACT</p> <p>The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.</p>	
g.	<p>NO IMPACT</p> <p>The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	
h.	<p>NO IMPACT</p> <p>The City of Los Angeles is highly urbanized but contains large areas of wildlands adjacent to urban areas, where the possibility of wildfires exist at the urban/rural interface. However, no specific development is proposed by the project, and no increases in land use density, intensity or distribution are proposed. Any future special needs housing projects will be subject to requirements of the International Building Code and the California Building Code. No impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
b.	NO IMPACT	<p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. The project would not result in a measurable increase in the demand for water. No impacts are anticipated.</p>	
c.	NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm</p>	

Impact?	Explanation	Mitigation Measures
	<p>Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
d. NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are</p>	

Impact?	Explanation	Mitigation Measures
e. NO IMPACT	<p>anticipated.</p> <p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
f. NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater</p>	

Impact?	Explanation	Mitigation Measures
	<p>pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
g.	<p>NO IMPACT</p> <p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	
h.	<p>NO IMPACT</p> <p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	
i.	<p>NO IMPACT</p> <p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	
j.	<p>NO IMPACT</p> <p>No development is proposed as part the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Coastal areas of the City of Los Angeles could potentially be subject to tsunami and or seiche, and existing requirements for mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

IX. LAND USE AND PLANNING

a.	NO IMPACT	No new development is proposed as part of the code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No changes in land use designations are proposed, and no major infrastructure or other projects or changes that would divide existing communities are proposed or would be facilitated. No impacts would occur.	
b.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no individual development would be approved by adoption of the program. Implementation of the proposed regulations through future requested projects within the City of Los Angeles would be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this project.	
c.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Therefore, No habitat conservation plans or natural community conservation plans would be impacted.	

X. MINERAL RESOURCES

a.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program.	
----	-----------	---	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		Therefore, no impacts to mineral resources would occur.	
b.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Therefore, no impacts to mineral resources would occur.	

XI. NOISE

a.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
b.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
c.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	No specific development is proposed and no development would be specifically approved by adoption of the program. The proposed regulations do not involve any development proposals or entitlements. Any future special needs housing projects developed in the City of Los Angeles will comply with Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, no impacts related to temporary construction noise would occur.	
e.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No specific development is proposed and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.	
f.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No specific development is proposed and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.	

XII. POPULATION AND HOUSING

a.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. Therefore, no population and housing impacts would occur.	
b.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No housing is proposed for construction or removal, and no	

Impact?	Explanation	Mitigation Measures
		population inducing development or regulations are proposed. Therefore, no population and housing impacts would occur.
c.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. Therefore, no population and housing impacts would occur.
XIII. PUBLIC SERVICES		
a.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.
b.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.
c.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	
e.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	

XIV. RECREATION

a.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.	
b.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.	

XV. TRANSPORTATION/CIRCULATION

	Impact?	Explanation	Mitigation Measures
a.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.	
b.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.	
c.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks would result. Building heights would not be increased, nor would projects regulated by the proposed code amendment increase airport traffic levels. No adverse impacts would result.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	No sharp curves, dangerous intersections or other hazardous traffic or intersection configurations are proposed or would be facilitated by implementation of the project. Major changes in road engineering, alignment or intersection controls that could affect traffic safety are not proposed. Farm equipment and other incompatible vehicular or transportation uses would not be introduced or facilitated by the project. No adverse impacts would result.	
e.	NO IMPACT	The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
f.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in parking capacity is anticipated from adoption of the proposed project. Any future projects approved or developed under the revised regulations would be subject to the parking requirements of the Los Angeles Municipal Code. No adverse impacts would result.	
g.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in parking capacity is anticipated from adoption of the proposed project. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No adverse impact would result.	

XVI. UTILITIES

a.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than	
----	------------------------------	---	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		significant.	
b.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. No impact would result.	
c.	LESS THAN SIGNIFICANT IMPACT	No new development or increases in potential development are proposed, and no wastewater facilities are proposed for alteration or expansion. New development built subject to the proposed regulations would be subject to various water conservation measures in the citywide landscape ordinance and other regulations. Impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than significant.	
e.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. No impact would result.	
f.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density or intensity are proposed. The project would not result in a measurable increase in solid waste generation. Impacts would be less than significant.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

g.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density or intensity are proposed. The project would not result in a measurable increase in solid waste generation. No impact would result.	
----	-----------	---	--

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	This project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community.	
b.	LESS THAN SIGNIFICANT IMPACT	The cumulative impacts associated with the proposed project will result in a less than significant impact.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not pose significant impacts to humans.	

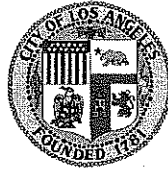
ATTACHMENT 3 – CEQA ADDENDUM

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
MATT EPSTEIN
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274

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

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

September 9, 2010

ATTN: James Williams
Los Angeles City Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012

**RE: Addendum to ENV-2009-801-ND; Community Care Facilities Ordinance;
Citywide**

Commissioners,

Pursuant to Section 15164 of the State CEQA Guidelines, the Department of City Planning has issued an Addendum (Reconsideration) to the previously issued Negative Declaration (ENV-2009-801-ND), which supplements the City Planning Commission Case No. CPC-2009-800-CA, a proposed code amendment with the following project description:

"A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.10, 12.12.2, 12.17.5, and 12.24 of the Los Angeles Municipal Code (LAMC) to regulate licensed community care facilities and unlicensed special needs housing operating as businesses in residential zones, add new definitions to the LAMC and amend others, require specified uses to obtain a conditional use permit to operate in residential zones in conformance with the character of the neighborhood and with State law, and permit specified uses with seven or more residents in multifamily zones if performance standards of a public benefit are met.

"No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project."

Subsequent to the original publication of this ND, from ongoing staff research and consultation with relevant stakeholders, the City has found that state law does not allow regulation of unlicensed special needs housing sites operating as businesses. Staff is now recommending an ordinance to bring the LAMC into conformance with the California Community Care Facilities Act by allowing such facilities with six or fewer residents by-right in residential and commercial zones and to allow community care facilities for seven or more residents as public benefits with performance standards in residential and commercial zones. Relevant documents are included in the administrative record and available for review in the Environmental Case File

As such, the project description has been changed to read:

"A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the Los Angeles Municipal Code (LAMC) to add definitions of *Community Care Facility*,



Residential Care Facility for the Elderly, and Alcoholism or Drug Abuse Recovery or Treatment Facility to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD. Lastly, it adds a definition for *Correctional or Penal Institution* to ensure that group homes for parolees are classified as conditional uses.

"No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project."

Since the physical nature and scale of the project has not significantly changed from the original scope of the proposed code amendment, the Department of City Planning considers this request to be a minor technical change to the original ND for the proposed code amendment. The revision does not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent any increase or substantial change to the originally proposed project.

Pursuant to Section 15073.5 of CEQA, A 20-day recirculation period of the ND and this Addendum (Reconsideration) is required.

Sincerely,

 FOR 

Michael J. LoGrande
Director
Department of City Planning

Tom Rothmann
City Planner
TR:TB

ATTACHMENT 4 – CITY COUNCIL MOTION #07-3427

OCT 24 2007

MOTION

Sober Living Homes (alcohol and drug free houses) were intended to provide a supportive environment for people who are recovering from alcohol or drug addiction. These homes provide shelter for individuals who are transitioning between rehabilitation programs and permanent housing. They are often located in single family houses within single family residential zones.

Similar to other cities in the state, it would behoove the City of Los Angeles to define and implement land use regulatory controls in the Municipal Code for Sober Living Homes to prevent an over concentration of this use on a street or in a neighborhood. The cities of Murrieta, CA and Riverside, CA have enacted sober living ordinances, and therefore, this use can be regulated via the land use process. As such, the City of Los Angeles should enact our own ordinance.

Currently, no state or local license or land use permit is required for a Sober Living Home to open in a single family zone in the city. There are no distance requirements as to the location of sober living homes from each other. A Sober Living Home is only required to conform to the same regulations as any other dwelling unit in that zone. However, rather than living and occupying the entire house, each resident rents a room or sometimes just a bed in a shared room in the house, much like that of a boarding house rental experience. In turn, this can lead to an over concentration of Sober Living Homes on a street or in a neighborhood, and have detrimental impacts to its quality of life.

I THEREFORE MOVE that the Council request the City Attorney, with the assistance of the Planning Department, to prepare a report within 45 days outlining the Sober Living Homes regulatory ordinances enacted by the City of Murrieta, CA and Riverside, CA, and those of any other cities.

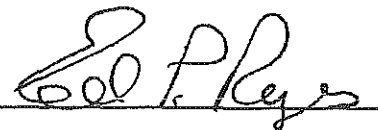
→ #382-07

I FURTHER MOVE that the Planning Department and the Department of Building and Safety, in consultation with the City Attorney, provide land use control recommendations as part of the requested report, that can be enacted citywide to regulate Sober Living Homes.

