



LA
COALITION
FOR

Neighborhoods
Maintaining the Quality of the City's Neighborhoods

Item 4

March 28, 2011

Councilmember Jose Huizar
Councilmember Paul Krekorian
Councilmember Ed Reyes
Planning and Land Use Management
City Hall
200 North Spring Street
Los Angeles, CA 90012

Date: 3-29-11

Submitted in plum Committee

Council File No: 11-0262

Item No.: 4

Deputy: publi

RE: Proposed Ordinance Regulating Community Care Facilities and Boarding Houses
Case No. CPC-2009-800-CA

Dear PLUM Councilmembers:

L.A. Coalition for Neighborhoods is a non-profit organization that supports the City's Proposed Ordinance regulating Community Care Facilities and Boarding Houses. Our membership includes residents from all over the City, from every council district, all of whom support the basic principles of the City's Proposed Ordinance and understand the very serious need to regulate boarding homes in low density neighborhoods. A copy of our on-line petition with nearly 400 signatures from every council district is attached hereto for your review.

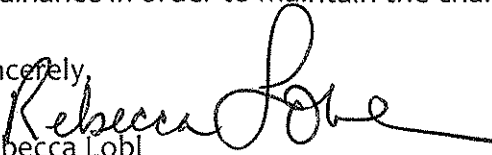
Furthermore, many Neighborhood Councils, aware of the problems caused by boarding houses in low density zones, have passed motions in support (with some reservations) of the City's Proposed Ordinance. The following is a partial list of the Neighborhood Councils and Homeowners Associations that support the City's Proposed Ordinance in principle. A majority of their corresponding letters of support are attached hereto for your review.

Bel Air-Beverly Crest Neighborhood Council
Brentwood Community Council
Chatsworth Neighborhood Council
Coastal San Pedro Neighborhood Council
Empowerment Congress North Area Neighborhood Development Council
Empowerment Congress West Area Neighborhood Development Council
Encino Neighborhood Council
Granada Hills North Neighborhood Council
Harbor Gateway North Neighborhood Council
La Brea Willoughby Coalition
Neighborhood Council of Westchester/Playa
Northridge East Neighborhood Council
Northwest San Pedro Neighborhood Council
Old Granada Hills Residents Group

Pacific Palisades Community Council
Pacific Palisades Residents Association
Palms Neighborhood Council
Reseda Neighborhood Council
Silverlake Neighborhood Council
Sunland-Tujunga Neighborhood Council
United Neighborhoods Neighborhood Council
West Los Angeles Neighborhood Council
West of Westwood Homeowners Association
Westside Neighborhood Council
Westside Regional Alliance of Councils
Westwood South of Santa Monica Blvd. Homeowners Association

As you can see, 26 Neighborhood Councils have taken a strong position in support of the Ordinance and there is broad support amongst LA's residents for the City's Proposed Ordinance from every council district within the City. We urge you to support the City's well drafted and thoughtful Ordinance in order to maintain the character of the City's low density zones.

Sincerely,



Rebecca Lobl

President

LA Coalition for Neighborhoods

www.LACoalition4Neighborhoods.org

LANeighborhoods@gmail.com



LA COALITION FOR
NEIGHBORHOODS

This petition has collected
375 signatures
using the online tools at iPetitions.com

Printed on 03-29-2011

Support L.A. City's Community Care Facilities Ordinance

About the petition

I support the Los Angeles City Planning Department's proposed ordinance regulating Boarding Homes and Community Care Facilities. This proposed ordinance is a smart, balanced and thoughtful approach to a complicated issue that will maintain the quality of life in the City's single family neighborhoods while supporting the deinstitutionalization of persons with disabilities.

Signatures

1. Name: Frances Vincent on Nov 15, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

2. Name: Rebecca Lobl on Nov 16, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

3. Name: Michelle Mansfield on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: pacific palisades

4. Name: Victor Lobl on Nov 17, 2010
Comments:
Your Zip Code: 90265
Your City: Malibu

5. Name: Keith Turner on Nov 17, 2010
Comments: Keep up the fight against these business invading residential neighborhoods.
Your Zip Code: 90272
Your City: Los Angeles

6. Name: Judy on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

7. Name: Laura Lake, Ph.D. on Nov 17, 2010
Comments: This is a vital law to keep neighborhoods livable and safe.
Your Zip Code: 90024
Your City: Los Angeles

8. Name: Diane Schuman on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

9. Name: James Stuart on Nov 17, 2010
Comments: There is a Sober Living Business 5 doors down from us at 520 Tahquitz Place renting to 8 individuals. (Yes we were/are R1)

Although sober living certainly is helpful to those who need it, this corporation that is running this business does not care what it does to all of us, our neighborhood, and less importantly, our home values. Its very profitable for them.

Greensfield Lodge Corporation is starting to move into the Palisades. The house in our area brings in \$1.05M a year at about \$500 /

night x 8 residences in this house modified for a hotel/lodge treatment facility. Its big business and seems to be legal even in R1. There are now 4 drug /sober living homes in our area and perhaps more to come. Several more in Malibu and 55 in Newport beach. They prey on homes that are upside down on their loan and offer \$6k /month in this case to the owner. I believe Micheal Edlen of Coldwell Banker was the broker.

Want a tour of the house, its featured on their web site.

<http://www.greenfieldlodge.net/>

We have had the police on our street almost every week now. Fireworks were launched, a frisky couple was getting it on on the back yard loudly while neighbors children looked on from their bedroom windows, cigar and cig smoke belows out into the neighbors yards and from the front garage door which is left open. Check out the amount of trash 8 people generate on Tuesdays. They are not allowed to drive, but they are and hiding cars around the block and speeding on our streets with our neighbor (and track star) chasing them on foot.

A smaller house just sold on out block. They now needed to disclose the sober living business was in the hood. You may have seen the graffiti on the signs on the island in front of my house as you drove by. Thanks to the committee for cleaning them.

Personally, since this business was started, we had someone open our back gate and set off our alarm a month again; a white male run through our front yard scaring our oldest son three weeks ago at midnight; and last week we had pounding on our front door at 3:23 am.... and we aren't even next door. We used to be a sleepy little street. Coincidence?

Your Zip Code: 90272

Your City: Pacific Palisades

10. Name: Laura Kalb on Nov 17, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

11. Name: Peter Keenan on Nov 17, 2010

Comments: I support it and I vote on a very regular basis.

Thank you.

Your Zip Code: 90272

Your City: Pacific Palisades

12. Name: Nick Thiel on Nov 17, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

13. Name: Stefani Sherwin on Nov 17, 2010

Comments: Don't put our communities at further risk!

Your Zip Code: 90272

Your City: Pacific Palisades

14. Name: Melinda Soderbergh on Nov 17, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

15. Name: Gail Hayes on Nov 17, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

16. Name: Christina Pickles on Nov 17, 2010
Comments: Add my support for the proposed ordinance regulating boarding homes and community care facilities. Christina Pickles.
Your Zip Code: 90049
Your City: Los Angeles

17. Name: Rita Weisberg on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

18. Name: Richard Sternberg on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

19. Name: Edith Kinloch on Nov 17, 2010
Comments: I hope the proposed ordinance will be passed in recognition of the need to preserve the quality of life in LA that are zoned for single family residences. Thank you.
Your Zip Code: 90272
Your City: Pacific Palisades

20. Name: Robert Sedway on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: pacific palisades

21. Name: Barbara Sternberg on Nov 17, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

22. Name: John Bigham on Nov 18, 2010
Comments:
Your Zip Code: 90302
Your City: inglewood ca

23. Name: Dave Beauvais on Nov 18, 2010
Comments: As President of the Granada Hills South Neighborhood Council and the Old Granada Hills Resident's Group, I wholeheartedly endorse this ordinance. If you don't think it can happen in your neighborhood, think again, I have a group home two houses down my street. We need to regulate these homes to ensure the safety of our residents and to protect people with additions from unscrupulous boarding house operators.
Your Zip Code: 91344
Your City: Granada Hills

24. Name: Terri Tippit on Nov 18, 2010
Comments: I strongly support this petition
Your Zip Code: 90064

Your City: LA

25. Name: Damien Goodmon on Nov 18, 2010

Comments:

Your Zip Code: 90008

Your City: Los Angeles

26. Name: Anonymous on Nov 18, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

27. Name: Barbara Broide on Nov 18, 2010

Comments: I support the proposed ordinance and agree with those who have made suggestions to strengthen it with a handful of additional provisions (such as protecting sensitive uses that might be adjacent to a proposed home), prohibiting more than one home locating next door to another such home, and so forth as recommended by the Pacific Palisades Community Council.

This is an important issue to our neighborhoods. An ordinance is needed to uphold the intent of our zoning and community plans. Single family homes are meant to be just that, single family homes, not boarding houses, not temporary residences made up of transient users, etc.

The rights and needs of those protected by ADA and in need of rehabilitation are not being compromised by this ordinance. Those disabled will have options for housing in the future. This ordinance better defines where such housing is appropriately located.

Your Zip Code: 90025

Your City: Los Angeles

28. Name: Joyce K.Woodford on Nov 18, 2010

Comments: I would be glad to sign your petition. Joyce K. Woodford

Your Zip Code: 90272

Your City: Pacific Palisades

29. Name: Anonymous on Nov 18, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

30. Name: Jerry Tsai on Nov 19, 2010

Comments: This ordinance is reasonable. It provides protections for residents who have chosen to live within low-density zones without making things too difficult for operators of Boarding Homes and CCFs.

Your Zip Code: 90025

Your City: Los Angeles

31. Name: Joanne Dorfman on Nov 19, 2010

Comments: Please support the ordinance to regulate boarding houses, sober living houses, etc.

We need to preserve peace and quiet in our neighborhoods. We have children and want to keep our community's quality of life.

Your Zip Code: 90064

Your City: Los Angeles

32. Name: Dermot M. Tuohy on Nov 19, 2010

Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

33. Name: Kim Bantle on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

34. Name: Anonymous on Nov 19, 2010
Comments:
Your Zip Code: 90064
Your City: Los Angeles

35. Name: Anonymous on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

36. Name: Anonymous on Nov 19, 2010
Comments:
Your Zip Code: 90025
Your City: Los Angeles

37. Name: Charles Rubin on Nov 19, 2010
Comments:
Your Zip Code: 90025
Your City: Los Angeles

38. Name: Elaine Greenwald on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

39. Name: Marilyn Roberts on Nov 19, 2010
Comments:
Your Zip Code: 90046
Your City: Los Angeles

40. Name: Leon Marzillier on Nov 19, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

41. Name: Deborah Alexander on Nov 19, 2010
Comments: I have great empathy for those on the path to sober living. However, these living facilities have no right to be in family residential areas. These houses operate more like an apartment and are creating serious problems for surrounding neighbors.

Your Zip Code: 90272
Your City: Pacific Palisades

42. Name: Rosemary Mcmillan on Nov 19, 2010
Comments: I support this proposed ordinance regulating Boarding Homes and Community Care Facilities
Your Zip Code: 90064
Your City: los angeles

43. Name: Fred Mcmillan on Nov 19, 2010
Comments: We NEED this proposed ordinance to pass.....
Your Zip Code: 90064
Your City: los angeles

44. Name: Robert Castle on Nov 19, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

45. Name: Debra Clark on Nov 19, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

46. Name: Rick Donnelly on Nov 19, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hillse

47. Name: Robert Biava on Nov 19, 2010
Comments: I support this ordinance very strongly.
Your Zip Code: 91344
Your City: Granada Hills

48. Name: Kama Ruskin on Nov 19, 2010
Comments: This is a very important ordinance.
Your Zip Code: 90064
Your City: Los Angeles

49. Name: Anne Page on Nov 19, 2010
Comments: this is long over do!
Your Zip Code: 90064
Your City: Los Angeles

50. Name: Jeff Hudson on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

-
51. Name: Mark Medemach on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Los Angeles
-
52. Name: Catherine M. Pate on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades
-
53. Name: Catherine Landsberg on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades
-
54. Name: Howard Lee on Nov 19, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades
-
55. Name: John K. Hegedes on Nov 20, 2010
Comments: It's time the City put an Ordinance in place that helps protect our communities.
Your Zip Code: 91344
Your City: Granada Hills
-
56. Name: Joyce Ng on Nov 20, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades
-
57. Name: Brad Smith on Nov 20, 2010
Comments: I have had enough of City Hall ignoring these issues, and the problems they cause for quality of life in residential neighborhoods, and I am very tired of the city favoring non-conforming uses and for-profit operators over homeowners and residents. It is time for a change, and passage of the strong version of the ordinance would be a step in the right direction.
Your Zip Code: 91344
Your City: Los Angeles
-
58. Name: Karin Marin on Nov 20, 2010
Comments: My home has been vandalized twice by people living in a neighborhood Group Parolee Home.
Your Zip Code: 91326
Your City: Northridge
-
59. Name: Anonymous on Nov 20, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills
-

60. Name: Anonymous on Nov 20, 2010
Comments:
Your Zip Code: 90272
Your City: pacific palisades

61. Name: Julie Ellen Broida on Nov 20, 2010
Comments: I strongly agree with this ordinance
Your Zip Code: 90272
Your City: Pacific Palisades

62. Name: Anonymous on Nov 20, 2010
Comments: I support this ordinance to preserve our neighborhoods.
Your Zip Code: 90064
Your City: los angeles

63. Name: Simha Carroll on Nov 20, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

64. Name: Anonymous on Nov 20, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

65. Name: Christine Champion on Nov 20, 2010
Comments:
Your Zip Code: 90049
Your City: Los Angeles

66. Name: Hal Singer on Nov 20, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

67. Name: Wendy Felson on Nov 20, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

68. Name: Anonymous on Nov 20, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

69. Name: James Yoder on Nov 20, 2010
Comments:

Your Zip Code: 91344
Your City: Granada Hills

70. Name: Anonymous on Nov 20, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

71. Name: Peggy Burgess on Nov 20, 2010
Comments: I support this Ordinance in principal, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods.
Your Zip Code: 91343
Your City: North Hills

72. Name: Bette Biers on Nov 20, 2010
Comments: The three boarding homes in my area are not regulated and the "tenants" beg on the street, pee on the fences and are disorderly when walking and walking and walking down my street.