PRESENTED BY


Greg SmithCouncilman, 12th District

SECONDED BY



OCT 24 2007

07-3427

ATTACHMENT 5 – DEPARTMENT OF CITY PLANNING REPORT TO PLUM

MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
ANIK CHARRON
LARRY FRIEDMAN
LOURDES GREEN
ERIC RITTER
MICHAEL S.Y. YOUNG

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

(213) 978-1318
FAX: (213) 978-1334

www.lacity.org/PLN

July 24³, 2008

Council of the City of Los Angeles
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

Re: Report on Sober Living Homes and Recommended Land Use Controls
Council File No. 07-3427 (Smith/Reyes)

Honorable Members of the Planning and Land Use Management Committee:

On October 24, 2007, Councilman Greig Smith introduced a motion (CF 07-3427), seconded by Councilman Ed Reyes, requesting a report describing the ordinances enacted by Murrieta, Riverside, and other California cities to regulate sober living homes. The motion also requested that the Planning Department and Department of Building and Safety, in consultation with the City Attorney, recommend land use controls that can be enacted citywide to regulate sober living homes.

In response to this request, the Planning Department has undertaken extensive research of existing ordinances, state and federal law, and case law, in preparation of this report. The following highlights our findings and recommendations:

Findings

1. As defined by the California Health and Safety Code, sober living homes provide group living arrangements for persons recovering from alcoholism or drug addiction where the home provides no care or supervision. They are not licensed by the state.
2. The City of Newport Beach, which has the most comprehensive and legally sound ordinance, will become the touchstone for all similar ordinances in California as court cases determine which of its provisions are upheld and which are not.
3. State codes regulating licensed community care facilities and alcohol and drug abuse treatment facilities do not limit the ability of Los Angeles to regulate and restrict sober living homes.

JUL 24 2008
PLANNING & LAND
USE MANAGEMENT



Honorable Members of the Planning and Land Use Management Committee

July 24, 2008

Page 2

4. Sober living homes can only be regulated as part of a general category of unlicensed group residential homes. A regulation targeted solely at sober living homes would be considered discriminatory and therefore unconstitutional.
5. If an unlicensed group residential home operates as a business in a residential zone then it may be regulated.
6. The state requires that municipalities treat licensed community care facilities and alcohol and drug abuse treatment facilities with six or fewer residents the same as any other single family residence. Such licensed facilities with seven or more residents are subject to local regulation.
7. If a sober living home or any other use causes a nuisance then the community may seek a remedy through the existing, administrative nuisance abatement process, as set forth in the zoning code.

Recommendations

1. Staff recommends that the Planning Department be instructed to prepare a comprehensive, citywide ordinance that regulates licensed community care facilities, licensed alcohol and drug abuse treatment facilities, and unlicensed group residential homes. The ordinance would also regulate unlicensed group residential homes operating as a business in a residential zone.
2. The ordinance would be prepared in accordance with sound zoning principles, the Community Care Facilities Act, state and federal law, and case law.

For further information, please contact Alan Bell of my staff at (213) 978-1322.

Sincerely,



MICHAEL J. LOGRANDE
Chief Zoning Administrator

ML:AB:TR:CC

Attachment

REPORT ON SOBER LIVING HOMES AND RECOMMENDED LAND USE CONTROLS

BACKGROUND

Responding to community concerns, Councilman Greig Smith introduced a motion (CF 07-3427), seconded by Councilman Ed Reyes, requesting a report describing the ordinances enacted by Murrieta, Riverside, and other cities in California to regulate sober living homes; and further requesting that the Planning Department and Department of Building and Safety, in consultation with the City Attorney, recommend land use controls that can be enacted citywide to regulate sober living homes.

The motion states: "Sober Living Homes (alcohol and drug free houses) were intended to provide a supportive environment for people who are recovering from alcohol and drug addiction. These homes provide shelter for individuals who are transitioning between rehabilitation programs and permanent housing. They are often located in single family houses within single family residential zones."

At the Planning and Land Use Management Committee (PLUM) hearing on May 13, 2008, community members testified to problems they have encountered with secondhand smoke, foul language, traffic congestion, parking problems, excessive noise, and overcrowding.

OVERVIEW

For over 30 years, state and federal governments have favored de-institutionalizing persons with disabilities and encouraging their placement in homes in residential neighborhoods. Laws implementing this policy, such as the Community Care Facilities Act of 1973 (California Health and Safety Code Section 1500), have been upheld by court decisions over the years.

The California Community Care Facilities Act, which provides a statewide system for the licensing and administration of community care facilities, concerns itself exclusively with facilities that are required by the state to obtain operating licenses. The state requires that municipalities treat community care facilities with six or fewer residents the same as any other single family residence. The state also requires that municipalities treat alcohol or drug abuse treatment facilities with six or fewer residents, as defined by Health and Safety Code Section 11834.02(a), the same as any other single family residence. Municipalities may not require a conditional use permit, zoning variance or other zoning clearance for community care or alcohol and drug abuse treatment facilities that are not required of comparable single family dwellings in a zoning district.

On the other hand the Act does allow municipalities to regulate licensed facilities that house seven or more people. Municipalities can restrict these facilities to certain zoning districts and require conditional uses, variances or other zoning clearances.

Sober living homes, as defined by California Health and Safety Code Section 1505(i), provide group living arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care or supervision. They are not licensed by the state.

Persons recovering from alcohol and drug addiction are considered to be disabled and are protected from discrimination by the Americans with Disabilities Act and the Federal Fair Housing Act. Consequently, municipalities cannot treat sober living homes less favorably than other unlicensed group residential homes such as boarding homes or fraternity and sorority houses. Municipalities can, however, restrict and regulate commercial uses. When unlicensed group residential uses operate as businesses, municipalities can regulate where and under what conditions they can operate.

OVERVIEW OF THREE CALIFORNIA ORDINANCES

Newport Beach, CA

Newport Beach, with 70,032 people, 33,071 households, and 16,965 families, is home to several well-known communities including Balboa Island, Corona del Mar, San Joaquin Hills, Santa Ana Heights, and Newport Coast. Newport Beach has a disproportionately high number of licensed and unlicensed group residential uses serving persons recovering from drug or alcohol abuse. A staff analysis found that Newport Beach might have the highest number of residential recovery facilities (licensed and unlicensed) in the state, possessing four times the number of beds needed if beds were to be distributed evenly, per capita, statewide.

After years of complaints from residents, Newport Beach passed an ordinance in January, 2008 to regulate group residential uses serving persons recovering from drug or alcohol use. This is the most comprehensive such ordinance in California and constructively deals with all the legal issues that impair other ordinances. The comprehensive work in preparation of this ordinance, that began intensively over two years ago, included hiring legal firms and sought extensive input from the community, the facility operators, and other stakeholders through committees, workshops, and public hearings.

Recognizing that the law prohibits discrimination against sober living homes as such, Newport Beach decided to regulate them as part of a general category of unlicensed homes for the disabled.

Newport Beach prohibits group residential uses, such as boarding homes and dormitories, in R1 and R2 Zones. However, it permits residential care facilities for disabled persons as a conditional use in those zones. The conditional use permit application is 27 pages and requires detailed maps for transporting clients, floor plans of the number of residents per bedroom, disposal procedures for medical waste, plans to mitigate secondhand smoke, weekly activities schedules for residents, fire safety compliance, and other relevant information, plus a fee of \$2,200.

The Newport Beach ordinance also includes standards and procedures for granting reasonable accommodation for the disabled. These standards and procedures provide a disabled individual with an equal opportunity to use a dwelling unit without deviation from the zoning code. Further, Newport Beach regulates two or more residential care facilities that are under the control and management of the same owner and are integrated components of one operation. These combinations are treated as one facility for purposes of applying federal, state and local law.

After the ordinance was adopted two lawsuits were filed against Newport Beach. One was filed by Sober Living by the Sea, Inc, and other sober living home operators, and the other by Concerned Citizens of Newport Beach, on behalf of residents of the community opposed to the sober living homes in their communities. In May, a federal judge issued a preliminary ruling upholding much of the ordinance.

Murrieta, CA

With more than 85,000 people, Murrieta is one of the five largest municipalities in Riverside County. The Murrieta sober living homes ordinance requires a conditional use permit for boarding houses and sober living homes. It defines a boarding house as a residence where three or more rooms are rented to individuals under separate rental agreements or leases, either written or oral. It defines a sober living home as a "residential unit which houses *two or more persons unrelated by blood, marriage or legal adoption*, in exchange for monetary or non-monetary consideration, who reside in said residential structure or unit for the purpose of recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse...." (*emphasis added*).

The constitutional right to privacy prevents municipalities from requesting information as to whether the residents of a dwelling unit are related or not. This right has consistently been upheld by the courts. Thus, the Murrieta ordinance, which relies on a definition of a sober living home as a "residential unit which houses two or more persons *unrelated* by blood, marriage or legal adoption," may not be upheld if challenged in court.

Further, this ordinance dictates that sober living homes (as opposed to all boarding houses) may not be located within 1,000 feet of a school. It also requires existing sober living homes (again, as opposed to all boarding houses) to provide information concerning Police Department calls for service and criminal history for the previous 12 months upon application for a conditional use permit. These provisions may also not be upheld if challenged in court.