I support the proposed ordinance
Your Zip Code: 91344
Your City: granada hills

73. Name: Norman M. Huberman on Nov 20, 2010
Comments:
Your Zip Code: 91325
Your City: Northridge

74. Name: Paul Shively on Nov 20, 2010
Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."
Your Zip Code: 91367
Your City: Woodland Hills

75. Name: Gayle Biava on Nov 20, 2010
Comments: I know of 3 boarding homes in my community which are providing NO support to the disabled persons living in the facilities and greatly impacting the neighborhood in a negative manner. In addition, the owners of these homes are making a great deal of money doing this while the residents in and those in homes nearby suffer greatly.
Your Zip Code: 91344
Your City: Granada Hills

76. Name: Estelle Goldman on Nov 20, 2010
Comments:
Your Zip Code: 91343
Your City: North Hills

77. Name: Victoria K Collison on Nov 20, 2010
Comments:
Your Zip Code: 90272

Your City: Pacific Palisades

78. Name: Dean W. Grinsfelder on Nov 20, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

79. Name: Renate Collison on Nov 20, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

80. Name: Carol Slade on Nov 20, 2010

Comments: Let us try and keep a sense of community and pride in our neighborhoods. people used to know their neighbors care for their homes and watch out for each other children. We are in need of this more than ever. It is so sad to see areas that were once beautiful and cared for trashed and rundown. No one benefits from this. It is much harder when something is let go to try and get it back. Possibly we can stop this deterioration before it happens.

Your Zip Code: 91356

Your City: Tarzana

81. Name: Anita Goldbaum on Nov 20, 2010

Comments: I am in support of this ordinance to regulate Boarding Homes and Community Care Facilities. There are too many unscrupulous people who want to make the money and to heck with whomever gets hurt. Be on the side of the people who live in the neighborhood..not the money hungry businessman.

Your Zip Code: 91343

Your City: North Hills, California

82. Name: Susi White on Nov 20, 2010

Comments: I would hope we can regulate all single family homes for a single family. There is not enough parking in our neighborhoods just for us residents let alone any guests we might have. Having more than one family in a home causes more graffetti, lack of care for the homes and and lots more crime.

Your Zip Code: 91343

Your City: North Hills

83. Name: Cmann on Nov 20, 2010

Comments: Excellent solutions to waylay problems. wnwinn and thank you to those that proposed edited conceived and got out in the open discomforts endured by neighborhoods. .thank you

Your Zip Code: 90038

Your City: los angeles

84. Name: John And Peggy Starr on Nov 20, 2010

Comments:

Your Zip Code: 91602

Your City: toluca lake

85. Name: Luisa Sevilla on Nov 20, 2010

Comments:

Your Zip Code: 91344

Your City: Granada Hills

86. Name: Jacqueline Le Put on Nov 21, 2010
Comments: It's not fair to the residents of these homes nor to the home owners not to have regulations.
Your Zip Code: 91344
Your City: Granada Hills
-
87. Name: Terry James on Nov 21, 2010
Comments:
Your Zip Code: 91343
Your City: North Hills
-
88. Name: Colleen Marmor on Nov 21, 2010
Comments:
Your Zip Code: 91364
Your City: Woodland Hills
-
89. Name: Ernie Hilger on Nov 21, 2010
Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."
- Ernie Hilger,
35 year resident North Hills West Community
Your Zip Code: 91343
Your City: North Hills West
-
90. Name: Anthony Willis on Nov 21, 2010
Comments: Adding my name to this petition.
Your Zip Code: 91307
Your City: West Hills
-
91. Name: Marilyn Garfield on Nov 21, 2010
Comments:
Your Zip Code: 91343
Your City: North Hills
-
92. Name: Sally Hampton on Nov 21, 2010
Comments: It is in the best interest of everyone if these homes are run by people who are licensed and trained to provide a real service to those living in the homes and to protect the surrounding residents. Proper placement is also key. Homes on busy streets such as La Brea and Crenshaw are appropriate, but not in the middle of a residential area.
Your Zip Code: 90043
Your City: Los Angeles
-
93. Name: Sally Hampton on Nov 21, 2010
Comments: It is in the best interest of everyone if these homes are run by people who are licensed and trained to provide a real service to those living in the homes and to protect the surrounding residents. Proper placement is also key. Homes on busy streets such as La Brea and Crenshaw are appropriate, but not in the middle of a residential area.
Your Zip Code: 90043
Your City: Los Angeles
-
94. Name: Anonymous on Nov 21, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific palisades

95. Name: Kay Kaelin on Nov 21, 2010

Comments: I support this Ordinance in principle, however, it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood.

We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods.

Your Zip Code: 91343

Your City: North Hills

96. Name: Dianne Kerr on Nov 21, 2010

Comments: I support this ordinance however, it does not go far enough. I've seen the damage that these homes can do in a neighborhood, first hand.

Your Zip Code: 91367

Your City: Woodland Hills

97. Name: Ian Shrago on Nov 21, 2010

Comments:

Your Zip Code: 91367

Your City: Woodland Hills

98. Name: Anonymous on Nov 21, 2010

Comments: I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods. There is a "sober living" home in our area that currently houses between 32-47 parolees and probationers in a 5 bedroom, 5 bath house. This must stop!

Your Zip Code: 91343

Your City: North Hills West

99. Name: Ronald Forbes on Nov 21, 2010

Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91343

Your City: North Hills

100. Name: Dorothy M. Wilson on Nov 21, 2010

Comments: This proposed ordinance to protect neighborhoods is long overdue.

Your Zip Code: 91303

Your City: Canoga Park

101. Name: Andrew Halpern on Nov 21, 2010

Comments: Thanks for your hard work. Thanks also for not polarizing this issue. Your position seems objective and empathetic to all parties concerned, not targeting people in need but designed to keep businesses from making large profits by exploiting loopholes in R1 code.

Your Zip Code: 90272

Your City: Pacific Palisades

102. Name: Gary York on Nov 21, 2010
Comments: We have a "sober living house" down the street and it is destroying our quiet, one-family per house residential area. Reasonable restrictions are needed!
Your Zip Code: 90272
Your City: Pacific Palisades

103. Name: Mary Rapoport on Nov 21, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

104. Name: Mary Rapoport on Nov 21, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

105. Name: Jennie Schindler on Nov 21, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific palisades

106. Name: Patricia Lopresti on Nov 21, 2010
Comments:
Your Zip Code: 91325
Your City: Northridge

107. Name: Karen on Nov 21, 2010
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

108. Name: Barbara LaRue on Nov 21, 2010
Comments: These facilities are not being used for what they are supposed to be used for. They are just creating problems for home owners and making un ethical people rich.
Your Zip Code: 91343
Your City: North Hills

109. Name: Barry M. Greenberg on Nov 21, 2010
Comments: Northridge East Neighborhood Council
Your Zip Code: 91325
Your City: Northridge

110. Name: Charles Jameson on Nov 21, 2010
Comments: It is not safe to take a walk after dark.
The mobility of crime is invading every corner of the valley.
Yet another SOUTH LOS ANGELES
Your Zip Code: 91343
Your City: NORTH HILLS

111. Name: Anonymous on Nov 21, 2010

Comments:

Your Zip Code: 91367

Your City: Woodland Hills

112. Name: Burt Prelutsky on Nov 21, 2010

Comments: Jail is the only proper housing for sex offenders. Why is that obvious fact so difficult for members of the legal system to process?

Your Zip Code: 91343

Your City: North Hills

113. Name: Dorothy Garven on Nov 22, 2010

Comments:

Your Zip Code: 90066

Your City: Los Angeles

114. Name: Dorothy Garven on Nov 22, 2010

Comments:

Your Zip Code: 90066

Your City: Los Angeles

115. Name: Sharon Commins on Nov 22, 2010

Comments:

Your Zip Code: 90066

Your City: Los Angeles

116. Name: Claude Pate on Nov 22, 2010

Comments:

Your Zip Code: 90272

Your City: Los Angeles

117. Name: Julius Hyman, Jr. on Nov 22, 2010

Comments: LA is already vastly overcrowded resulting in insufferable traffic, crime, and homelessness. Stuffing more people in smaller spaces is not the answer. People who can't afford to live in LA should live elsewhere.

Your Zip Code: 90067

Your City: Los Angeles

118. Name: Anonymous on Nov 22, 2010

Comments:

Your Zip Code: 90024

Your City: Los Angeles

119. Name: Kady Alatraste on Nov 22, 2010

Comments: I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91356

Your City: Tarzana

120. Name: Nikki Alvarado on Nov 22, 2010

Comments:

Your Zip Code: 91356

Your City: Tarzana

121. Name: Isabel M. Janken on Nov 22, 2010

Comments:

Your Zip Code: 90024-5513

Your City: Los Angeles

122. Name: Anonymous on Nov 22, 2010

Comments: I live in Tarzana since 1994.

Never heard of any incident involving robbery, assault or disturbance in our neighborhood. For 16 years I never had to be concerned with closing my gate or checking if my doors or windows were close while at home.

That is, until one of the large homes in my block became a Boarding Home last year.

Since then, there has been more than 5 robberies in my street, fights and arguments that the whole block can hear, and speeding vehicles.

I have a 3 years old girl at home and, for the first time, I am in fear inside my own home.

I used to loved this neighborhood, now I am starting to think in moving out.

This is not acceptable. Under any circumstance.

Your Zip Code: 91356

Your City: Tarzana

123. Name: Lisa Cerda on Nov 22, 2010

Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91335

Your City: Tarzana

124. Name: Lois York on Nov 22, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

125. Name: Nancy Norris on Nov 22, 2010

Comments: I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91344

Your City: Granada Hills, CA

126. Name: Nancy Norris on Nov 22, 2010

Comments: I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91344

Your City: Granada Hills, CA

127. Name: Lorraine M Wells on Nov 22, 2010

Comments:

Your Zip Code: 90064

Your City: los angeles

128. Name: Anonymous on Nov 22, 2010

Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91367

Your City: Woodland Hills

129. Name: Constance on Nov 22, 2010

Comments: I live across the street from one of these facilities and it is a NIGHTMARE - 14-16 cars parked on street - Midnight shift change with employees who use our driveway (headlights facing our bedroom) backing out of our driveway - Since January 2010, 6 fire trucks/ambulances arriving in the middle of the night to attend a "patient" who has attempted suicide and/or harm. IS THIS A WAY OF LIFE FOR PEOPLE WHO LIVE IN A RESIDENTIAL NEIGHBORHOOD? WHAT IS THE CITY OF LA THINKING OF????

Your Zip Code: 90272

Your City: pacific palisades

130. Name: Barbara Enel on Nov 22, 2010
Comments:
Your Zip Code: 90024
Your City: Los Angeles
-
131. Name: Karen Gilman on Nov 22, 2010
Comments: We live on an R-3 block across the street from R-1 in Council District 4 and want to see the City pass this important ordinance which will more carefully regulate and set standards for community care facilities in our neighborhoods.
Your Zip Code: 90004
Your City: Los Angeles
-
132. Name: Kenneth S. Alpern on Nov 22, 2010
Comments: This ordinance is the long-overdue and appropriate "middle ground" to establishing a rational approach to these homes without destroying neighborhoods and thwarting the zoning and public safety laws of the City of Los Angeles.
Your Zip Code: 90034
Your City: Los Angeles
-
133. Name: Mr. & Mrs. Dan Clapp on Nov 22, 2010
Comments:
"I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."
Your Zip Code: 91343
Your City: North Hills
-
134. Name: Albert Mass on Nov 22, 2010
Comments:
Your Zip Code: 91436
Your City: Encino
-
135. Name: STUART TEICHNER on Nov 22, 2010
Comments:
Your Zip Code: 91356
Your City: Tarzana
-
136. Name: STEVE WALLACE on Nov 22, 2010
Comments:
Your Zip Code: 90066
Your City: LOS ANGELES
-
137. Name: MICHELE PAREDES on Nov 22, 2010
Comments:
Your Zip Code: 90066
Your City: LOS ANGELES
-
138. Name: Terry Saucier on Nov 22, 2010
Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."
Your Zip Code: 91356

Your City: Tarzana

139. Name: Lisa Price on Nov 22, 2010

Comments:

Your Zip Code: 90272

Your City: pacific palisades

140. Name: Jennifer Johnson on Nov 22, 2010

Comments:

Your Zip Code: 91324

Your City: Niorthridge

141. Name: Jack Freedman on Nov 22, 2010

Comments: As a homeowner in Westwood for 30 years I strongly support this measure to preserve the residential character of our and other neighborhoods.

Your Zip Code: 90049

Your City: Los Angeles

142. Name: Richard Newton on Nov 22, 2010

Comments:

Your Zip Code: 90066

Your City: Los Angeles

143. Name: Anonymous on Nov 22, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

144. Name: Mary Wang on Nov 22, 2010

Comments:

Your Zip Code: 91344

Your City: Granada Hills

145. Name: Richard Lindy on Nov 22, 2010

Comments:

Your Zip Code: 91345

Your City: mission hills

146. Name: Richard Lindy on Nov 22, 2010

Comments:

Your Zip Code: 91345

Your City: mission hills

147. Name: Barbara Best on Nov 22, 2010

Comments:

Your Zip Code: 90265

Your City: Malibu

148. Name: Fran Potaski on Nov 22, 2010
Comments: I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Thank you for your help to make our neighborhoods cleaner, safer places to live

Your Zip Code: 91343

Your City: North Hills

149. Name: Judith Andersen on Nov 22, 2010
Comments: We live in a densley populated FAMILY community. These sober living houses are nothing but crash pads, have no education or guidance courses to change the addicts life into a positive direction. Becoming unaddicted is a big challenge but the support must come from thier families or places like reahab that give them tools to work with. Sober living stated they can go "surfing'. That is insane, or do yoga. They have no medical staff or any supervison. Housemates are not supposed to couple up or fornicate in the back yard. In Pacific Palisades on Muskingham Avenue is a perfect example of why these homes DO NOT BELONG IN OUR NEIGHBORHOODS. We had a community of young families and seniors, 8 schools and chuches, temples and a shrine. Addicts sober for one day need strong disciplines and guidelines, which SOBER LIVING does not provide. They are all show and no substance, owned by some guy in connecticut. I sure would not want to live next to to them. the poor woman with 2 young children do. The kids see them fornicating, urinating all over and ten trash cans brought rats to the neighbors. This is no joke and will lower property values. Would you want your kids living next door to that? They have plenty of more rural areas, like Malibu or the Central Valley where they can house these people, they do not have to choose a residential neighborhood where they are not welcome, needed or getting what they need.

They are not even licensed. This is a disgrace and Granada Hills has 3 criminal investigations now, going on because of these homes. Don't let it happen in Los Angeles or Pacific Palisades, its only asking for trouble. Respectfully submitted, Judith Andersen (My brother in law used to run a halfway house, same thing, but he was on site and had various disciplines and programs to help stay sober and away from drugs) He was NOT ALLOWED to open in the R1 Zoning, and had very suitable quarters in the middle of town. The Palisades is not like this small town, but again, the Palisades is not an appropriate place for one day sober addicts and alcoholics to crash 2 to a room. I know that house on Muskingham is not a 5 bedroom house, so how are they getting away with it.

Your Zip Code: 90272

Your City: Pacific Palisades

150. Name: Mollie Shea Dietsch on Nov 22, 2010

Comments:

Your Zip Code: 90272

Your City: pacific palisades

151. Name: Anonymous on Nov 22, 2010

Comments:

Your Zip Code: 90046

Your City: LA

152. Name: Dan Gerski on Nov 22, 2010

Comments:

Your Zip Code: 91343

Your City: North Hills

153. Name: Randi Berger on Nov 22, 2010

Comments: Since these Boarding Homes and Community Care facilities have become more prominent in our neighborhood, so has our crime rate. This is not simply a coincidence and what was once a middle to upper class safe neighborhood, is now sadly becoming a breeding ground for crimes that were foreign to those of us who have enjoyed this charming area for years.

Your Zip Code: 91356

Your City: Tarzana

154. Name: Thomas Baker on Nov 22, 2010

Comments:

Your Zip Code: 91325

Your City: Northridge

155. Name: Shondrella Kester on Nov 22, 2010

Comments:

Your Zip Code: 91344

Your City: Granada Hills

156. Name: Anonymous on Nov 22, 2010

Comments:

Your Zip Code: 90049

Your City: Los Angeles

157. Name: Prochazka on Nov 23, 2010

Comments:

Your Zip Code: 90034

Your City: Los Angeles

158. Name: Mary Haskins on Nov 23, 2010

Comments:

Your Zip Code: 91356

Your City: tarzana

159. Name: Paul Haskins on Nov 23, 2010

Comments:

Your Zip Code: 91356

Your City: tarzana

160. Name: Anne Concors on Nov 23, 2010

Comments:

Your Zip Code: 90064

Your City: Los Angeles

161. Name: Anne Concors on Nov 23, 2010

Comments:

Your Zip Code: 90064

Your City: Los Angeles

162. Name: Darryl Rehr on Nov 23, 2010

Comments: I support the ban on boarding houses in low density neighborhoods.

Your Zip Code: 90064

Your City: Los Angeles

163. Name: Anonymous on Nov 23, 2010

Comments: I support the ban on boarding houses in low density neighborhoods.

Your Zip Code: 90064

Your City: Los Angeles

164. Name: Lisa on Nov 23, 2010

Comments: I complained against Sherman Oaks home board and room care who already harmed to abuse my mom to get her worse weak health problem without my full consent after March 5th, 2010 while they illegally hired her registered nurse who have no California registered nurse license permit at this time.

They illegally blocked me to see my mom at the Sherman Oaks home room and board care without their good reasons after March 5th, 2010 to continue now.

Can you help me to find any good private attorney who can fight our rights to protect my mom and me at this time? I have the privileged rights to take care of my mom at my house with her private caregiver instead of her bad ShermanOaks home board and room care already abused to harm her health problems now.

We needs your emergency helps to get a private attorney to save my mom's health condition right away.

Any Comment?

Your Zip Code: 90064

Your City: West Los Angeles

165. Name: Mitch Chupack on Nov 23, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

166. Name: Francesca Beale-Rosano on Nov 23, 2010

Comments:

Your Zip Code: 90064

Your City: Los Angles

167. Name: Bill Pope on Nov 23, 2010

Comments: I support prohibiting Boarding Houses in low density residential neighborhoods.

Bill Pope

Your Zip Code: 90066

Your City: Los Angeles

168. Name: Anonymous on Nov 23, 2010

Comments: You cannot dump dangerous people into neighborhoods were they can harm children and families.

Your Zip Code: 91356

Your City: Tarzana

169. Name: Heidi Winkenhower on Nov 23, 2010

Comments: Please help our neighborhoods remain family friendly! Are children are always the ones that suffer at the hands of others and they should be able to enjoy their childhood in a single family neighborhood without being exposed to all that they have been living by a one of these alleged sober living homes.

Your Zip Code: 90272

Your City: Pacific Palisades

170. Name: Zulema Vasquez on Nov 24, 2010

Comments:

Your Zip Code: 91343

Your City: North Hills CA

-
171. Name: Hariton Household on Nov 24, 2010
Comments:
Your Zip Code: jhdm1@yahoo.com
Your City: L.A.
-
172. Name: Robin Stevens on Nov 24, 2010
Comments: Please help keep our neighborhoods "R1".
Your Zip Code: 90049
Your City: Los Angeles
-
173. Name: Donna McArdle on Nov 24, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills
-
174. Name: Edgar Anderson on Nov 24, 2010
Comments: "i support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."
Your Zip Code: 91303
Your City: Canoga Park
-
175. Name: Anonymous on Nov 24, 2010
Comments: It is about time this problem is being addressed '

Your Zip Code: 91331
Your City: Arleta
-
176. Name: Bourbon Street Shrimp Co on Nov 24, 2010
Comments:
Your Zip Code: 90064
Your City: los angeles
-
177. Name: JC Klein on Nov 24, 2010
Comments: If folks are given a place to live, they ought to be required to adhere to some form of respect, cleanliness, law-abiding humane, peaceful and hopefully communal and friendly behavior. Otherwise, why live in a community?
Your Zip Code: 90046
Your City: Los Angeles
-
178. Name: Loyd C. Ray on Nov 25, 2010
Comments: There really needs to be a conditional use permit and a hearing, before allowing a commercial or multi-family use in a neighborhood that is zoned for single family residential use.
Your Zip Code: 91343
Your City: North Hills
-
179. Name: Anonymous on Nov 26, 2010
Comments: I strongly support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a

public hearing for every facility housing seven (5) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91607

Your City: Valley Village

180. Name: Maria Fisk on Nov 28, 2010

Comments: I live in Old Granada Hills and we are not the only neighborhood that has been impacted by a proliferation of boarding houses and so called "sober living" facilities in single family homes. Our community has three such group homes within a one mile radius. Over the past several years we have collected crime/nuisance data associated with all three facilities for a total of:

- 21 complaints filed to Los Angeles Dept. of Building & Safety
- 15-30 boarders (some with criminal records) living in each facility
- 85 calls to LAFD/Paramedics for service
- More than 3 arrests including assaults, failure to appear, possession of a controlled substance
- LAPD Bomb Squad deployed to investigate suspicious device - neighbors were ordered to evacuate/streets barricaded

Safety officials have attempted to shut down these facilities but point to the weak zoning codes as a barrier to enforcement. Therefore, a more definitive ordinance is required to support future enforcement efforts.

I support the proposed CCFO in principal, but agree with our Old Granada Hills Residents' Group's recommended amendments:

- Licensure requirement for all Community Care Facilities
- Conditional Use Permit requirement for facilities serving 7 or more residents (to locate 1000 ft from each other & 2000 ft from sensitive uses)
- Include definition of Parolee/Probationer
- Prohibit Correctional or Penal institutions from locating in residential districts
- No grandfathering of illegally operating facilities
- Further clarification and strengthening of the lease agreement
- Occupancy limits based on bedrooms, guest or sleeping rooms (no other rooms)
- Include land use regulation chart

These recommendations are not only geared to protecting all residential districts (including multi-family) but also focused on protecting the unsuspecting tenant or the unfortunate person with disabilities who is forced to live under abusive and deplorable conditions. As a city and a society, we must come together to support a meaningful ordinance!

I strongly urge you to seek support from others, share your concerns with the City Planning Commission, Councilmembers, City Attorney's Office and Neighborhood Councils & Organizations. Voice your opinions at the next public hearing at City Hall, scheduled for February 10, 2011.

Your Zip Code: 91344

Your City: Granada Hills

181. Name: Anonymous on Nov 29, 2010

Comments:

Your Zip Code: 90064

Your City: LA

182. Name: Loral Carrillo on Nov 29, 2010

Comments:

Your Zip Code: 90064

Your City: los angeles

183. Name: Anonymous on Nov 29, 2010

Comments:

Your Zip Code: 90066

Your City: Los Angeles

184. Name: Silvia L. Villagran on Nov 29, 2010

Comments: please support this petition for the safe of our community.

Thank you.

Your Zip Code: 91343

Your City: North Hills

185. Name: M. Rader on Nov 30, 2010

Comments: "I support this Ordinance in principle, however it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the blight caused by parolee, probation and sober living homes in our neighborhoods."

Your Zip Code: 91342

Your City: Sylmar

186. Name: Ralph Carroll on Nov 30, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

187. Name: Julie Ellen Broida on Nov 30, 2010

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

188. Name: Paul Haskins on Nov 30, 2010

Comments:

Your Zip Code: 91356

Your City: Tarzana

189. Name: Troy Conway on Dec 01, 2010

Comments:

Your Zip Code: 91344

Your City: Granada Hills

190. Name: Anonymous on Dec 01, 2010

Comments:

Your Zip Code: 91344

Your City: Granada Hills

191. Name: Sara Jo George on Dec 01, 2010

Comments: The proposed ordinance is rather weak and requires strengthening. Also there are loopholes that need tightening. The OGHRC Zoning and Density Committee, agrees with the ordinance in principal, but has proposed the following modifications:

1. All community care facilities must be licensed by the State
2. For those facilities serving 7 or more residents
 - a. Conditional Use Permits (including public hearings) are required
 - b. Distance requirements of 1000' and 2000' from sensitive uses
3. Prohibit correctional or penal institutions in all residential areas
4. No grandfathering of existing facilities (that have been determined to be illegal)
5. Clarify lease agreement - to prevent adding multiple tenants onto a single lease
6. Occupancy. Limit 2 residents/tenants per bedrooms or guest rooms (sleeping rooms) only.
7. Include a land use chart that clearly specifies permitted and non-permitted uses

I agree and encourage the above modifications.

Your Zip Code: 91344

Your City: Granada Hills

192. Name: Leon Marzillier on Dec 01, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

193. Name: Anonymous on Dec 01, 2010
Comments: This Ordinance is a step in the right direction and I support it as such, but it must be amended to require a Conditional Use Permit and a public hearing for every facility housing seven (7) or more individuals in a single family neighborhood. We can no longer afford the deleterious effects caused by parolee, probation and sober living homes in our neighborhoods.
Your Zip Code: 91356
Your City: Tarzana

194. Name: Anonymous on Dec 01, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

195. Name: Anonymous on Dec 01, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

196. Name: Anonymous on Dec 01, 2010
Comments: This is something that is LONG overdue!
Your Zip Code: 91343
Your City: North Hills

197. Name: Brad Smith on Dec 02, 2010
Comments: Los Angeles' neighborhoods deserve an ordinance that protects them from fly-by-nights and unscrupulous operators of these facilities - it is basic common sense.
Your Zip Code: 91344
Your City: Granada Hills

198. Name: Susan Fairbairn on Dec 02, 2010
Comments:
Your Zip Code: 90272
Your City: pacific palisades

199. Name: Debi Orrico on Dec 02, 2010
Comments:
Your Zip Code: 91344
Your City: Granada Hills

200. Name: Dawn Hudson on Dec 02, 2010
Comments: I support this petition wholeheartedly. These regulations are critical to the health of a community and to our city, and I am relieved that the LA Planning Department has proposed this ordinance. Thank you for putting it into action.

Your Zip Code: 90272

Your City: pacific palisades

201. Name: Sylvia Jones on Dec 02, 2010

Comments: Some balance has to be maintained in order to provide for residences for the truly needy, as opposed to organizations taking properties over for the purpose of being greedy!!