Riverside, CA

Riverside has a population of 270,000 and is the county seat of Riverside County and is the largest city in one of the fastest growing metropolitan areas in the country. Its ordinance defines an alcohol and drug free residential recovery home

(sober living home) as "any residential structure or unit, which houses two or more persons, *unrelated by blood, marriage, or legal adoption*, in exchange for monetary or non-monetary consideration for persons who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse..." (emphasis added)

This ordinance suffers from the same problem as the Murrieta ordinance. The constitutional right to privacy prevents municipalities from requesting information as to whether the residents of a dwelling unit are related or not. This right has consistently been upheld by the courts. Thus, this ordinance, which relies on a definition of sober living homes as a "residential unit which houses two or more persons *unrelated by blood, marriage or legal adoption*," may not be upheld if challenged in court.

REGULATORY CONTEXT

California State Law Prevails over Municipal Law

The California Constitution states that "[a] county or city may make and enforce within its limits all local police, sanitary, and other ordinances and regulations not in conflict with general laws." (Cal.Const.,art.XI,Sect7.) This has been interpreted by *California Veterinary Medical Assn. v. City of West Hollywood* (2007), which states that, "If otherwise valid local legislation conflicts with State law, it is preempted by such law and is void."

State law specifically regulates substance abuse recovery and treatment facilities, as detailed in Health and Safety Code Section 11834.02(a). It also regulates community care facilities, which are covered by Health and Safety Code section 1502(a). Thus, state law sets the limits and defines the extent to which Los Angeles can restrict and regulate these facilities.

Section 1566.3 of the Community Care Facilities Act of 1973 provides that, "whether or not unrelated persons are living together, a residential facility that serves six or fewer persons shall be considered a residential use for the purposes of this article. In addition, the residents and operators shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of the property pursuant to this article." Community care facilities and alcoholism or drug abuse recovery or treatment facilities that house six or fewer residents may not be regulated as boarding houses pursuant to Health and Safety Code Section 1566.3(b) and Attorney General Opinion 07-601.

Once a facility's occupancy exceeds six persons, however, it becomes subject to all local zoning regulations. State licensed facilities with occupancies of seven or more residents are first permitted in the R4 Zone. A request to locate such a facility in a more restrictive zone requires an application for a zone variance. State law also controls over-concentration of licensed community care facilities by denying licenses to facilities located within 300 feet of each other. No such limit is placed on the location of alcoholism or drug abuse recovery or treatment facilities.

In contrast to community care or alcohol and drug abuse treatment facilities, sober living homes do not offer care or supervision and are not licensed or regulated by the state. Consequently, municipalities are not pre-empted by state law from regulating sober living homes, except as limited by state and federal laws prohibiting discrimination against the disabled.

Constitutional Right to Privacy

An individual's constitutional right to privacy prevents local governments from distinguishing between different residential uses through relying on matters that are considered private, such as whether persons in a household are related or not. This is forbidden by *Santa Barbara v. Adamson* (1980) 27 Cal.3d 123, as a violation of the constitutional right to privacy.

Definition of Family

Los Angeles can restrict group residential homes from operating in low density residential zones by defining a "family" in a manner that permits clear and enforceable distinctions between residential uses and businesses without violating the constitutional right to privacy.

A 1998 memo from the Los Angeles City Attorney's office describes factors considered by the courts in determining the definition of a family. These include the transiency of residents, the services provided on premises, the financial arrangements between the owner and occupant, whether the premises are operated as a profit making enterprise or any physical alterations have been made to said premises, and the kind of insurance the owner carries.

Local Governments May Not Discriminate Against the Disabled

Local governments are explicitly prohibited from administering zoning procedures in a manner that subjects persons with disabilities, such as residents of sober living homes, to discrimination on the basis of their disability. *Tsombanidis v. City of West Haven* (2001) 129 F.Supp.2d 136, 151. Those residing in a sober living home are disabled pursuant to 42 U.S.C. §3602(h) and 24 C.F.R. §100.201(a)(2). In addition, local governments must provide "reasonable accommodation" (that is the opportunity for a waiver) from zoning and land use regulations, policies, and practices to allow disabled individuals the opportunity to use and enjoy dwellings as those without disabilities enjoy.

Nuisance Abatement

Section 12.27.1 (Administrative Nuisance Abatement) of the Los Angeles Municipal Code (LAMC) allows "the City's zoning authorities to protect the public peace, health and safety from any land use which becomes a nuisance; [and] adversely affects the health, peace or safety of persons residing or working in the surrounding area" When residents complain that a neighboring land use (either commercial or residential) is the cause of nuisance activity negatively impacting the neighborhood, the Council office or a City agency can bring this

request to the Office of Zoning Administration. The Nuisance Abatement Unit investigates and determines if the issue warrants a case to be filed against the owner and operator of this land use. A public hearing is held and if the Zoning Administrator determines that the land use is creating a nuisance, conditions are imposed on the operation of the use that are monitored through subsequent hearings to review their effectiveness.

RECOMMENDATION

Staff recommends that the Planning Department be instructed, with the assistance of the City Attorney, to prepare a comprehensive ordinance that regulates the following uses citywide: licensed community care facilities, licensed alcohol and drug abuse treatment facilities, and unlicensed group residential homes. The ordinance would specifically regulate unlicensed group residential homes operating as a business in a residential zone. The ordinance would:

- identify which uses in which zones would be permitted by right. For example, in the commercial zones, it may be appropriate to permit some or all of these uses by-right;
- identify which uses in which zones would be prohibited. For example, in the manufacturing zones, it may be appropriate to prohibit some or all of these uses;
- identify which uses in which zones would require a conditional use or other discretionary permit. For example, in the single-family residential zones, it may be appropriate to require a conditional use permit for an unlicensed group residential home operating as a business;
- establish the criteria for determining when an unlicensed group residential home is operating as a business; and
- define key terms.

Staff would review the options stated above and make appropriate recommendations as part of a detailed draft ordinance for the City Planning Commission's review.

CONCLUSION

The Department of City Planning recognizes the importance of maintaining the quality of life in our single-family neighborhoods while upholding state and federal laws prohibiting discrimination against the disabled. Staff's recommendation will provide a comprehensive, citywide ordinance that enacts proper regulations by zone for licensed community care facilities, licensed alcohol and drug abuse treatment facilities, and unlicensed group residential homes.

ATTACHMENT 6 – CITY COUNCIL ACTION

CITY OF LOS ANGELES
CALIFORNIA

KAREN E. KALFAYAN
City Clerk

When making inquiries
relative to this matter,
please refer to the Council
File No.



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division

www.cityclerk.lacity.org

07-3427

August 19, 2008

Councilmember Reyes
Councilmember Smith
Councilmember Hahn
City Attorney
City Planning Department
Attn: Beatrice Pacheco
cc: Director of Planning
cc: Office of Zoning Administration
Department of Building and Safety

Paul Dumont, Program Director
Community Housing Sober Living
19811 Welby Way
Winnetka, CA 91306

RE: SOBER LIVING HOMES AND RECOMMENDED LAND USE CONTROLS

At the meeting of the Council held AUGUST 13, 2008, the following action was taken:

Attached report adopted	_____
Attached amending motion (Hahn - Reyes) adopted	_____X_____
Attached resolution adopted	_____
FORTHWITH	_____X_____
Mayor concurred	_____
To the Mayor FORTHWITH	_____
Motion adopted to approve communication recommendation(s)	_____
Motion adopted to approve committee report recommendation(s) as amended	_____X_____

Karen E. Kalfayan

City Clerk
kw

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Sober Living Homes and recommended land use controls.

Recommendation for Council action, pursuant to Motion (Smith - Reyes):

INSTRUCT the Planning Department, in consultation with the Department of Building and Safety and the City Attorney, to prepare a comprehensive, citywide ordinance that: regulates licensed community care facilities; regulates licensed alcohol and drug abuse treatment facilities; regulates unlicensed group residential homes; regulates unlicensed group residential homes operating as a business in a residential zone; and is prepared in accordance with sound zoning principles, the Community Care Facilities Act, state and federal law, and case law.

Fiscal Impact Statement: None submitted by the City Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For Proposal: Chatsworth Neighborhood Council
North Hills West Neighborhood Council

Summary:

On August 5, 2008, the Planning and Land Use Management (PLUM) Committee considered a City Planning Department report relative to Sober Living Homes and recommended land use controls in response to Motion (Smith - Reyes). The Planning Department states in its written report, dated July 24, 2008, that the State requires municipalities to treat community care facilities and alcohol and drug abuse treatment facilities with six or fewer residents the same as any other single family residence. In addition, municipalities may not require a conditional use permit, zoning variance or other zoning clearance for community care or alcohol and drug abuse treatment facilities that are not required of comparable single family dwellings in a zoning district.

The Planning Department further reports that the California Community Care Facilities Act allows municipalities to regulate licensed facilities that house seven or more people and to restrict these facilities to certain zoning districts and require conditional uses, variances or other zoning clearances. The Planning Department also notes that persons recovering from alcohol and drug addiction are considered to be disabled and are protected from discrimination by the Americans with Disabilities Act and the Federal Fair Housing Act.