Your Zip Code: 90064

Your City: Los Angeles

202. Name: Anonymous on Dec 03, 2010

Comments: Propose the following modifications:

1. All community care facilities must be licensed by the State
2. For those facilities serving 7 or more residents
 - a. Conditional Use Permits (including public hearings) are required
 - b. Distance requirements of 1000' and 2000' from sensitive uses
3. Prohibit correctional or penal institutions in all residential areas
4. No grandfathering of existing facilities (that have been determined to be illegal)
5. Clarify lease agreement - to prevent adding multiple tenants onto a single lease
6. Occupancy. Limit 2 residents/tenants per bedrooms or guest rooms (sleeping rooms) only.
7. Include a land use chart that clearly specifies permitted and non-permitted uses

Your Zip Code: 91344

Your City: Granada Hills

203. Name: Mary A. Garcia on Dec 03, 2010

Comments:

Your Zip Code: 91601-4007

Your City: North Hollywood

204. Name: Diana Nave on Dec 03, 2010

Comments:

Your Zip Code: 90732

Your City: san pedro

205. Name: Anonymous on Dec 03, 2010

Comments: Long overdue.

Your Zip Code: 90731

Your City: San Pedro

206. Name: Charles Rubin on Dec 03, 2010

Comments:

Your Zip Code: 90025

Your City: Los Angeles

207. Name: Danny Bejarano on Dec 04, 2010

Comments: I am the Sun Valley Area Neighborhood Council Community Affairs Chairmen and I am more than happy to sign this petition

Your Zip Code: 91352

Your City: Sun Valley

208. Name: Julie Carson on Dec 05, 2010

Comments: The proposed ordinance needs the following modifications to strengthen it and make it enforceable, balancing the needs of both the quality of life in our neighborhoods, while maintaining compassion for those trying to move on with their lives.

1. All community care facilities must be licensed by the State
2. For those facilities serving 7 or more residents
 - a. Conditional Use Permits (including public hearings) are required
 - b. Distance requirements of 1000' and 2000' from sensitive uses
3. Prohibit correctional or penal institutions in all residential areas
4. No grandfathering of existing facilities (that have been determined to be illegal)
5. Clarify lease agreement - to prevent adding multiple tenants onto a single lease
6. Occupancy. Limit 2 residents/tenants per bedrooms or guest rooms (sleeping rooms) only.
7. Include a land use chart that clearly specifies permitted and non-permitted uses

Your Zip Code: 91344

Your City: Granzada Hills

209. Name: Mindi Shcumaker-Rivin on Dec 06, 2010

Comments:

Your Zip Code: 90272

Your City: pacific palisades

210. Name: Risa Okin on Dec 08, 2010

Comments:

Your Zip Code: 90064

Your City: Los Angeles

211. Name: Anonymous on Dec 11, 2010

Comments:

Your Zip Code: 91344

Your City: Granada Hills

212. Name: Tamir Dayan on Dec 14, 2010

Comments: The following information are just my suggestions:

1. In case the owner is not living in the property and the property is being rented by 5 unrelated people, the property has to get a simple yearly permit from the city (which will cost a little money and can even be filed via internet). In order to obtain this permit, the renters have to identify the name of each resident and should only be allowed not more than 2 change of residence during the duration of the yearly permit.

2. The limitation of number of people can also be based on the size of the property. As the city mentioned, 2 resident per bedroom but the bedroom has to be defined not to be smaller than 200 sq.ft. and the property has to have a common area. So the limitation can be 1 resident for a minimum of 250 per sq ft. including the common area per resident. The guest house and garage can't be added to the size of the property (as per existing ordinance, it prohibits to host permanent resident in the guesthouse). The permit is from 5 and maximum of 7 people.

3. All Utilities has to be registered under at least 1 or more resident that is included in the permit (cannot be the owner).

4. For more than 7 people, they have to go through a conditional permit.

5. Noise and smoke restriction has to be reviewed and applied.

6. Multifiresident permit can be issued for a consecutive period of 5 years with a 2 year break between each 5 years period (by doing this, it will be equally distributed the burden of a group home throughout the neighborhood and the city).

Your Zip Code: 91406

Your City: Van Nuys

213. Name: Elizabeth Bougart-Sharkov on Dec 24, 2010

Comments:

Your Zip Code: 90039

Your City: Los Angeles

214. Name: Jim Summers on Dec 30, 2010

Comments: agree with the ordinance in principal but support the following proposed modifications:

1. All community care facilities must be licensed by the State
2. For those facilities serving 7 or more residents
 - a. Conditional Use Permits (including public hearings) are required
 - b. Distance requirements of 1000' and 2000' from sensitive uses
3. Prohibit correctional or penal institutions in all residential areas
4. No grandfathering of existing facilities (that have been determined to be illegal)
5. Clarify lease agreement - to prevent adding multiple tenants onto a single lease
6. Occupancy. Limit 2 residents/tenants per bedrooms or guest rooms (sleeping rooms) only.
7. Include a land use chart that clearly specifies permitted and non-permitted uses
8. Institute rating system (as are now in restaurants)

Your Zip Code: 91344

Your City: Granada Hills

215. Name: Gloria J. Daniels on Jan 02, 2011

Comments:

Your Zip Code: 90001

Your City: Los Angeles

216. Name: Philip M. Pietraszko on Jan 02, 2011

Comments:

Your Zip Code: 91344

Your City: Granada Hills

217. Name: Sean McPhee on Jan 06, 2011

Comments:

Your Zip Code: 90019

Your City: Los Angeles

218. Name: Norman Gilmore on Jan 20, 2011

Comments:

Your Zip Code: 90018

Your City: Los Angeles

219. Name: Marcello Robinson on Jan 21, 2011

Comments: Housing Chair: Hollywood Hills West Neighborhood Council.

Your Zip Code: 90028

Your City: Hollywood

220. Name: Audrey Arlington on Jan 21, 2011

Comments: Also support abatement of existing non-conforming uses, a proximity limit on boarding houses and community care facilities of 7 or more residents, and provision for aggrieved parties to bring suit and recover attorney fees.

Your Zip Code: 90018

Your City: Los Angeles

221. Name: Nicole Meyers on Jan 24, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

222. Name: Lorelei Shark on Jan 24, 2011

Comments:

Your Zip Code: 90048

Your City: Los Angeles

223. Name: Rosemary Mcmillan on Jan 24, 2011

Comments:

Your Zip Code: 90064

Your City: los angeles

224. Name: Diane Elander on Jan 24, 2011

Comments:

Your Zip Code: 90272

Your City: pacific palisades

225. Name: Bob Cimiluca on Jan 24, 2011

Comments: We recognize the need for Assisted Living Home.

However, we don't want to be inundated with these facilities in our residential areas. There needs to be a balance.

Your Zip Code: 90064

Your City: Los Angeles

226. Name: N.Waidman.Esq on Jan 24, 2011

Comments: In addition to having a disability myself, I provide counsel to families of students with disabilities. The importance of R1 zoning for single family residences is important so that children grow up and are educated in a family setting, in a community and at a school their parents selected for them. They need to be able to walk home in safety and free from exposure to adult situations.

With the current thoughtful approach now proposed by the ordinance regulating Boarding Homes and Community Care Facilities, the conflict between homeowners and sober living homes is transcended; enacting the ordinance is even better than a win-win situation: families living in R1 communities AND people with disabilities needing to be in the community but not in an institution are all best served by enacting this ordinance, which respects the space of everyone. Kudos and thanks to the drafters --

Your Zip Code: 90025

Your City: Los Angeles

227. Name: Melidna T. Soderbergh on Jan 24, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

228. Name: Anonymous on Jan 25, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

229. Name: West Of Westwood HOA on Jan 26, 2011

Comments:

Your Zip Code: 90064

Your City: Los Angeles

230. Name: Kathy Moghimi on Jan 27, 2011

Comments:

Your Zip Code: 91316

Your City: Encino

231. Name: Patrick Auger on Jan 27, 2011

Comments:

Your Zip Code: 91604

Your City: studio city

232. Name: Albert Mass on Jan 27, 2011

Comments: Boarding homes and community care facilities must be regulated so that low density single family homes are not infiltrated with high density boarding houses that rent space to many different unrelated individuals.

Your Zip Code: 91436

Your City: Encino

233. Name: Mino Moghimi on Jan 28, 2011

Comments:

Your Zip Code: 90049

Your City: L.A

234. Name: Laurie Kelson on Jan 29, 2011

Comments:

Your Zip Code: 91436

Your City: Encino

235. Name: Lewis C. Robinson on Jan 29, 2011

Comments:

Your Zip Code: 90001

Your City: Los Angeles

236. Name: Yahlin Chang on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

237. Name: Anonymous on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: pacific palisades

238. Name: Peter Keenan on Feb 01, 2011

Comments: I believe this to be fair.

Your Zip Code: 90272

Your City: Pacific Palisades

239. Name: Anonymous on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

240. Name: Jeff Hudson on Feb 01, 2011

Comments: I urge passage of the supported ordinance both for the safety of the clients of the boarding homes and for the safety of the neighbors.

Your Zip Code: 90272

Your City: Pacific Palisades

241. Name: Amy Sayres on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

242. Name: Anonymous on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

243. Name: Rita Weisberg on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

244. Name: Keith J Turner on Feb 01, 2011

Comments:

Your Zip Code: 90272

Your City: Los Angeles

245. Name: Constance on Feb 02, 2011

Comments: IT IS APPALLING TO ME HOW THIS COULD OCCUR IN OUR CITY. WE DIDN'T BUY OUR HOUSE TO FIND OUT YEARS LATER, THAT A RECOVERY/ HEALING FACILITY WOULD OPEN IN OUR NEIGHBORHOOD.....JUST ANOTHER "LET IT HAPPEN" MENTALITY OF OUR STATE AND WHY THE EMBARRASSMENT CONTINUES BEING A RESIDENT OF THIS BANKRUPT AND PATHETIC STATE. LA CITY JUST DOESN'T GET IT.

Your Zip Code: 90272

Your City: PACIFIC PALISADES

246. Name: Anonymous on Feb 02, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

247. Name: Gloria J. Daniels on Feb 02, 2011
Comments: I support Ms.Rebecca Lobl .we need this ordinance regulating Boarding Homes and community Care Facilities Passed.
Your Zip Code: 90001
Your City: Los Angeles

248. Name: Gloria J. Daniels on Feb 02, 2011
Comments: I support Ms.Rebecca Lobl .we need this ordinance regulating Boarding Homes and community Care Facilities Passed.
Your Zip Code: 90001
Your City: Los Angeles

249. Name: Mary Beth McCarthy on Feb 02, 2011
Comments:
Your Zip Code: 90064
Your City: Los Angeles

250. Name: Michael Moran on Feb 02, 2011
Comments: I'm not in favor of such facilities in R1 neighborhoods until the city has sufficient money and staffing to insure that they stay in compliance.
Your Zip Code: 90046-3902
Your City: West Hollywood

251. Name: Victor A. Silberman, M.D. on Feb 02, 2011
Comments:
Your Zip Code: 90046
Your City: Los Angeles

252. Name: Anonymous on Feb 02, 2011
Comments:
Your Zip Code: 90046
Your City: Los Angeles

253. Name: Randy Valli on Feb 03, 2011
Comments: There are 2 on my block in Malibu.

So far, one little girl was killed by a person from Sober living a few months ago.

Another problem is there are 19 Sober Living homes here in Malibu.

The fire Dept has told me that they are responding to so many overdose call per week.

I dont understand how they are considered Handicapped and how this is not considered a business. If you look on their web site it clearly states that this is a business.. How can this not be licensed when our neighborhood is in DANGER!!!!

This is only my opinion, but are our council man that stupid or is someone palms being greased????
Your Zip Code: 90265
Your City: Malibu

254. Name: Dave Beauvais on Feb 03, 2011
Comments: Old Granada Hills Residents' Group, a coalition of homeowners and renters in Granada Hills, supports the Community Care Ordinance. Our organization has submitted several amendments which we believe will improve the ordinance.
Your Zip Code: 91344
Your City: Granada Hills

255. Name: Henrietta Cosentino on Feb 03, 2011

Comments:

Your Zip Code: 90004

Your City: Los Angeles

256. Name: C Bryant on Feb 03, 2011

Comments: this change is long overdue.

Your Zip Code: 90043

Your City: los angeles

257. Name: Helen Colton on Feb 03, 2011

Comments: I support this petition.

Your Zip Code: 90046

Your City: L.Os Anegeles

258. Name: Jonathan Kaye on Feb 04, 2011

Comments: I support the City of Los Angeles Department of City Planning ordinance regulating Community Care Facilities. CASE NO CPC-2009-800-CA, CEQA ENV-2009-801-ND, COUNCIL FILE 07-3427

Your Zip Code: 90037

Your City: Los Angeles

259. Name: Solomon Robinson on Feb 07, 2011

Comments:

Your Zip Code: 90008

Your City: Los Angeles

260. Name: Stephen B Thomas on Feb 07, 2011

Comments:

Your Zip Code: 90018

Your City: Los Angeles

261. Name: Mrs.Lucille D'Amico on Feb 08, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific PALisades

262. Name: Janet on Feb 09, 2011

Comments: There has been/ is too much construction in Encino. This is overcrowding our neighborhood and bringing crime to our community.

Your Zip Code: 91316

Your City: Encino

263. Name: Victoria Miller on Feb 10, 2011

Comments: Let's please continue to protect our low-density residential neighborhoods.