During the discussion of this matter, Planning Department staff presented an overview of the matter. Also, testimony was heard from the public, including many representing sober living facilities and sober living coalition that urged the Committee to work with the sober living

*Adopted as amended by Council action of 8-13-08

coalition to deal with problem facilities and on the development of reasonable regulations. In addition, members of the public spoke regarding the need for strong regulations for sober living facilities and provided examples of negative experiences with particular facilities.

After an opportunity for public comment, the PLUM Committee recommended that Council approve the recommendations of the Planning Department report and instructed the Planning Department to prepare the ordinance in consultation with the Department of Building and Safety and the City Attorney. This matter is now transmitted to Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
WEISS:	YES

PYL
8-6-08
#073427.doc

ADOPTED

MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION

LOS ANGELES CITY COUNCIL

FORTHWITH

*FA Amended
See A Hatched Motion*

VERBAL MOTION

I HEREBY MOVE that Council AMEND the Planning and Land Use Management Committee Report (Item No. 13, CF 07-3427) relative to Sober Living Homes and recommended land use controls, as follows:

INSTRUCT the Planning Department along with the Department of Building and Safety Department to study the Long Beach ordinance in connection with Sober Living Homes and to report on its applicability to the City and how a similar ordinance could be implemented for the City of Los Angeles.

PRESENTED BY _____
JANICE HAHN
Councilmember, 15th District

SECONDED BY _____
ED P. REYES
Councilmember, 1st District

August 13, 2008

CF 07-3427

Motion
ADOPTED

AUG 13 2008

LOS ANGELES CITY COUNCIL

FORTHWITH

**ATTACHMENT 7 – ATTORNEY GENERAL OPINION
NO. 01-402**

TO BE PUBLISHED IN THE OFFICIAL REPORTS

OFFICE OF THE ATTORNEY GENERAL
State of California

BILL LOCKYER
Attorney General

OPINION	:	No. 01-402
	:	
of	:	March 19, 2003
	:	
BILL LOCKYER	:	
Attorney General	:	
	:	
ANTHONY S. Da VIGO	:	
Deputy Attorney General	:	
	:	

THE HONORABLE SHARON D. STUART, CITY PROSECUTING ATTORNEY, CITY OF LOMPOC, has requested an opinion on the following question:

May a city prohibit, limit or regulate the operation of a boarding house or rooming house business in a single family home located in a low density residential (R-1) zone, where boarding house or rooming house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental manager is in residence?

CONCLUSION

A city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single family home located in a low density residential (R-1) zone, where boarding house or rooming house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence, in order to preserve the residential character of the neighborhood.

ANALYSIS

A city proposes to enact an ordinance prohibiting the operation of a boarding house or rooming house business in a single family home located in a low density residential (R-1) zone. A boarding or rooming house business would be defined under the ordinance "as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence."¹ We are asked whether the ordinance would be valid. We conclude that a city may prohibit the operation of boarding house businesses in a low density residential zone in order to preserve the residential character of the neighborhood.

It is now well settled that a city has broad authority to adopt zoning ordinances to protect the public health and general welfare of its residents. (See Cal. Const., art. XI, § 7; Gov. Code, §§ 65800-65912; *Euclid v. Ambler Co.* (1926) 272 U.S. 365, 386-395; *Miller v. Board of Public Works* (1925) 195 Cal. 477, 484-488.) Municipalities may establish strictly private residential districts as part of a general comprehensive zoning plan. (*Wilkins v. City of San Bernardino* (1946) 29 Cal.2d 332, 337-338; *Fourcade v. City and County of San Francisco* (1925) 196 Cal. 655, 662; *Sutter v. City of Lafayette* (1997) 57 Cal.App.4th 1109, 1131.)² "[M]aintenance of the character of residential neighborhoods is

¹ A rooming house typically does not provide meals or cooking facilities. For our purposes, however, a rooming house business would be subject to the same analysis as a boarding house business and will thus be included in the term "boarding house" throughout this opinion.

² We may assume for purposes of this opinion that the proposed ordinance would be consistent with the city's general plan. (Gov. Code, § 65860; cf. *Ewing v. City of Carmel-by-the-Sea* (1991) 234 Cal.App.3d 1579, 1589; see also 81 Ops.Cal.Atty.Gen. 57, 57-61 (1998).) We may also assume that the ordinance would be consistent with state law prohibiting certain group homes from being considered "boarding houses." (See Health & Saf. Code, §§ 1500-1567.9; *Hall v. Butte Home Health, Inc.* (1997) 60 Cal.App.4th 308, 318-322;

a proper purpose of zoning.” (*Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d at p. 1590.)

More specifically, the courts of this state have stated that the operation of boarding house businesses may be excluded from a residential zone. (*City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123, 133 [“To illustrate, ‘residential character’ can be and is preserved by restrictions on transient and institutional uses (hotels, motels, boarding houses, clubs, etc.)”]; *City of Chula Vista v. Pagard* (1981) 115 Cal.App.3d 785, 792; see also *Seaton v. Clifford* (1972) 24 Cal.App.3d 46, 51 [“the maintenance of a commercial ‘boarding house,’ . . . which in essence is providing ‘residence’ to paying customers, is not synonymous with ‘residential purposes’ as that latter phrase is commonly interpreted in reference to property use”].) With respect to zoning matters, “[t]he term ‘residential’ is normally used in contradistinction to ‘commercial’ or ‘business.’” (*Sechrist v. Municipal Court* (1976) 64 Cal.App.3d 737, 746.)

“There is no question but that municipalities are entitled to confine commercial activities to certain districts [citations], and that they may further limit activities within those districts by requiring use permits.” (*Sutter v. City of Lafayette*, *supra*, 57 Cal.App.4th at p. 1131.) “Many zoning ordinances place limits on the property owner’s right to make profitable use of some segments of his property.” (*Keystone Bituminous Coal Assn. v. DeBenedictis* (1987) 480 U.S. 470, 498.) Here, the proposed ordinance would allow property owners to rent to boarders under one or two separate rental agreements. The owners would not be denied all commercial use of their properties. (See *Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d at pp. 1592-1593.)³

In short, preserving the residential character of a neighborhood is a legitimate government purpose that may be reasonably achieved by prohibiting commercial enterprises such as operating a boarding house business. (See *Euclid v. Ambler Co.*, *supra*, 272 U.S. at pp. 394-395; *City of Santa Barbara v. Adamson*, *supra*, 27 Cal.3d at p. 133; *Miller v. Board of Public Works*, *supra*, 195 Cal. at p. 493; *College Area Renters & Landlord Assn. v. City of San Diego* (1996) 43 Cal.App.4th 677, 687; *Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d at pp. 1590-1592; *City of Chula Vista v. Pagard*, *supra*, 115 Cal.App.3d at pp. 792, 799-800.)

City of Los Angeles v. Department of Health (1976) 63 Cal.App.3d 473, 477-481; 76 Ops. Cal. Atty. Gen. 173, 175 (1993).)

³ Of course, the proposed ordinance would apply only to the city’s low density residential (R-1) zone and not to multiple dwelling zones or other zoning districts of the city.

The proposed ordinance would not raise constitutional issues of the right of privacy or right of association since it would allow any owner of property to rent to any member of the public and any member of the public to apply for lodging. The proposed ordinance would be directed at a commercial use of property that is inconsistent with the residential character of the neighborhood and which is unrelated to the identity of the users. The courts have approved a distinction drawn that is based upon the commercial use of property by owners in a restricted residential zone. (See *City of Santa Barbara v. Adamson*, *supra*, 27 Cal.3d at pp. 129-134; *Coalition Advocating Legal Housing Options v. City of Santa Monica* (2001) 88 Cal.App.4th 451, 460-464; *College Area Renters & Landlord Assn. v. City of San Diego* (1996) 43 Cal.App.4th 677, 686-687; *Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d at pp. 1595-1598; *City of Chula Vista v. Pagard*, *supra*, 115 Cal.App.3d at pp. 791-793, 798.)

We reject the suggestion that the relatively few number of boarders prohibited under the proposed ordinance would prevent the ordinance from being upheld by a court. In *City of Santa Barbara v. Adamson*, *supra*, 27 Cal.3d 123, the Supreme Court indicated that operating boarding house businesses could be prohibited to preserve the residential character of a neighborhood without specifying that the businesses had to be of a particular size. (*Id.* at p. 133.) Of course, the greater the number of boarders who would occupy a single family dwelling, the more likely the residential character of the neighborhood would be threatened. (See *Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d at p. 1591.) Without question, operating a boarding house for 20 or 30 boarders would undermine a neighborhood's residential character. Here, the proposed ordinance would prohibit a boarding house business operated for only three boarders. And, as previously observed, the proposed ordinance would allow commercial use of a property if only one or two boarders were renting rooms from the owner. What is the standard of review for evaluating such a legislative determination as to the allowable size of a boarding house business in a restricted residential zone?

“ “[A]s is customary in reviewing economic and social regulation, . . . courts properly defer to legislative judgment as to the necessity and reasonableness of a particular measure.” ’ [Citation.]” (*Hall v. Butte Home Health, Inc.*, *supra*, 60 Cal.App.4th at p. 322.) “[C]ourts ordinarily do not consider the motives behind legislation, including local legislation [citations], nor do they second-guess the wisdom of the legislation [citations].” (*Sutter v. City of Lafayette*, *supra*, 57 Cal.App.4th at p. 1128.) “In enacting zoning ordinances, the municipality performs a legislative function, and every intendment is in favor of the validity of such ordinances. [Citations.]” (*Lockard v. City of Los Angeles* (1949) 33 Cal.2d 453, 460.) The ordinance will be upheld so long as the issue is “ ‘at least debatable.’ ” (*Minnesota v. Clover Leaf Creamery Co.* (1981) 449 U.S. 456, 464; see *Sutter v. City of Lafayette*, *supra*, 57 Cal.App.4th at p. 1133; *Ewing v. City of Carmel-by-the-Sea*,

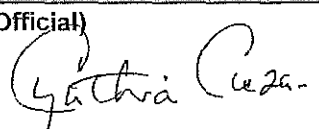
supra, 234 Cal.App.3d at pp. 1587-1588; *Cotati Alliance for Better Housing v. City of Cotati* (1983) 148 Cal.App.3d 280, 291-292.) In *Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d 1579, the court summarized the applicable principles with respect to drawing lines of distinction in adopting zoning regulations:

“ . . . Line drawing is the essence of zoning. Sometimes the line is pencil-point thin—allowing, for example, plots of one-third acre but not one-fourth; buildings of three floors but not four; beauty shops but not beauty schools. In *Euclid*, the Supreme Court recognized that ‘in some fields, the bad fades into the good by such insensible degrees that the two are not capable of being readily distinguished and separated in terms of legislation.’ (*Euclid v. Ambler Co.*, *supra*, 272 U.S. at p. 389.) Nonetheless, the line must be drawn, and the legislature must do it. Absent an arbitrary or unreasonable delineation, it is not the prerogative of the courts to second-guess the legislative decision. [Citations.]” (*Id.* at p. 1593.)

It is “at least debatable” that prohibiting boarding house businesses operated for as few as three boarders in a low density residential zone is a reasonable exercise of legislative power. Given that boarding house businesses may be prohibited in low density residential zones, we cannot say, in the abstract, that the proposed ordinance would be “clearly arbitrary and unreasonable, having no substantial relation to the public health, safety, morals or general welfare.” (*Euclid v. Ambler Co.*, *supra*, 272 U.S. at p. 395; cf. *Ewing v. City of Carmel-by-the-Sea*, *supra*, 234 Cal.App.3d at pp. 1591-1592.) The line as to the number of allowable boarders must be drawn somewhere, and here the city council may prohibit the operation of boarding house businesses with three or more boarders in order to preserve the residential character of the neighborhood.

We conclude that a city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single family home located in a low density residential (R-1) zone, where boarding house or rooming house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence, in order to preserve the residential character of the neighborhood.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY CITY OF LOS ANGELES		COUNCIL DISTRICT CITYW	
PROJECT TITLE ENV-2009-801-ND		CASE NO. CPC-2009-800-CA	
PROJECT LOCATION N/A N/A			
PROJECT DESCRIPTION A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.10, 12.12.2, 12.17.5, and 12.24 of the Los Angeles Municipal Code (LAMC) to regulate licensed community care facilities and unlicensed special needs housing operating as businesses in residential zones., add new definitions to the LAMC and amend others, require specified uses to obtain a conditional use permit to operate in residential zones in conformance with the character of the neighborhood and with State law, and permit specified uses with seven or more residents in multifamily zones if performance standards of a public benefit are met. No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Department of City Planning 200 North Spring Street Los Angeles, CA 90012			
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
NAME OF PERSON PREPARING THIS FORM TANNER BLACKMAN		TITLE CITY PLANNING ASSISTANT	TELEPHONE NUMBER (213) 978-1353
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 		DATE 3/17/09


CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: CITY OF LOS ANGELES		COUNCIL DISTRICT: CITYW	DATE: 03/13/2009
RESPONSIBLE AGENCIES: CITY OF LOS ANGELES			
ENVIRONMENTAL CASE: ENV-2009-801-ND		RELATED CASES: CPC-2009-800-CA	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: CODE AMENDMENT TO REGULATE VARIOUS SPECIAL NEEDS HOUSING			
ENV PROJECT DESCRIPTION: A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.10, 12.12.2, 12.17.5, and 12.24 of the Los Angeles Municipal Code (LAMC) to regulate licensed community care facilities and unlicensed special needs housing operating as businesses in residential zones., add new definitions to the LAMC and amend others, require specified uses to obtain a conditional use permit to operate in residential zones in conformance with the character of the neighborhood and with State law, and permit specified uses with seven or more residents in multifamily zones if performance standards of a public benefit are met. No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.			
ENVIRONMENTAL SETTINGS: The City of Los Angeles is the second largest city in the United States by population with an estimated 3.9 million residents. The city's boundaries cover a total area of 498.3 square miles (1,291 km ²), comprising 469.1 square miles (1,214.9 km ²) of land and 29.2 square miles (75.7 km ²) of water, reflecting a diverse terrain of urbanized areas, beaches, mountains, and valleys. The City of Los Angeles is divided into 15 City Council districts and 35 Community Plan Areas. No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.			
PROJECT LOCATION: N/A N/A			
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING:		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent: NO
GENERAL PLAN LAND USE:		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	
		PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

CITY PLANNING ASSISTANT

Title

(213) 978-1353

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level; indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROONENT NAME:

Department of City Planning

PHONE NUMBER:

(213) 978-1353

APPLICANT ADDRESS:

200 North Spring Street
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

DEPARTMENT OF CITY PLANNING

DATE SUBMITTED:

03/12/2009

PROPOSAL NAME (if Applicable):

Special Needs Housing Ordinance

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓	
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?				✓
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?				✓
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPONE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?				✓
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?				✓
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPONE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
----	---	--	--	--	---

Potentially significant impact	Potentially insignificant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
X. MINERAL RESOURCES					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
XI. NOISE					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?				✓
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?				✓
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
XII. POPULATION AND HOUSING					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
XIII. PUBLIC SERVICES					
a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓
XIV. RECREATION					

Potentially significant impact	Potentially insignificant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?				✓
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?			✓	
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?			✓	
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?			✓	
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?			✓	
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE			✓	
----	--	--	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).			✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓	

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2009-801-ND** and the associated case(s), **CPC-2009-800-CA**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
TANNER BLACKMAN	CITY PLANNING ASSISTANT	(213) 978-1353	03/13/2009

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The proposed project would establish regulations to be applied to future special needs housing projects carried out within City of Los Angeles. The project itself does not include any specific physical development. The proposed code amendment would not change existing City regulations governing building heights, nor would it change allowed land uses or development intensity within the City of Los Angeles. Many of the future projects to which the proposed ordinance would apply require CEQA review, which would include an assessment of the projects' visual impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impact would result.
b.	NO IMPACT	Scenic resources including trees (mostly street trees and other landscape trees) and historic buildings are found throughout the City of Los Angeles. However, the proposed project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to historic structures, or any increase in development intensity or distribution in the project area. No adverse impact would result.
c.	NO IMPACT	The proposed project would establish special needs housing regulations to be applied to future projects carried out within the City of Los Angeles. The project itself does not include any specific physical development. Many of the future projects to which the proposed ordinance would apply require CEQA review, which would include an assessment of the projects' visual impacts. No adverse impact would result.
d.	LESS THAN SIGNIFICANT IMPACT	Future development approved within the City of Los Angeles has the potential to create new sources of substantial light or glare that could adversely affect day or nighttime views. However, the proposed regulations themselves do not include any specific development and do not

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

	encourage more lighting or glare-generating architectural features than are allowed under existing regulations. Impacts would be less than significant.	
--	---	--

II. AGRICULTURAL RESOURCES

a.	NO IMPACT	The proposed project would prohibit parolee/probationer homes on agriculturally-zoned lots. Per state mandate, the proposed regulations would allow by right in agriculturally-zoned lots the following special needs housing types for six or fewer people: adult residential facilities; licensed alcohol/drug recovery or treatment facilities; and small family homes, group homes, and foster family homes. All other types not prohibited in A zones will require a conditional use permit and be subject to CEQA for identification and mitigation of potential project-specific impacts. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
b.	NO IMPACT	The proposed project would prohibit parolee/probationer homes on agriculturally-zoned lots. Per state mandate, the proposed regulations would allow by right in agriculturally-zoned lots the following special needs housing types for six or fewer people: adult residential facilities; licensed alcohol/drug recovery or treatment facilities; and small family homes, group homes, and foster family homes. All other types not prohibited in A zones will require a conditional use permit and be subject to CEQA for identification and mitigation of potential project-specific impacts. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
c.	NO IMPACT	The proposed project would prohibit parolee/probationer homes on agriculturally-zoned lots. Per state mandate, the proposed regulations would allow by right in agriculturally-zoned lots the following special needs housing types	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		for six or fewer people: adult residential facilities; licensed alcohol/drug recovery or treatment facilities; and small family homes, group homes, and foster family homes. All other types not prohibited in A zones will require a conditional use permit and be subject to CEQA for identification and mitigation of potential project-specific impacts. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
III. AIR QUALITY			
a.	NO IMPACT	Implementation of the project would not increase population levels or density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP, no impact would occur.	
b.	NO IMPACT	No development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed project would establish special needs housing regulations to be applied to future projects carried out within the City of Los Angeles. The project itself does not include any specific physical development. No adverse impacts would occur.	
c.	NO IMPACT	No development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed project would establish special needs housing regulations to be applied to future	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		projects carried out within the City of Los Angeles. The project itself does not include any specific physical development. No adverse impacts would occur.	
d.	NO IMPACT	Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed regulations. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.	
e.	NO IMPACT	Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed regulations. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
b.	NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of	