Your Zip Code: 91436

Your City: Encino

264. Name: Fern Wallach on Feb 10, 2011
Comments:
Your Zip Code: 91436
Your City: encino

265. Name: Estelle Goldman on Feb 17, 2011
Comments:
Your Zip Code: 91343
Your City: North Hills

266. Name: Lisette Jensen on Feb 17, 2011
Comments: Sober houses should not be located in residential areas.
Your Zip Code: 90046
Your City: Los Angeles

267. Name: Jason David Jensen on Feb 17, 2011
Comments: Sober houses should not be located in residential areas.
Your Zip Code: 90046
Your City: Los Angeles

268. Name: Francesca Beale-Rosano on Feb 17, 2011
Comments:
Your Zip Code: 90064
Your City: Los Angeles

269. Name: Lorelei Shark on Feb 17, 2011
Comments:
Your Zip Code: 90048
Your City: Los Angeles

270. Name: Kathleen Smith on Feb 17, 2011
Comments:
Your Zip Code: 90066
Your City: Los Angeles/MarVista

271. Name: Linda J. Guagliano on Feb 17, 2011
Comments:
Your Zip Code: 90066
Your City: Los Angeles

272. Name: Fern Wallach on Feb 17, 2011
Comments:
Your Zip Code: 91436
Your City: encino

273. Name: Kathleen Yamana on Feb 17, 2011
Comments:

Your Zip Code: 90066

Your City: los angeles

274. Name: Martha Santana on Feb 17, 2011

Comments:

Your Zip Code: 90066

Your City: Los Angeles

275. Name: Anonymous on Feb 17, 2011

Comments: Please make this ordinance the law as soon as possible.

Your Zip Code: 90731

Your City: San Pedro

276. Name: Gail Hayes on Feb 17, 2011

Comments:

Your Zip Code: 90272

Your City: Los Angeles

277. Name: Helen Colton on Feb 17, 2011

Comments:

Your Zip Code: 90046

Your City: los angeles

278. Name: Amy Re on Feb 17, 2011

Comments: We have enough Community Care Facilities in our neighborhood we do not need any more...please look at alternative areas for them.

Your Zip Code: 90066

Your City: Mar Vista

279. Name: Martha Jura on Feb 17, 2011

Comments:

Your Zip Code: 90064

Your City: LA

280. Name: Maria Gonzalez on Feb 17, 2011

Comments: I live nearby a Sober Living House, and while I have minimal issues with the residents and their activities thus far, The Director of the facility has strict rules and runs a "tight ship" and she is wants to make sure that I advise her of problems. One concern that I have is the parking the parking situation and safety of residents of the Sober ..They often have to cross a major busy street on a blind curve. I am also very concerned with the fact that that there are many small and impressionable children living in adjacent homes. While I do not presently have issues, I know that other facilities in my area have huge problems that impact the entire neighborhood and our children. Our children have enough obstacles to conquer, I'm not sure that a Sober home in our back yard is another that they need to overcome. There has to be a better way.

Your Zip Code: 90272

Your City: Pacific Palisades

281. Name: Dianne Kerr on Feb 17, 2011

Comments: I live in such an area, Friar House, and have multiple incidents of skare boarders, drinking, traffic jams and near accidents as I drive into my neighborhood after work. Frankly, I've had enough. These homes need to be regulated or stopped cold.

Your Zip Code: 91367

Your City: Woodland Hills

282. Name: Anonymous on Feb 17, 2011
Comments: I live 2 doors down from an unsupervised group home. The owners of the house, do not live anywhere near the area. They cannot appreciate how our quality of life has diminished as a direct result.
Your Zip Code: 91344
Your City: Granada Hills

283. Name: Lise Loder on Feb 17, 2011
Comments: it's about time
Your Zip Code: 90066
Your City: los angeles

284. Name: Lise Loder on Feb 17, 2011
Comments: it's about time
Your Zip Code: 90066
Your City: los angeles

285. Name: Anonymous on Feb 17, 2011
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

286. Name: Thomas Baker on Feb 17, 2011
Comments:
Your Zip Code: 91325
Your City: Northridge

287. Name: Anonymous on Feb 17, 2011
Comments: Shut these places down!! No neighborhood should be subjected to the criminal element that comes along with these locations!
Your Zip Code: 91367
Your City: Woodland Hills

288. Name: Laura Aka on Feb 17, 2011
Comments:
Your Zip Code: 90066
Your City: Los Angeles

289. Name: Anonymous on Feb 17, 2011
Comments: I fully support the proposed ordinance, to protect our neighborhoods throughout Los Angeles.
Your Zip Code: 90046
Your City: Los Angeles

290. Name: Anonymous on Feb 17, 2011
Comments: I live across the street from a rooming house in an R1 zone. Because of this place all parking places in the neighborhood many times are taken up and my guests and service people must park long distances away. I don't know if it qualifies as a true rooming house. I was told that after the owner built this 5-bedroom monster mansion, he now needs the money to pay off the building loan and therefore now rents out rooms to students and young business people to pay it off. I do not know how many people are living there.

Your Zip Code: 90066

Your City: Los Angeles

291. Name: Judith Fager on Feb 18, 2011

Comments:

Your Zip Code: 90066

Your City: Mar Vista

292. Name: Peter Caiola on Feb 18, 2011

Comments:

Your Zip Code: 91343

Your City: north hills

293. Name: Ian Shrago on Feb 18, 2011

Comments:

Your Zip Code: 91367

Your City: Woodland Hills

294. Name: Elizabeth Bougart-Sharkov on Feb 20, 2011

Comments: I fully support the Community Care Facility Ordinance.

Your Zip Code: 90039

Your City: Los Angeles

295. Name: James B. Anderson on Feb 20, 2011

Comments:

Your Zip Code: 91303

Your City: Woodland Hills

296. Name: Nikki Alvarado on Feb 21, 2011

Comments:

Your Zip Code: 91356

Your City: tarzana

297. Name: Robert Castiglione on Feb 22, 2011

Comments:

Your Zip Code: 91344

Your City: Granada Hills

298. Name: Fern Wallach on Feb 22, 2011

Comments:

Your Zip Code: 91436

Your City: encino

299. Name: Nikki Alvarado on Feb 22, 2011

Comments:

Your Zip Code: 91356

Your City: Tarzana

300. Name: Nikki Alvarado on Feb 22, 2011

Comments:

Your Zip Code: 91356

Your City: Tarzana

301. Name: Robin Stevens on Feb 22, 2011

Comments: Please keep our "R1" zoning just that, "R1". These are difficult financial times for everyone, but that should not allow for city officials to turn a blind-eye to zoning laws.

Your Zip Code: 90049

Your City: Brentwood

302. Name: Isabel M. Janken on Feb 22, 2011

Comments:

Your Zip Code: 90024-5513

Your City: Los Angeles

303. Name: Darryl Wilson on Feb 22, 2011

Comments:

Your Zip Code: 90069

Your City: los angeles

304. Name: Debra Clark on Feb 22, 2011

Comments:

Your Zip Code: 91344

Your City: Granada Hills

305. Name: Anonymous on Feb 22, 2011

Comments: These homes are not supervised in any way and the residents are anything but sober. The residents are given false expectations and do not heal in these homes. It is not fair to them and the neighborhood also suffers. A better living situation needs to be found for these residents.

Your Zip Code: 91344

Your City: Granada Hills

306. Name: Jody McNamee on Feb 22, 2011

Comments:

Your Zip Code: 90272

Your City: Pacific Palisades

307. Name: K on Feb 22, 2011

Comments: We need these facilities to be regulated to keep the total number of persons per house to 8. Businesses wanting to accommodate more should operate in an already commercial zoned area. There are endless unleased facilities available for businesses not ment for neighborhoods. It is not reasonable to expect someone who saves their entire life to but their dream home to have a 8-20 addicts move in next store.

Your Zip Code: 91356

Your City: Tarzana

308. Name: Dianne Kerr on Feb 22, 2011

Comments: I have a "Sober Living" home in my neighborhood and it has been a nightmare. Kids sitting on the curbs drinking, trash on the streets and when the street outside their house was repaved, they just couldn't wait to leave and destroyed the newly paved street.

Your Zip Code: 91367

Your City: Woodland Hills

309. Name: Sylvia Jones on Feb 22, 2011

Comments: All boarding houses, sober or not, offenders or not should be regulated, period!

Your Zip Code: 90064

Your City: Los Angeles

310. Name: Deborah Alexander on Feb 22, 2011

Comments: I do believe that these boarding houses do need some regulation because they are operating in residential neighborhoods.

Your Zip Code: 90272

Your City: Pacific Palisades

311. Name: Anita Goldbaum on Feb 22, 2011

Comments: I do not want Boarding Homes in my neighborhood...we are dealing with so many social issues that homeowners do not have to deal with this too. Enough already!!!

Your Zip Code: 91343

Your City: North Hills, California

312. Name: Estelle Goldman on Feb 22, 2011

Comments:

Your Zip Code: 91343

Your City: North Hills

313. Name: John O. Whitaker Jr. on Feb 22, 2011

Comments: This is SO needed!! Please get friends and others to sign this petition.!!

Your Zip Code: 91356

Your City: Trazana

314. Name: Leslie Stevens on Feb 22, 2011

Comments: Please keep are zone 1 residential areas just that. When the door is opened just a crack, the level of abuse will significantly rise, decreasing the quality of life in our neighborhoods.

Your Zip Code: 90049

Your City: Los Angeles

315. Name: Jack Freedman on Feb 22, 2011

Comments:

Your Zip Code: 90049

Your City: Los Angeles

316. Name: Robin Siegel-Meares on Feb 23, 2011

Comments:

Your Zip Code: 91042

Your City: Tujunga, CA

317. Name: Marilyn Garfield on Feb 23, 2011
Comments:
Your Zip Code: 91343
Your City: North Hills

318. Name: Anonymous on Feb 23, 2011
Comments:
Your Zip Code: 90272
Your City: Pacific Palisades

319. Name: Anonymous on Feb 23, 2011
Comments:
Your Zip Code: 90402
Your City: Santa Monica

320. Name: Marty Fox on Feb 23, 2011
Comments:
Your Zip Code: 90402
Your City: Santa Monica, CA.

321. Name: Wilbert & Shirley Berg on Feb 23, 2011
Comments:
Your Zip Code: 91331
Your City: Arleta

322. Name: Cynthia Pickel on Feb 24, 2011
Comments: I would like to circulate this petition in my neighborhood. Is there a version I can download and have signed
Your Zip Code: 91335
Your City: Reseda

323. Name: Jo Phillips on Feb 24, 2011
Comments: I support LA City planning dept's proposed ordinance regulating boarding homes and community care facilities.
Your Zip Code: 91324
Your City: Northridge

324. Name: Andrew Price on Feb 24, 2011
Comments:
Your Zip Code: 90049
Your City: Los Angeles

325. Name: Shannon Hill on Feb 25, 2011
Comments: I am extremely upset that there is a sober living with 13 drug addict men living 4 doors from my home and now the owner of that home (The Discovery House) bought the house next door and completely bulldozed it down to start building an exact replica of the Discovery House where he plans to house another 25 drug addict men. IN SHORT, my residential neighborhood (zoned R-1) is going to have 25 drug addict men living 4 doors from my home. The Discovery House is not regulated by any governmental agency and is in violation of building and safety for running a business (\$1,100 a bed with 2 beds per room) and does not have the parking space on or near the facility to house this amount of men. I hereby demand that someone shut the Discovery House down

and stop the owner from running an additional home which is with 300 feet of each other and less than 1000 feet from an elementary school (Bertrand Elementary). Our neighborhood is in an uproar to find out that Reseda has over 200 sober living homes in it and they are not regulated by anyone. THIS NEEDS TO STOP! I have lived in my home for 10 years and my children are scared to even walk past this house. Moreover, my daughter is scared to sleep in her bedroom which is in the front of the property. THIS IS A NUISANCE and the city MUST do something IMMEDIATELY>

Your Zip Code: 91335

Your City: Reseda

326. Name: Randi Berger on Feb 26, 2011

Comments: Thank you for being proactive in keeping our neighborhood quiet and safe with single family homes only. Melody Acres in Tarzana is an upscale, yet rural and unique agricultural pocket in a nice neighborhood. I have owned there for 10 years and have seen a decline in the safety and quality of life, with an increase in crime and loitering since group homes have been popping up here.

Regards,
Randi Berger
818 489-0966

Your Zip Code: 91356

Your City: Tarzana

327. Name: Fern Wallach on Feb 26, 2011

Comments:

Your Zip Code: 91436

Your City: Encino

328. Name: JOAN WITZMAN on Feb 26, 2011

Comments:

Your Zip Code: 91343

Your City: North Hills

329. Name: Sarah Bagby on Feb 28, 2011

Comments:

Your Zip Code: 90043

Your City: Los Angeles

330. Name: Michele Colley on Mar 01, 2011

Comments:

Your Zip Code: 91325

Your City: Northridge

331. Name: William A Wendt on Mar 02, 2011

Comments:

Your Zip Code: 91325

Your City: Northridge

332. Name: Valerie Wolff on Mar 02, 2011

Comments: I live right next door to a sober living facility where there are currently 30 men residing! I have 2 young children and most of the time I can't even take my kids outside to play because the cigarette smell is so horrible. My newborn son was ICU for a long time due to a respiratory virus and since his lungs are very sensitive now, he can't go outside at all now because he will just end up back in the hospital. This is OUR home and our neighborhood and this isn't fair! These facilities MUST be regulated if not shut down in residential areas!!!! Please help all of us !!

Your Zip Code: 91325

Your City: Northridge

333. Name: Vera Abt on Mar 02, 2011
Comments:
Your Zip Code: 91325
Your City: Northridge

334. Name: Leigh O'Dell on Mar 02, 2011
Comments:
Your Zip Code: 91325
Your City: Northridge

335. Name: Crystal Fountaine on Mar 03, 2011
Comments:
Your Zip Code: 91325
Your City: Northridge

336. Name: Linda on Mar 05, 2011
Comments: I have many complaints against Sherman Oaks home board and room care who abused to hurt my dementia mom who can't move her both arms and hands after March 5th, 2010 to continue now.
They possibled to drug my mom to get her frail health problems since past one year without my full consents.