Impact?	Explanation	Mitigation Measures
	potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
c. NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
d. NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	

Impact?	Explanation	Mitigation Measures
NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
NO IMPACT	No new development is proposed nor would any individual project be approved under the proposed code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
CULTURAL RESOURCES		
NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. The proposed standards would not facilitate nor encourage new development projects, but would affect how special needs housing projects are regulated. Projects that could affect historic resources would typically be subject to individual environmental review and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. Because no	

Impact?	Explanation	Mitigation Measures
	construction or physical changes to existing buildings is proposed as part of the project and because of the existing regulations and protections in place, including required CEQA review for projects with potential impacts to historic resources, adoption of the proposed code am would have a less than significant impact on historic resources.	
b. NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. All development projects with the potential to affect archaeological resources would be subject to existing regulations and safeguards, including CEQA review. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. Potential impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment would be less than significant.	
c. NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. All development projects with the potential to affect archaeological resources would be subject to existing regulations and safeguards, including CEQA review. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. Potential impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment would be less than significant.	

	Impact?	Explanation	Mitigation Measures
d.	NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. All development projects with the potential to affect archaeological resources would be subject to existing regulations and safeguards, including CEQA review. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. Potential impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment would be less than significant.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	

Impact?	Explanation	Mitigation Measures
NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
d.	NO IMPACT	Landslides are often triggered by earthquakes or torrential rainstorms. As noted throughout this document, no specific development is proposed as part of nor would any individual development be approved by the project, and no increases in land use density, intensity or distribution are proposed. No landslide impacts are anticipated.	
e.	NO IMPACT	Erosion potential from site preparation for larger projects would be largely addressed through standard erosion control BMPs that are typically required during project construction; for example, projects with greater than one acre of ground disturbance require State Water Resources Control Board Storm Water Pollution Prevention Plans. In addition, no specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No impacts resulting from soil erosion or loss of topsoil are anticipated.	
f.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	
g.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	
h.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No impacts would occur related to septic capability.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
b.	NO IMPACT	<p>Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05</p>	

Impact?	Explanation	Mitigation Measures
	requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.	
c. NO IMPACT	Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.	
d. NO IMPACT	Individual future development projects to which the proposed regulations would be applicable may be located on or near sites that could raise concerns regarding hazardous materials use, contamination or other hazards. However, no increases in land use density, intensity or distribution are proposed as part of the standards and guidelines programs. No specific development is proposed and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects.	

Impact?	Explanation	Mitigation Measures
	<p>These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
e.	<p>NO IMPACT</p> <p>The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.</p>	
f.	<p>NO IMPACT</p> <p>The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.</p>	
g.	<p>NO IMPACT</p> <p>The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	
h.	<p>NO IMPACT</p> <p>The City of Los Angeles is highly urbanized but contains large areas of wildlands adjacent to urban areas, where the possibility of wildfires exist at the urban/rural interface. However, no specific development is proposed by the project, and no increases in land use density, intensity or distribution are proposed. Any future special needs housing projects will be subject to requirements of the International Building Code and the California Building Code. No impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

VIII. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
b.	NO IMPACT	<p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. The project would not result in a measurable increase in the demand for water. No impacts are anticipated.</p>	
c.	NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm</p>	

Impact?	Explanation	Mitigation Measures
	<p>Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
d. NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		anticipated.	
e.	NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
f.	NO IMPACT	<p>No specific development is proposed as part of the project, no individual development will be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater</p>	

Impact?	Explanation	Mitigation Measures
	<p>pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
g.	NO IMPACT	<p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>
h.	NO IMPACT	<p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>
i.	NO IMPACT	<p>No development is proposed as part of the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>
j.	NO IMPACT	<p>No development is proposed as part the project, no individual development would be approved as part of the project, and no increases in land use density, intensity or distribution are proposed. Coastal areas of the City of Los Angeles could potentially be subject to tsunami and or seiche, and existing requirements for mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

IX. LAND USE AND PLANNING

a.	NO IMPACT	No new development is proposed as part of the code amendment; rather it would affect how special needs housing projects are regulated in the City of Los Angeles. Under the proposed regulations, all special needs housing types not expressly prohibited or allowed by right per state mandate will require a conditional use permit and be subject to CEQ for identification and mitigation of potential project specific impacts, except facilities for mentally and physically disabled for six or fewer people in parcels zoned R3, RAS3, R4, RAS4, R5, CR, or C. No changes in land use designations are proposed, and no major infrastructure or other projects or changes that would divide existing communities are proposed or would be facilitated. No impacts would occur.	
b.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no individual development would be approved by adoption of the program. Implementation of the proposed regulations through future requested projects within the City of Los Angeles would be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this project.	
c.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Therefore, No habitat conservation plans or natural community conservation plans would be impacted.	

X. MINERAL RESOURCES

a.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program.	
----	-----------	---	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		Therefore, no impacts to mineral resources would occur.	
b.	NO IMPACT	The proposed code amendment project includes changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Therefore, no impacts to mineral resources would occur.	

XI. NOISE

a.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
b.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
c.	NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No increases in land use density, intensity or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the program. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	

Impact?	Explanation	Mitigation Measures
NO IMPACT	No specific development is proposed and no development would be specifically approved by adoption of the program. The proposed regulations do not involve any development proposals or entitlements. Any future special needs housing projects developed in the City of Los Angeles will comply with Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, no impacts related to temporary construction noise would occur.	
NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No specific development is proposed and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.	
NO IMPACT	The proposed code amendment project involves changes to the regulation of special needs housing projects. No specific development is proposed and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.	

XII. POPULATION AND HOUSING

a.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. Therefore, no population and housing impacts would occur.	
b.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No housing is proposed for construction or removal, and no	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		population inducing development or regulations are proposed. Therefore, no population and housing impacts would occur.	
c.	NO IMPACT	No specific development is proposed as part of the project, no individual development would be approved by the project, and no increases in land use density, intensity or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. Therefore, no population and housing impacts would occur.	

XIII. PUBLIC SERVICES

a.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	
b.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	
c.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	
e.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the project, and no increases in land use density, intensity or distribution are proposed, the proposed code amendment would not increase the demand for fire or police protection services; schools; parks or other public services. No new facilities would be required and no alterations to existing facilities would result from adoption of the proposed program. No adverse impacts related to public services or public services facilities would occur.	

XIV. RECREATION

a.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.	
b.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.	

XV. TRANSPORTATION/CIRCULATION

	Impact?	Explanation	Mitigation Measures
a.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.	
b.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.	
c.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks would result. Building heights would not be increased, nor would projects regulated by the proposed code amendment increase airport traffic levels. No adverse impacts would result.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	No sharp curves, dangerous intersections or other hazardous traffic or intersection configurations are proposed or would be facilitated by implementation of the project. Major changes in road engineering, alignment or intersection controls that could affect traffic safety are not proposed. Farm equipment and other incompatible vehicular or transportation uses would not be introduced or facilitated by the project. No adverse impacts would result.	
e.	NO IMPACT	The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
f.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in parking capacity is anticipated from adoption of the proposed project. Any future projects approved or developed under the revised regulations would be subject to the parking requirements of the Los Angeles Municipal Code. No adverse impacts would result.	
g.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in parking capacity is anticipated from adoption of the proposed project. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No adverse impact would result.	

XVI. UTILITIES

a.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than	
----	------------------------------	---	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

		significant.	
b.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. No impact would result.	
c.	LESS THAN SIGNIFICANT IMPACT	No new development or increases in potential development are proposed, and no wastewater facilities are proposed for alteration or expansion. New development built subject to the proposed regulations would be subject to various water conservation measures in the citywide landscape ordinance and other regulations. Impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than significant.	
e.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water, nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. No impact would result.	
f.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density or intensity are proposed. The project would not result in a measurable increase in solid waste generation. Impacts would be less than significant.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

g.	NO IMPACT	No development is proposed as part of the project, no specific development would be approved by the project, and no increases in land use density or intensity are proposed. The project would not result in a measurable increase in solid waste generation. No impact would result.	
----	-----------	---	--

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	This project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community.	
b.	LESS THAN SIGNIFICANT IMPACT	The cumulative impacts associated with the proposed project will result in a less than significant impact.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not pose significant impacts to humans.	

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
MATT EPSTEIN
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
—
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274

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

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

September 9, 2010

ATTN: James Williams
Los Angeles City Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012

**RE: Addendum to ENV-2009-801-ND; Community Care Facilities Ordinance;
Citywide**

Commissioners,

Pursuant to Section 15164 of the State CEQA Guidelines, the Department of City Planning has issued an Addendum (Reconsideration) to the previously issued Negative Declaration (ENV-2009-801-ND), which supplements the City Planning Commission Case No. CPC-2009-800-CA, a proposed code amendment with the following project description:

"A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.10, 12.12.2, 12.17.5, and 12.24 of the Los Angeles Municipal Code (LAMC) to regulate licensed community care facilities and unlicensed special needs housing operating as businesses in residential zones., add new definitions to the LAMC and amend others, require specified uses to obtain a conditional use permit to operate in residential zones in conformance with the character of the neighborhood and with State law, and permit specified uses with seven or more residents in multifamily zones if performance standards of a public benefit are met.

"No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project."

Subsequent to the original publication of this ND, from ongoing staff research and consultation with relevant stakeholders, the City has found that state law does not allow regulation of unlicensed special needs housing sites operating as businesses. Staff is now recommending an ordinance to bring the LAMC into conformance with the California Community Care Facilities Act by allowing such facilities with six or fewer residents by-right in residential and commercial zones and to allow community care facilities for seven or more residents as public benefits with performance standards in residential and commercial zones. Relevant documents are included in the administrative record and available for review in the Environmental Case File

As such, the project description has been changed to read:

"A proposed ordinance amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the Los Angeles Municipal Code (LAMC) to add definitions of *Community Care Facility*,



Residential Care Facility for the Elderly, and Alcoholism or Drug Abuse Recovery or Treatment Facility to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD. Lastly, it adds a definition for *Correctional or Penal Institution* to ensure that group homes for parolees are classified as conditional uses.

"No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project."

Since the physical nature and scale of the project has not significantly changed from the original scope of the proposed code amendment, the Department of City Planning considers this request to be a minor technical change to the original ND for the proposed code amendment. The revision does not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent any increase or substantial change to the originally proposed project.

Pursuant to Section 15073.5 of CEQA, A 20-day recirculation period of the ND and this Addendum (Reconsideration) is required.