I have many burden of evidences with videotapes and pictures of my mom who looked great and abled to talk and abled to move her arms and hands.

Who will listen my burden of evidences against Sherman Oaks home room and board care who abused my mom become frail health problems at this time?

Any Comment?
Your Zip Code: 90064
Your City: West Los Angeles

337. Name: Tereza Becica on Mar 06, 2011
Comments: I support this important measure. There are few single-family dwellings left in the Valley, and they need to be preserved.
Your Zip Code: 91405-3143
Your City: Van Nuys

338. Name: Albin Becica on Mar 06, 2011
Comments: I have lived on the same property for over 80 years. I am a WWII Vet, and I hate what the City has allowed to happen to our city. Please support this measure so our few single-dwelling homes are spared from ruination.
Your Zip Code: 91405-3143
Your City: Van Nuys

339. Name: Anonymous on Mar 06, 2011
Comments: As a "Valley Girl," i want to see the remaining vestiges of our once-beautiful Valley preserved. Support this measure!
Your Zip Code: 91405-3143
Your City: Van Nuys

340. Name: Wendy Felson on Mar 06, 2011
Comments:
Your Zip Code: 90272

Your City: Pacific palisades

341. Name: Fred Riley on Mar 06, 2011
Comments: It may be hard for you to imagine if you have never walked in our shoes.
Your Zip Code: 90043
Your City: Los Angeles

342. Name: Susan Fairbairn on Mar 06, 2011
Comments:
Your Zip Code: 90272
Your City: pacific palisades

343. Name: DAVE WATERBURY on Mar 06, 2011
Comments: Cramming in as many people as possible, into a residential-area home, should be prohibited. It unfairly lowers real-estate values to neighbors, raises crime, and brings transients into our neighborhood.
STOP IT.
Your Zip Code: 91607
Your City: Valley village

344. Name: John K Hegedes on Mar 06, 2011
Comments:
Your Zip Code: 91344
Your City: Granada Hills

345. Name: Sandi Beamon on Mar 07, 2011
Comments: We need regulation on approval of these sited in our community. Too many are being licensed in our community.
Your Zip Code: 90008
Your City: Los Angeles

346. Name: Anonymous on Mar 07, 2011
Comments: The intricate American fabric of life is disintegrating. We all must work, we all must pay taxes, we must always have the right to collective bargaining, we must protect our families' and communities' substance and quality of life, hard worked for. Balance and logic and a good plan herewith devised and presented has merit.
Your Zip Code: 90038
Your City: los angeles

347. Name: Yvette Kalantari on Mar 07, 2011
Comments:
Your Zip Code: 90049
Your City: Los Angeles

348. Name: Bill Pope on Mar 07, 2011
Comments:
Your Zip Code: 90066
Your City: Los Angeles

349. Name: Stewart Oscars on Mar 09, 2011
Comments:

Your Zip Code: 90291

Your City: Venice

350. Name: Sally Le Boeuf on Mar 11, 2011

Comments: I support the LA city planning Dept. proposed ordinance regulating Boarding Homes and Community Care Facilities. I feel it's important to regulate these homes for the safety of the community and the clients that are using them (owners or properties and people housed). Thank you, sally le boeuf

Your Zip Code: 90291

Your City: venice

351. Name: Richard Myers on Mar 11, 2011

Comments:

Your Zip Code: 90291

Your City: Venice

352. Name: Eileen Pollack Erickson on Mar 11, 2011

Comments: this ordinance is very straightforward, and I cannot imagine what anyone would find objectionable about it. I support it's adoption.

Your Zip Code: 90291

Your City: Venice (LA)

353. Name: Bonnie Felix on Mar 12, 2011

Comments:

Your Zip Code: 90291

Your City: Venice

354. Name: Ralph R. Felix on Mar 12, 2011

Comments:

Your Zip Code: 90291

Your City: Venice

355. Name: Anonymous on Mar 12, 2011

Comments:

Your Zip Code: 90291

Your City: Venice

356. Name: Stewart Shields on Mar 12, 2011

Comments:

Your Zip Code: 91335

Your City: Reseda

357. Name: Rob Blumenstein on Mar 12, 2011

Comments:

Your Zip Code: 91335

Your City: Reseda

358. Name: ANONYMOUS HOMEOWNER on Mar 12, 2011

Comments: I have one sober living a few doors from my home and another one being built, so now there will be an INSTITUTE in my quiet residential neighborhood. This law should have passed years ago from this outbreak of sober living type boarding houses.

There's a tenant in the house now- admitted that he killed someone in prison. I have young children and how do I know if there's a child molester living there because there are no laws regulating these houses. Then there are a few more within my area so it's over populated and only going to get worse! I want this ordinance passed so there is a limit of how many people can live in these houses and prevents them from being too close to each other. LA has 2200 sober livings- Reseda has 13 that are registered on the sober living network! We have enough and I want something done! The owners of these houses are getting richer by the minute and the tenants don't care about our property- there's trash everywhere in the street. People hanging out late at night. No where to park on our street. Gang members cruising by with their music bumping and a lot of prison tattoos. It's obvious that these people do not belong on our quiet street.

Your Zip Code: 91335

Your City: Reseda

359. Name: Presidents Row Neighborhood Association on Mar 12, 2011

Comments:

Your Zip Code: 90291

Your City: venice

360. Name: Natasha M. Watson on Mar 13, 2011

Comments:

Your Zip Code: 90291

Your City: Venice

361. Name: Bahia Tazi on Mar 13, 2011

Comments: our neighborhood is going to have two sober livings right next door to each other with app 25 recovering addict. we are very concerned.

Your Zip Code: 91335

Your City: reseda

362. Name: Heather Shields on Mar 13, 2011

Comments: Our neighborhood already has one sober living home which has not been an issue (so far). However, we do NOT want another sober living house - which is currently underconstruction. My brother was an alcoholic who spent the last months of his life in a sober living house. And for the last 3 months that he was alive he was actively drinking while living in the sober living house - and no one knew. He did in his car parked just outside of the house from ruptured esophagus. I believed that if sober living houses are well managed they can be a benefit - however, having 2 in such close proximity (literally back to back) and right in front of an elementary school is NOT a good idea. Please pass the ordinance for the sake of our children and the families that live in the neighborhood.

Your Zip Code: 91335

Your City: Reseda

363. Name: Anonymous on Mar 13, 2011

Comments:

Your Zip Code: 91355

Your City: reseda

364. Name: Erica Blumenstein on Mar 13, 2011

Comments: Please don't let another sober house in our neighborhood.. We have one already and there should be a law about having two right next door to each other and right across the street from a school at that...

Your Zip Code: 91335

Your City: Reseda

365. Name: Anonymous on Mar 14, 2011

Comments: I do not think its appropriate to build an alcoholic and drug recovery housing near a public elementary school.

Your Zip Code: 91335

Your City: Reseda

366. Name: Assadour Derderian on Mar 15, 2011
Comments: Too many close to the school.
Your Zip Code: 91335
Your City: Reseda

367. Name: Antonio Guzman on Mar 15, 2011
Comments:
Your Zip Code: 91335
Your City: Reseda

368. Name: Anonymous on Mar 15, 2011
Comments:
Your Zip Code: 91335
Your City: Reseda

369. Name: Anonymous on Mar 15, 2011
Comments: This ordinance needs to be passed!
Your Zip Code: 91335
Your City: Reseda

370. Name: Anonymous on Mar 15, 2011
Comments:
Your Zip Code: 91335
Your City: Reseda

371. Name: Barbara Gibson on Mar 18, 2011
Comments: Please protect our neighborhoods
Your Zip Code: 90066
Your City: los angeles

372. Name: Linda Mac Farlane on Mar 18, 2011
Comments: We already have one sober living home in our neighborhood and now a second sober living home is under construction right behind the first one. My neighborhood is zoned only for single family homes. Not only are these homes not single family homes, they are a business. As such these homes are in violation of the city building code for my neighborhood. Also the second home under construction is a cross the street from an elementary school. I'm very concerned about the safety of the families and childrens in my neighborhood. The city must do something immediately and pass the ordinance.
Your Zip Code: 91335
Your City: Reseda

373. Name: L. Steven Weisberg on Mar 21, 2011
Comments:
Your Zip Code: 91325
Your City: Northridge

374. Name: Anna Berzer on Mar 22, 2011
Comments: I am signing this petition because I am absolutely against the "discovery house" sober living house that is being built in my residential family neighborhood where there is an elementary school just a block from it; I don't understand how it

can be allowed to be built there in the first place! "recovering" drug addicts and alcoholics should not be allowed to live in a all residential suburb neighborhood with an elementary school near.

Your Zip Code: 91335

Your City: Reseda

375. Name: SHARON PIERCE on Mar 29, 2011

Comments:

Your Zip Code: 91316

Your City: encino

Bel Air Beverly Crest
NEIGHBORHOOD COUNCIL



Building A Better Community

PO Box 252007, Los Angeles, CA 90025
Tel: (310) 479-6247 Fax: (310) 479-0458

October 29, 2010

City Planning Commission
Planning Department
200 North Spring Street, Room 532
Los Angeles, CA 90012

RE: Community Care Facility Ordinance

Dear Planning Commissioners,

The Bel-Air Beverly Crest Neighborhood Council voted at its October meeting to support the Pacific Palisades Community Council's motion (see attachment) regarding the Community Care Facility Ordinance. Furthermore, the BABCNC requests the proposed Ordinance include the protection of the City's Community plans.

If you have any questions, please feel free to contact our office. Thank you for your consideration with this matter.

Respectfully submitted,

Robert Ringler
President – Bel Air Beverly Crest Neighborhood Council

cc: Carmen Trutanich – Los Angeles City Attorney
Michael LoGrande – Director of Planning
Jane Usher – Special Assistant, City Attorney's Office
Councilman Paul Koretz – Council District 5
Richard Llewellyn – Chief of Staff to Councilman Koretz
Shawn Bayliss - Chief Planning Deputy - Councilman Paul Koretz
Barbara Kohn – President, Pacific Palisades Community Council

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Bel-Air Crest Master Association
Bel-Air Glen HOA
Bel Air Ridge Association
Benedict Canyon Association
Benedict Hills Estates HOA
Casiano Bel-Air HOA
Casiano Estates Association
Crests Neighborhood Association

Hotel Bel-Air
Laurel Canyon Association
Lookout Mountain Alliance
Members-At-Large
North Beverly Dr./Franklin Canyon HOA
Private Schools
Public Schools
Residents of Beverly Glen
Roscomare Valley Assoc.



BRENTWOOD Community Council

149 S. Barrington Ave., Box 194, Los Angeles, CA 90049

November 2, 2010

City Planning Commission
Planning Department
200 North Spring Street, Room 532
Los Angeles, CA 90012

RE: Community Care Facility Ordinance

Dear Planning Commissioners,

The Brentwood Community Council ("BCC") represents all stakeholders in the 90049 area code, including 14 geographical residential zones, 1 multi-family representative, 2 members-at-large, and 8 representatives from education, religious, public safety, non-profit, and environmental organizations.

At a BCC meeting on November 2, 2010, 20 Members of the BCC approved the following Resolution with one abstention:

Resolved, that the Brentwood Community Council supports the proposed ordinance that is intended to protect the character of low-density residential neighborhoods (CPC-2009-800-CA), and requests additional provisions to:

- 1. Restrict the location of community care facilities of 7 or more residents within 1,000 feet from schools and other such sensitive uses.***
- 2. Impose limits to address over-concentration problems, in addition to the requirement that community care facilities of 7 or more residents not be located within 300 feet of each other in order to limit over-concentration.***
- 3. Require a public hearing before the City may make a determination relative to the "Public Benefit" test and performance standards for licensed facilities of seven or more residents, and where an operator requests a "Reasonable Accommodation".***

Author's info: phone - 310.472.2908 fax - 310.471.3006 email - rklein@earthlink.net

4. Prohibit Correctional or Penal Institutions, including group homes, from locating in residential zones, including pursuant to a conditional use permit or otherwise.

5. Provide that no legal non-conforming use is created by passage of the proposed ordinance.

Thank you.

Raymond Klein

Raymond Klein, Chair
Brentwood Community Council

cc: Councilman Bill Rosendahl – Council District 11
Carmen Trutanich – Los Angeles City Attorney
Michael LoGrande – Director of Planning
Jane Usher – Special Assistant, City Attorney’s Office



CHATSWORTH NEIGHBORHOOD COUNCIL

P.O. Box 3395, Chatsworth, CA 91313-3395

Voice: (818) 464-3511 Fax: (818) 464-3585

<http://chatsworthcouncil.org>



Judith Daniels, President · **Linda van der Valk, Vice President** · **Vicki Briskman, Treasurer** · **Carol Lucas, Secretary**
Dorothy Allison · Kamesh Aysola · Jelena Csanyi · Diana Dixon-Davis · Jeff Hammond · Daniel Huffman
Mary Kaufman · Chuck Knolls · William Lander · Scott Munson · Richard Nadel · Erik Pampalone
Linda Ross · Andre van der Valk · Jim Van Gundy · Lucie Volotzky · Justin Weiss

February 3, 2011

Councilmember Greig Smith
200 N. Spring Street
Room 405
Los Angeles, CA 90012

RE: Department of City Planning Recommendation Report, Case No: CPC-2009-800-CA;
CEQA: ENV-2009-810-ND; Council File: 07-3427.

Dear Councilman Smith,

The Chatsworth Neighborhood Council believes residents in single-family neighborhoods should have input when group homes want to open in areas with low-density zoning. Although we would support even stronger rules to protect our stakeholders, CNC believes the Community Care Facility Ordinance is an important step toward regulating group homes and sober living facilities.

Problems with sober living homes have become the single most common issue CNC hears from our stakeholders. Residents are concerned about safety, noise, parking, crime, property values and other quality of life issues. Most stakeholders are particularly concerned that they are not given advance notice and are not able to comment about whether such facilities should be allowed in low-density neighborhoods.

Meeting in regular session, duly noticed, CNC voted unanimously on February 2, 2011, to join Granada Hills South and other Neighborhood Councils as well as the LA Coalition for Neighborhoods in supporting the Community Care Facility Ordinance.

We recognize that not all such facilities make "bad neighbors." But we believe homeowners should be notified and should have the opportunity to comment.

Thank you for your continued support in keeping Chatsworth a great place to live.

Judith Daniels
President
Chatsworth Neighborhood Council

cc: Distribution to all City Council members



The following motion was passed by majority vote of the Governing Board of the Coastal San Pedro Neighborhood Council on Monday, 24 January, 2011 at the Cabrillo Marina Community Building, Cabrillo Plaza, Berth 28, San Pedro, California 90731:

Motion to support the proposed amendment of the Los Angeles Municipal Code regarding Community Care Facilities.

Erin Strellich, second by Doug Epperhart

Whereas: The City of Los Angeles has proposed amending the 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; and Whereas: Numerous stakeholders and board members of the Coastal San Pedro Neighborhood Council have expressed concerns regarding the concentration, standards and regulation of such community care facilities; as well as their support for stricter control measures;

Now Therefore: The Coastal San Pedro Neighborhood Council has resolved to express our support for the proposed Community Care Facilities Ordinance with the following suggested amendments:

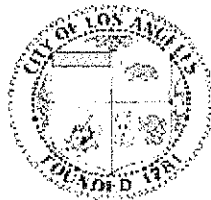
1. *No Grandfathering of Existing Facilities*: It must be made clear that all existing community care facilities shall have to comply with the new ordinance (and therefore be licensed) to be allowed. This clarification is requested to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.
2. *Correctional or Penal Institutions Prohibited from Utilizing a Conditional Use Permit in Order to Locate in Residential Zones*: The proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas.
3. *Occupancy*: To prevent overcrowding, a definition of bedroom shall be added to this ordinance that at minimum specifies a bedroom as at least seventy square feet or more in area in a residential structure that is not a kitchen, dining room, living room, or bathroom.
4. *Concentration*: Licensed Alcoholism or Drug Abuse Recovery or Treatment Facilities serving 7 or more residents shall be located more than 1000 feet from each other and from schools and youth centers.

5. Public Hearings Shall Be Required: The Ordinance shall be amended to require a Conditional Use Permit and public hearing before the City may make a determination relative to the “Public Benefit” test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a “ministerial process” that does not require a public hearing.

Coastal

Shawn Simons, President
Rohan Gupta, Vice President
Samantha Foley, Secretary
Jill Remelski, Treasurer

**EMPOWERMENT
CONGRESS NORTH AREA
NEIGHBORHOOD
DEVELOPMENT COUNCIL**



**PO Box 7536
Los Angeles, CA 90007**

Area Representatives:

Leslie Evans, Area 1
Josyel Castellon, Area 1
Ana Carrion, Area 2
VACANT, Area 2
Al Foster, Area 3
Ashley Ramos, Area 3

At Large Representatives:

Christine Lee
Gabriela Garcia
Yelba Castellon
Hector Ramos

Community Interest Position:

Andrea Canty, Education Rep
Eddie North-Hager, USC-Staff Rep
Sabrina Brown, Public Safety Rep
Carlos Segovia, Youth Rep

Committees:

Jill Remelski, Budget & Finance
Rohan Gupta, Planning & Land Use
Leslie Evans, Public Safety
Eddie North-Hager, Outreach
Al Foster, Youth/Senior
Gabriela Garcia, Block Clubs &
Beautification
Shawn Simons, Economic Development

March 1, 2011

Subject: CPC-2009-800-CA - Community Care Ordinance

Los Angeles City Planning Commission
200 North Spring Street, Room 550
Los Angeles, California 90012

Dear Planning Commission:

On behalf of the North Area Neighborhood Development Council, I am writing to express our support for the proposed CPC-2009-800-CA - Community Care Ordinance. At our board meeting on February 24, 2011, our North Area Neighborhood Development Council voted to support this Ordinance, with the following changes:

1. Eliminate its application to owner-occupied housing.
2. Exempt housing for students.
3. Remove from the definition of a "Single Housekeeping Unit" the following language: "...and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager."

It is important for this ordinance to stop the proliferation of sober living homes that often cause an increase in crime and the upheaval of communities. As the ordinance is currently worded, it unintentionally creates hardships for well established groups in the community. We are in the USC area where many homes are dedicated to the specific target of student housing. These changes would allow homeowners to continue to rent out rooms, and would allow non-resident landlords to continue to assist the formation of groups of tenants in shared houses or apartments, while retaining the ordinance's requirement that such tenants occupy the premises under a single, written lease.

In deciding to support this Ordinance, NANDC would like to encourage the City to consider the recommended changes to the proposed Ordinance, prior to approval.

Sincerely,

Rohan Gupta
Vice President
Co-Chair, Land Use Committee
North Area Neighborhood Development Council

Samantha Foley
Co-Chair, Land Use Committee
North Area Neighborhood Development Council



**Empowerment
Congress West Area
Neighborhood
Development Council**
A Certified City of Los Angeles
Neighborhood Council

October 7, 2010

Los Angeles City Planning Commission
200 N. Spring Street Room 1010
Los Angeles, CA 90012

Case No. CPC-2009-800-CA
CEQA: ENV-2009-801-ND
Council File: 07-3427

Dear Commissioners:

BOARD MEMBERS

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David Winston

Co-Chair

Damien W.C. Goodman

Recording Secretary

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Vacant

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Johnnie Raines III

Jackie Ryan

Vacant

CONTACT INFORMATION

ECWANDC

3761 Stocker St. Suite 108

Los Angeles, CA 90008

(323) 295-5766

www.ecwandc.org

office@ecwandc.org

The Empowerment Congress West Area Neighborhood Development Council is a certified neighborhood council representing over 53,000 stakeholders in the beautiful South Los Angeles communities of Baldwin Hills Estates, Baldwin Village, Baldwin Vista, Cameo Plaza, Crenshaw District, Crenshaw Manor, Leimert Park and Village Green. Despite being provided very little time by the Planning Department to review this important matter, we were able to facilitate a healthy discussion of the proposed ordinance, which was aided by both stakeholders who have experience dealing with community care facilities (CCF) within our boundaries that challenged community character/standards and a former successful operator of a community care facility. We believe the following provisions should be included with the proposed ordinance and amendments:

Over-Concentration/Distance Criteria – the ordinance must incorporate a distance criteria to prevent: (a) over-saturation of CCFs serving 7 or more clients, and (b) placement of such facilities in close proximity to sensitive uses, including schools and places of worship. We are particularly concerned about this glaring absence as our neighborhood council is home to Baldwin Village, Cameo Woods, Leimert Park and Village Green, which are medium to high-density residential areas with a high concentration of apartments/condos. To date discussion of this issue has focused on preserving primarily low-density single-family home communities. We want to make clear that **our communities with medium to high density and/or multi-unit complexes should not become the proverbial dumping ground as a consequence.**

Enforcement – the Department of Building and Safety should have clear jurisdiction to: (a) inspect and cite all boarding homes, including parolee group homes and sober living facilities, to ensure compliance with the ordinance and other applicable laws, and (b) close facilities that are in violation.

Density – a “bedroom” definition similar to the Newport Beach Ordinance must be incorporated into the Los Angeles ordinance to close this major loophole.

Public Hearings – a public comment process, which includes a requirement to **formally notice the neighborhood council with jurisdiction**, should be provided to permit stakeholder input in the Planning Department’s evaluation of Public Benefit Performance Standards for CCFs.

Findings Regarding Additional Impacts – The staff report should be amended to include additional community concerns that may be provided during a public hearing, such as garage conversions and increased sanitation leading to vermin, and recognized nuisance property findings such as frequent calls for police assistance resulting in arrests, indecent exposure, public urination, public drunkenness and drug use.

Our neighborhood council believes these provisions are important to ensuring the proposed ordinance maintains the character of residential communities while balancing the needs of treating the disabled. We thank you for your consideration.

Sincerely,

/s/ *David Winston*

David Winston
Chair

Cc: Councilmembers Bernard Parks & Herb Wesson Jr.

CITY OF
LOS ANGELES



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MAIL: P. O. BOX 260439
ENCINO, CA 91426-0439
(818) 817-6998
WWW.ENCINOCOUNCIL.ORG

ON JANUARY 26, 2011 THE ENCINO NEIGHBORHOOD COUNCIL
UNANIMOUSLY PASSED THE FOLLOWING MOTION:

Jan 27, 2011

Commission Secretariat
City Planning Commission
Los Angeles City Hall, Room 532
200 North Spring Street
Los Angeles, CA 90012

RE: WRITTEN COMMUNICATION REGARDING PROPOSED ORDINANCE
CASE NO CPC-2009-800-CA, CEQA ENV-2009-801-ND, COUNCIL FILE 07-3427

Dear Commission Secretariat,

We appreciate the Department's Proposed Ordinance and its efforts to address the city-wide issue of for-profit group homes in residential zones. However, we find that there remain a number of serious concerns. Thus, we respectfully request that the Ordinance be amended to:

Enforcement - The Proposed Ordinance must be amended to provide a specific mechanism for enforcement of the regulations. The Ordinance must provide the Department of Building and Safety with specific obligations to inspect the premises, review any applicable licenses and/or leases, and generally investigate the living conditions of all boarding homes, including sober living and group parolee homes, which are suspected of illegally operating in low density residential zones.

Density - While the Proposed Ordinance references "bedroom," and "guest room," it provides no definition of the terms. Section 19 (1 O)(a)(7). The Ordinance must define "Bedroom" so as to limit the number of areas within a single family dwelling that may be used for sleeping purposes in CCF's serving 7 or more residents in residential zones, thereby placing a limit on the number of residents in a house.

Public Hearings for Performance Standards - The Proposed Ordinance categorizes those CCF's serving seven or more residents as "Public Benefits" if they meet the applicable Performance Standards. Currently written, to determine whether a use is a Public Benefit, there need not be a public hearing. However, the Performance Standards are of such a public nature that it would behoove the City to require a public hearing in order to include neighborhood comment before deciding the issue.

Performance Standards Must Include a Prohibition Against Second Hand Smoke -
We recommend that the Proposed Ordinance be amended to adopt a prohibition against second hand smoke as a Performance Standard for all Public Benefits.

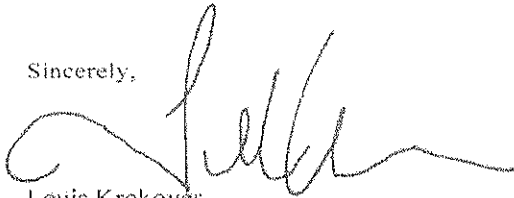
Unlicensed Community Care Facilities - Part 1 of the proposed Ordinance be amended to clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.

The Proposed Ordinance Must Limit the Proximity of Boarding Homes and Licensed Community Care Facilities Serving 7 or More to Other Similar and Sensitive Uses. The Staff Report Must Include Findings that Group Homes Create Additional Concerns and Secondary Impacts - The Report must be amended to include other concerns that would be brought to light at a public hearing, such as conversion of garages to other uses, increased trash leading to vermin, frequent calls for police assistance resulting in several arrests, public urination and indecent exposure, public drunkenness and drug use.

Correctional or Penal Institutions must be Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones - the proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in RI, RDI.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit.

No Grand-Fathering of Existing Facilities - It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.

Sincerely,



Louis Krokover

President, Encino Neighborhood Council

CC: William Roschen, President, City Planning Commission
Alan Bell, City Planning Department
Michael LoGrande, Dir. City Planning Department
Linn K. Wyatt, Acting Chief Zoning Administrator
Thomas Rothmann, City Planner, Code Studies

CITY OF LOS ANGELES
CALIFORNIA



GRANADA HILLS
NORTH
NEIGHBORHOOD
COUNCIL

11862 Balboa Boulevard #137
Granada Hills, CA 91344
Telephone (818) 360-4346
www.ghnnc.org

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Bill Hopkins	Jan Subar
Wayde Hunter	Anne Ziliak

September 30, 2010

City of Los Angeles
Department of City Planning
City of Los Angeles Planning Commission
200 N. Spring Street Room 532
Los Angeles, CA 90012

Re: CF# 07-3427: CPC-2009-800-CA: ENV-2009-801-ND

To The City of Los Angeles Planning Commission:

The Granada Hills North Neighborhood Council (GHNNC) was certified by the City of Los Angeles on September 10, 2002, and has had a duly elected and installed Board of Directors since March 31, 2003. The area it represents and services is bounded by the Los Angeles City/County line and I-5 (Golden State Freeway) to the north, the 405 (San Diego Freeway) to the east, the 118 (Ronald Reagan Freeway) to the south, and to Aliso Canyon in the west. It is composed of 3 districts. District 1 - Sunshine Canyon Landfill, District 2 - DWP/MWD, and District 3 - All Residential Areas to the south encompassing approximately 28,600 stakeholders.