Sincerely,

 FOR 

Michael J. LoGrande
Director
Department of City Planning

Tom Rothmann
City Planner
TR:TB

DETERMINATION LETTER
CPC-2009-800-CA
MAILING DATE: 03/24/11

Phyllis Winger
Twelfth Council District
City Hall, Room 405
Mail Stop#220, 237

Gordon Tueber
Fifteenth Council District
City Hall, Room 435
Mail Stop #226

Greg Spiegel
1309 E. Seventh Street
Los Angeles, CA 90021

Rabeya Sen
1000 N. Alameda Street
Los Angeles, CA 90012

Patrick Martin
2900 E. Del Mar Blvd.
Pasadena, CA 91107

Larry Haley
2547 S. Bronson
Los Angeles, CA 90018

Linda Kokelaar
7721 McConnell Avenue
Westchester, CA 90045

Brent Potter
12335 Tiara Street
Valley Village, CA 91607

Cheryl Stanley
8011 Fordham Rd.
Los Angeles, CA 90045

Michelle Heymann
8011 Fordham Rd.
Los Angeles, CA 90045

Dr. Mary L.
14894 San Jose Street
Mission Hills, CA 91345

Arthur Richardson
15649 Chase Street
North Hills, CA 91343

Louisa R.
1144 N. Commonwealth, #3
Los Angeles, CA 90029

Joe Axelson
4553 Tobias Avenue
Sherman Oaks, CA 91403

Andrew Martin
1215 E. 4th Street, Ste. 102
Long Beach, CA 90802

Gabriela Hernandez
6712 Makee Avenue
Los Angeles, CA 90001

Robert Zywan
6978 W. 80th Street
Los Angeles, CA 90045

Richard Rayyis
8680 Guthrie Avenue
Los Angeles, CA 90034

Joshua Kim
958 E. 108th Street
Los Angeles, CA 90059

Jason Walker
7711 Jellico Avenue
Northridge, CA 91325

Barbara Stephens
7711 Jellico Avenue
Northridge, CA 91325

Diane Rosen
17437 Rancho Street
Encino, CA 91316

Walker Johnson
7711 Jellico Avenue
Northridge, CA 91325

Mark Davison
2547 Bronson Avenue
Los Angeles, CA 90018

D' Andre Jackson
2547 Bronson
Los Angeles, CA 90018

Derek Henry
2547 Bronson Avenue
Los Angeles, CA 90018

Edward Dilkes
2443 Park Oak Dr.
Los Angeles, CA 90068

Ryan Valencia
1536 Oak Grove Dr.
Los Angeles, CA 90041

Jeff Jawbberger
5516 Edgewood Pl., #1
Los Angeles, CA 90019

Don Schultz
15411 Runnymede Street
Van Nuys, CA 91406

Ariela Hashem
741 N. Stanley Avenue
Los Angeles, CA 90046

Sal Wilson
8945 Kramerwood
Los Angeles, CA 90034

John Whitiker
18646 Oxnard Street
Tarzana, CA 91356

Ursula Ortiz
842 N. Detroit Street
Los Angeles, CA 90046

J. Cole
2035 W. 29th Street
Los Angeles, CA 90018

Marcie Miller
1536 W. 25th Street, #223
San Pedro, CA 90731

Stuart Huggins
5301 Brynhurst Avenue
Los Angeles, CA 90043

David Reid
925 N. Vista
Hollywood, CA 90046

Nina Royal
10110 Samoa
Tujunga, CA 91042

Cindy Cleghorn
10034 Commerce Avenue
Tujunga, CA 91042

Sonya Lewis
1010 W. 108th Street
Los Angeles, CA 90044

Lindy Carl
1230 N. Marengo Avenue
Pasadena, CA 91103

Denny Schneider
7929 Breen Avenue
Los Angeles, CA 90045

Tom Whiting
6957 Enfield Avenue
Reseda, CA 91335

Barbara Broide
2001 Malcolm Avenue
Los Angeles, CA 90025

Maria Funk
695 S. Vermont Avenue, 10th Fl.
Los Angeles, CA 90005

Jace Horwitz
2531 Sawtelle Blvd., PMB64
Los Angeles, CA 90064

Damien Goodmon
3761 Stocker Street, Ste. 108
Los Angeles, CA 90008

Marcia Arnold
3941 Roxton Avenue
Los Angeles, CA 90008

Sal Wilson
8945 Kramerwood Pl.
Los Angeles, CA 90007

Rebecca Lobl
514 Muskingum Avenue
Pacific Palisades, CA 90272

Andrew Halpern
514 Muskingum Avenue
Pacific Palisades, CA 90272

Wayde Hunter
11139 Woodley Avenue
Granada Hills, CA 91344

Maggi Fajnor
2631 Orchard Avenue
Los Angeles, CA 90007

Leonard Shaffer
P.O. Box 571016
Tarzana, CA 91357

McKay M.
6957 Enfield Avenue
Reseda, CA 91335

Steve Webber
19407 Santa Rita Street
Tarzana, CA 91356

Terry Selb
836 N. Detroit
Los Angeles, CA 90046

Jack Rosenbaum
909 Pico Blvd.
Santa Monica, CA 90404

Janet Turner
651 Lachman Lane
Pacific Palisades, CA 90272

Jennifer Malaret
16820 W. Sunset Blvd.
Pacific Palisades, CA 90272

Jim C.
11444 Washington Blvd.
Los Angeles, CA 90066

Sharon Rapport
801 S. Figueroa, Ste. 790
Los Angeles, CA 90017

Angela Fontiman
5121 Van Nuys Blvd.
Sherman Oaks, CA 91403

Kelly K.
5864 Abernathy Dr.
Westchester, CA 90045

Barbara Burke
4223 Wilkinson Avenue
Studio City, CA 91604

Cleve Landsberg
512 Muskingum Place
Pacific Palisades, CA 90272

Kathy Delle Donne
P.O. Box 571016
Tarzana, CA 91337

Dave Sheridan
1402 S. Saltair Avenue, #8
Los Angeles, CA 90025

Paul Dumont
20324 Reaza Place
Woodland Hills, CA 91343

Jessica Dumont
15649 Chase Street
N. Hills, CA 91343

Shiela Urso
15649 Chase
N. Hills, CA 91343

Jason Robinson
6666 Green Valley Circle
Culver City, CA 90230

Dr. Shari Corbitt
3743 S. Barrington Avenue
Los Angeles, CA 90066

Maria Fisk
17421 Horace Street
Granada Hills, CA 91344

Lucille Saunders
843 N. Detroit
Los Angeles, CA 90046

George Hayes
15649 Chase
N. Hills, CA 91343

Grant McNiff
401 Lincoln Blvd.
Venice, CA 90291

Jeffrey Roth
832-834 N. Detroit Street
Los Angeles, CA 90046

Vivian Guest
17800 Donmetz Street
Granada Hills, CA 91344

Kevin Heslin
2594 Industry Way
Los Angeles, CA 90262

Dave Beauvais
17515 Horace Street
Granada Hills, CA 91344

Patricia Lyon
7849 W. Manchester
Playa Del Rey, CA 90293

Cameron Jones
2703 Motor Avenue
Los Angeles, CA 90064

Leslie Brochu
11301 Shoshone Avenue
Granada Hills, CA 91344

Jeff Christensen
21 Westminster
Venice, CA 90291

Jason Walker
7711 Jellico Avenue
Northridge, CA 91324

Joanne Miller
17638 Lahey Street
Granada Hills, CA 91344

Scott York
15649 Chase Street
N. Hills, CA 91343

David Voes
370 Fowling Street
Playa Del Rey, CA 90293

Adam Dixon
520 Muskingum Avenue
Pacific Palisades, CA 90272

Julie Moreno
531 W. Bard Rd.
Oxnard, CA 93033

Adam Dixon
2489 Stoner Avenue
Los Angeles, CA 90064

Christina Spitz
15210 Friends Street
Pacific Palisades, CA 90272

L. Porte
2703 Motor Avenue
Los Angeles, CA 90064

Kevin Heslin
2594 Industry Way
Los Angeles, CA 90262

Sal Wilson
149 W. 22nd Street
Los Angeles, CA 90007

Pat Patten
4139 Saltillo
Woodland Hills, CA 91364

Jack Rosenbaum
719 Hollister Avenue
Santa Monica, CA 90405

Suzy Herbert
1013 Amoroso Pl.
Venice, CA 90291

Lena McKenne
4101 Inglewood Blvd.
Los Angeles, CA 90066

Fran Vincent
508 Muskingum Avenue
Pacific Palisades, CA 90272

Lisa Evans
320 S. Citrus Street, #205
West Covina, CA 91791

Danielle Gillespie
P.O. Box 725
Pacific Palisades, CA 90272

Mike Meinecke
15649 Chase Street
North Hills, CA 91343

Toni G.
15649 Chase Street
North Hills, CA 91343

Reid Loden
925 N. Vista
Hollywood, CA 90046

Armando Rodriguez
2547 S. Bronson Avenue
Los Angeles, CA 90018

Mark Davison
9840 Kansas Avenue
South Gate, CA 90280

Damien Goodman
3062 Stoker Place
Los Angeles, CA 90008

Linda Hornick
12175 Mercer Street
Lake View Terrace, CA 91342

Martha Forero
1331-1333 Termino Avenue
Long Beach, CA 90804

Lilia Rodriguez
1131 Termino Avenue
Long Beach, CA 90804

Paulette Moses
8335 Winnetka Avenue, #162
Winnetka, CA 91306

Gerrord B.
15649 Chase Street
North Hills, CA 91343

Wayde Hunter
12354 El Oro Way
Granada Hills, CA 91344

Marcie Miller
3655 S. Walker Avenue
San Pedro, CA 90731

John Whitaker
18646 Oxnard Street
Tarzana, CA 91356

D. Voss
6207 W. 87th Street
Los Angeles, CA 90045

B.K.
P.O. Box 617
Pacific Palisades, CA 90272

Edward Pochay
3745 S. Grand Avenue
Los Angeles, CA 90007

Len Nguyen
1645 Corinth, #201
West Los Angeles, CA 90025

Glen Bailey
P.O. Box 19172
Encino, CA 91416

Jack Allen
15015 Bestor Blvd.
Pacific Palisades, CA 90272

Deborah Parker
12885 Garbusa Way
San Diego, CA 92129

Jennifer Malaret
16820 W. Sunset Blvd.
Pacific Palisades, CA 90272

Neather Bond
3745 S. Grand Avenue
Los Angeles, CA 90007

Valerie Wolff
17556 Stagg Street
Northridge, CA 91325

David Garfinkle
6073 Calvin Avenue
Tarzana, CA 91356

David Sheridan
414 Lincoln Blvd.
Venice, CA 90291

Grant McNiff
1672 Tustin Avenue
Costa Mesa, CA 92627

John Seletos
17946 Index
Granada Hills, CA 91344

David Parker
7432 Doyer Avenue
West Hills, CA 91307

Colleen Courtney
5818 Jumilla Avenue
Woodland Hills, CA 91367

Karl J. Moris
444 W. Badillo
Covina, CA 91723

Bryan Gordon
3650 S. Barrington Avenue
Los Angeles, CA 90066

Sharron Commins
3630 Wade Street
Los Angeles, CA 90066

Jim Spencer
2444 Pasadena Avenue, #1
Long Beach, CA 90806

Steven Johnson
18646 Oxnard Street
Tarzana, CA 91356

Beverly Kroll
147 S. Citrus Avenue
Los Angeles, CA 90036

Frank Alot
17556 Stagg Street
Northridge, CA 91325

Tamir Dayan
6139 Melvin Avenue
Tarzana, CA 91356

Andrea Marguetti
1208 Leasant Avenue
Los Angeles, CA 90033

William Hollman
7074 Cozycroft
Winnetka, CA 91301

Paul Dumont
6644 Lankershim
North Hollywood, CA 91606

Maya Zutler
5121 Van Nuys Blvd., #203
Sherman Oaks, CA 91403

Agnes Lewis
17943 Mayerling Street
Granada Hills, CA 91344

Georgina Wakefield
160 S. Ardmore
Los Angeles, CA 90004

Rosalie Preston
15913 Menlo Avenue
Gardena, CA 90247

Ania Altit
725 N. Stanley Avenue
Los Angeles, CA 90046

Lisa C. K.
3580 Wilshire Blvd., Ste 902
Los Angeles, CA 90010

Verna Sanchez
1654 E. Retford Street
Covina, CA 91724

Resident
17421 Horoa Street
Granada, CA 91343

Sri Panchalam
Disability Rights Legal Center
919 Albany Street
Los Angeles, CA 90015

Andrea Thomas
19811 Welby Way
Winnetka, CA 91306

Randy Valli
P.O. Box 2690
Malibu, CA 90265

Solomon Robinson
4007 Welland Avenue
Los Angeles, CA 90008

Francisco Valli
6131 Murphy Way
Malibu, CA 90265

Randy C.
6257 Murphy Way
Malibu, CA 90265

Sharon Hollander
5214 Tampa Avenue
Tarzana, CA 91356

Roger Ruiz
6017 Farmdale Avenue
North Hollywood, CA 91356

Audry Harmany
5642 Tampa Avenue
Tarzana, CA 91356

Jeff Camp
2424 7th Avenue
Los Angeles, CA 90018

Mark Karmoetz
525 N. Sycamore Avenue #213
Los Angeles, CA 90036

Libby Hartigan
425 S. Broadway Avenue
Los Angeles, CA 90013

Laura Meyers
1818 S. Gramercy Pl.
Los Angeles, CA 90019

Dave B.
17515 Horace Street
Granada Hills, CA 91344

Jennifer Millar
19811 Welby Way
Winnetka, CA 91306

Orchid Velasquez
19811 Welby Way
Winnetka, CA 91306

Tyrone A.
5152 Sepulveda Blvd. #184
S. Oaks, CA 91403

Paul Dumont
6644 Lankershim Blvd.
N. Hollywood, CA 91606

Carmen Risi
5152 Sepulveda Blvd. #184
S. Oaks, CA 91403

Kelly Cheney
15600 Devonshire Street
Granada Hills, CA 91344

Jeff Sylvanus
P.O. Box 2693
Los Angeles, CA 90078

John Whittaker
18646 Oxnard Street
Tarzana, CA 91356

Mary Harpel
5425 Sepulveda Blvd.
Sherman Oaks, CA 91411

Jim Robinson
27 St. James Park
Los Angeles, CA 90007

Jeff Christensen
333 Washington Blvd. #426
Marina Del Rey, CA 90292

Kurt Baldwin
14407 Gillmone Street
Van Nuys, CA 90014

Alexandra Sheldon
6925 Murphy Way
Malibu, CA 90265

David Sheridan
1402 S. Saltair #8
Los Angeles, CA 90025

Grant McNiff
414 Lincoln Blvd.
Los Angeles, CA 90291

Annie Lanier Marquit
160 S. Ardmore
Los Angeles, CA 90004

Dean Nakanishi
2900 Crenshaw Blvd.
Los Angeles, CA 90016

Reina Turner
695 S. Vermont Avenue
Los Angeles, CA 90005

Jerry Lubin
984 S. Carmelina Avenue
Los Angeles, CA 90049

Karen Wolfe
2612 Naples Avenue
Venice, CA 90291

James Stinson
5318 Crenshaw Blvd.
Los Angeles, CA 90043

Mona Neal
No Address provided

Herman Edwards
No Address provided

Samantha Henry
No Address provided

Felicia Bailey
No Address provided

Linda Romney
No Address provided

Del Sakamoto
No Address provided

Chris Spitz
No Address provided

Neil McGuffin
No Address provided

Barbara Kohn
No Address provided