The GHNNC Planning and Land Use Management (PLUM) Committee is concerned about these types of facilities that exist within our residential neighborhoods and the City of Los Angeles has had a difficult time with enforcement of City regulations because the State of California has jurisdiction. It is our hope that this ordinance will give the City some control over these types of facilities. We have reviewed the proposed ordinance and with the concurrence of the GHNNC Board we suggest the following be included in the proposed ordinance.

- Any license issued by the State Department of Social Services shall be disclosed to the adjoining property owners and the Neighborhood Councils in which they are proposed.
- Any modification or changes to the building and/or property of the proposed facility shall be by building permit.
- Any license for seven or more occupants shall be reviewed after one year with a public hearing by the City Planning Department.
- All public benefit sites shall be recorded with the County Recorder by the property owner after the document is approved by the City Planning Department and the State Department of Social Services.

Thank you for the opportunity to comment on this matter.

Respectfully,

Anne Ziliak, Planning and Land Use Chair, Granada Hills North Neighborhood Council
For
Kim Thompson
President, Granada Hills North Neighborhood Council

Rosalie Preston - Chairperson
Delores Allmond - Vice Chairperson
Recording Secretary - vacant
Neodros Bridgeforth - Corres. Secretary
Joan Jacobs - Treasurer
Ramon Montoya - District 1 Rep.
Adrian Valenzuela - District 2 Rep.
Reynaldo Paduani - District 3 Rep.
Betty Hawkins - District 4 Representative



Harbor Gateway North
Neighborhood Council

Llewyn Fowlkes - District 5 Rep.
Marvin Bell - District 6 Rep.
Paris Miller - District 7 Rep.
Gloria Christmas - District 8 Rep.
Deborah Lee - Community Org. Rep.
Kandee Lewis - Youth Representative
Leo Youngblood - At-Large Rep.
Eva Cooper - At-Large Representative

P.O. Box 3723
Gardena, CA 90247
(310) 768-3853 tel (310) 538-9654 fax
www.harborgatewaynorth.org
hgnc@sbcglobal.net

January 28, 2011

City Planning Commission
Los Angeles City Planning Department
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

RE: CPC-2009-800-CA
ENV-2009-801-ND
Community Care Facility Ordinance

Dear City Planning Commission:

At our January 11, 2011, Board meeting, the Harbor Gateway North Neighborhood Council voted to support the proposed Community Care Facility Ordinance as recommended by our Planning and Land Use Committee. We view this ordinance as being a move in the right direction to strengthen protections for maintaining the essential characteristics of our residential neighborhoods while at the same time preserving the rights of all those who need housing.

We also wish to support the following amendments which would further strengthen this proposed ordinance:

- Ban all existing nonconforming uses in all zones, including unlicensed boarding houses and licenses community care facilities serving seven or more which are created by the passage of the ordinance
- Define "bedroom" for purposes of Community Care Facilities, with language such as "a bedroom is defined as a structure that is designed such that it could be used for sleeping purposes and meets the room dimension requirements of the most recent edition of the Uniform Building Code, is not accessed directly from the garage, and has one or more windows."

- Require public hearings for all public benefits so that neighborhoods would have a chance to comment before deciding whether a particular community care facility serving seven or more has met the performance standards.
- Limit the proximity of boarding houses and licensed community care facilities serving seven or more to within 1000 feet of sensitive uses, such as schools, playgrounds, churches, and temples.
- Limit the concentration of boarding houses and licensed community care facilities serving seven or more to within 300 feet of similar uses, thus ensuring that no area of the City suffers from an overconcentration of these houses and facilities.
- Prohibit second-hand smoke from impacting adjacent properties with language such as “no staff, clients, guests, or any other users of a community care facility serving seven or more residents or operators of a boarding house may smoke in an area from which the second-hand smoke may be detected on any parcel other than the parcel upon which the facility or boarding house is located.”

Sincerely,

Neodros Bridgeforth
Neodros Bridgeforth, Corresponding Secretary
Harbor Gateway North Neighborhood Council

cc: Councilwoman Janice Hahn

Frank Hong, Director of Planning and Development Services for Council District 15
Justin Brimmer, Community Advocate for Council District 15

La Brea Willoughby Coalition

Save the neighborhood!

843 North Detroit Street
Los Angeles, California 90046

October 14, 2010

City Planning Commission
City Council Members
City Attorney
City Planning Department

**RE: REDEFINE SOBER LIVING ORDINANCE TO PROTECT NEIGHBORHOODS/
CPC 2009-800-CA ENV-2009-801-ND**

The La Brea Willoughby Coalition neighborhood is faced with the invasion of “sober living” facilities which negatively impact on our housing values and quality of life. A very active, nuisance-laden house suddenly and without notice opened directly across the street from this writer has precipitated many complaints and violations to various city departments.

We strongly support the proposed strengthening of the Community Care Facilities ordinance to protect the character of established residential neighborhoods as follows:

- 1) There Can Be No Unlicensed Community Care Facilities** - Part 1 of the proposed Ordinance shall be amended to clearly state there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the “public benefits” test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California’s Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.
- 2) Concentration:** Part 1 of the proposed Ordinance shall be amended to include a limit on over-concentration which states that all community care facilities must be located more than 300 feet from each other. Further, limits are necessary to address the City’s own findings that the over-concentration of licensed and unlicensed facilities create problems with parking, noise and incompatibility with the character and quality of residential neighborhoods.
- 3) Distance:** Part 1 of the proposed Ordinance shall be amended to include a distance requirement of 2,000 feet from community care facilities to schools, churches, temples and other places of religious worship. This amendment will bring the proposed Ordinance into conformance with findings by the City of Los Angeles at PLUM hearings and other venues.

4) Public Hearings Shall Be Required: The Ordinance shall be amended to require a public hearing before the City may make a determination relative to the “Public Benefit” test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a “ministerial process” that does not require a public hearing or letter of determination. We believe the fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed community care facility with seven or more residents is seeking to locate in the immediate area. Further, we believe that any investigation or evaluation of Public Benefit by the City would be inadequate without public notice and comment.

5) Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones – the proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.

6) No Grand-Fathering of Existing Facilities – It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.

LUCILLE SAUNDERS, President

T: 323.939.2754

F: 323 933.4575

E: lucille@www.cityofpasadena.net



8726 South Sepulveda Boulevard, PMB 191A
Los Angeles, California 90045
213.471.7023 phone
310.310.3564 fax
Email: inquiries@ncwldr.org

November 2, 2010

Los Angeles City Planning Commission
200 N. Spring Street Room 1010
Los Angeles, CA 90012
Case No. CPC-2009-800-CA
CEQA: ENV-2009-801-ND
Council File: 07-3427

Dear Commissioners:

The Neighborhood Council of Westchester/Playa is a certified neighborhood council representing over 50,000 stakeholders in the beautiful Los Angeles communities of Westchester, Playa del Rey and Playa Vista.

We applaud the City Planning Commission Department's efforts to address the city-wide issues caused by Group Homes and Community Care Facilities within the City of Los Angeles in its recently Proposed Ordinance regulating these businesses. While we support much of the Department's Proposed Ordinance, we find that there remain a number of serious concerns, as detailed below.

Over-Concentration/Distance Criteria – the ordinance must incorporate a distance criteria to prevent: (a) over-saturation of CCFs serving 7 or more clients, and (b) placement of such facilities in close proximity to sensitive uses, including schools and places of worship.

Enforcement – the Department of Building and Safety should have clear jurisdiction to: (a) inspect and cite all boarding homes, including parolee group homes and sober living facilities, to ensure compliance with the ordinance and other applicable laws, and (b) close facilities that are in violation.

Density – while the Proposed Ordinance references “bedroom,” and “guest room,” it provides no definition of the terms. Section 19(10)(a)(7). The Ordinance must define “bedroom” so as to limit the number of areas within a single family dwelling that may be used for sleeping purposes in CCF's serving 7 or more residents in residential zones,

thereby placing a limit on the number of residents in a house. The Density requirement for CCF's serving 7 or more, limits total occupancy to two residents for every bedroom. The Newport Beach Ordinance regulating group homes defines "bedroom" as "an enclosed space in a structure that is designed such that it could be used for sleeping purposes and meets the room dimension requirements of the most recent edition of the Uniform Building Code, is not accessed directly from the garage, and has one or more windows." (NPB Ordinance, P. 6, Section 1.) We recommend that the City adopt this definition.

Public Hearings – a public comment process, which includes a requirement to formally notice the neighborhood council with jurisdiction, should be provided to permit stakeholder input in the Planning Department's evaluation of Public Benefit Performance Standards for CCFs.

Findings Regarding Additional Impacts – The staff report should be amended to include additional community concerns that may be provided during a public hearing, such as garage conversions and increased sanitation leading to vermin, and recognized nuisance property findings such as frequent calls for police assistance resulting in arrests, indecent exposure, public urination, public drunkenness and drug use.

Second Hand Smoke - We recommend that the proposed ordinance be amended to adopt a prohibition against second hand smoke as a Performance Standard for all Public Benefits. It has been suggested by the City that this would be too difficult to regulate, but given the serious negative effects of second hand smoke, particularly for children who often live in residential neighborhoods where CCF's serving 7 or more are located, we believe that the City must ban cigarette smoking at all CCF's serving 7 or more.

Newport Beach's Ordinance provides that "No staff, clients, guests, or any other users of the facility may smoke in an area from which the second hand smoke may be detected on any parcel other than the parcel upon which the facility is located." NPB Ordinance, Section 20.91A.050 (A). A total prohibition, much like the City of Calabasas' ordinance banning smoking in all public areas, would not be difficult to regulate.

Our Neighborhood Council believes these provisions are important to ensuring the proposed ordinance maintains the character of residential communities while balancing the needs for treatment. We thank you for your consideration.

Sincerely,

/s/ Cyndi Hench

Cyndi Hench
NCWP President

Cc: Honorable Councilman Bill Rosendahl

Motion to Support and Amend the Proposed Community Care Facility Ordinance

Northridge East Neighborhood Council

Whereas:

- π There is an increasing proliferation of “group homes” in the city, comprising sober living facilities, parolee residences, etc.
- π Existing law is inadequate to regulate and restrict these homes to publicly beneficial purposes.
- π The Los Angeles City Planning Commission is considering an ordinance, under Case No. CPC-2009-800-CA, to better restrict and regulate these facilities, and to bring the LAMC into conformance with State law (in particular the Community Care Facilities Act of 1973).
- π Several neighborhood councils and other community groups have expressed their support for the proposed ordinance, and proposed amendments to strengthen it.

Therefore:

The Northridge East Neighborhood Council has resolved to express our support for the proposed Community Care Facilities Ordinance, and suggests the following amendments that we believe will help to regulate these facilities (these amendments are substantially similar to those proposed by the Old Granada Hills Resident’s Group):

1. All Community Care Facilities Must be Licensed. The proposed Ordinance must clearly state that there shall be:
 - (a) No unlicensed facilities serving 6 or fewer residents.
 - (b) No unlicensed Community Care Facilities serving 7 or more residentsAny group home, group living arrangement or residential facility that houses and/or provides care or supervision for the elderly, children, homeless, physically handicapped, disabled, shall be licensed by the State of California’s Department of Social Services or California Department of Alcohol, or other State agency given the explicit authority to do so.
Under the auspices of aforementioned regulatory agencies the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be more effectively monitored and assured.
2. Licensed Community Care Facilities Serving 7 or more residents shall require a Conditional Use Permit and Public Hearing in the one family dwellings (designated A, R) and C zones.
As written, the proposed Ordinance utilizes a “ministerial process” that does not require a public hearing or letter of determination. The fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed Community Care Facilities serving 7 or more Residents is seeking to locate in the immediate area. No effective cap on occupancy has been established. Allowances that offer housing for an unlimited number of individuals (even if facilities are licensed) do not meet “Public Benefits” standards. Overcrowding puts individuals living under such conditions (and members of the surrounding neighborhood) at an increased risk of abuse, violence, assault and rape. Not only is this a disservice to residents living under such conditions, but negatively impacts the surrounding community as well.
3. Concentration: Licensed Community Care Facilities serving 7 or more residents shall be located more than 1,000 feet from each other and 2,000 feet from schools, places of worship, and youth centers.
Over-concentration creates problems with parking, noise and incompatibility with the character and quality of residential neighborhoods.
4. Add a Clear Definition of Parolee and Probationer

5. Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones: Prohibit Correctional or Penal Institutions in residential districts zoned one-family dwelling (that include A1, RA, RS, RE9,11,15,20,40, R1, RD 1.5, 2,3,4,5,6). Probationers shall be limited to no more than 1 in Community Care Facilities serving 7 or more residents. Parolees shall be housed in Correctional or Penal institutions that are under the auspices of California State Department of Corrections and Rehabilitation.
It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.
6. Existing Facilities not excepted: It must be clearly stated that any existing unlicensed or illegally licensed community care facilities, illegally operating boarding/rooming houses/group homes/parolee homes shall be immediately abated upon enactment of this ordinance. Fine for violations shall be established at \$1,000/day/each resident or tenant.
7. Lease Agreement: A lease must be effectively defined and clarified in order to prevent more than one tenant to sign under an agreement such as a Master Lease or non-concurrent lease times.
8. Occupancy: Living, Family, Dining Rooms, Kitchens, Bathrooms, Hallways, Garages, Utility Rooms, and Stairwells are not considered Sleeping Rooms. Only Bedrooms and Guest Rooms shall be considered Sleeping Rooms and limited to 2 Residents for every Bedroom or Guest Room.
Therefore, Sleeping Rooms determine and set limits for occupancy.
9. For Purposes of Clarification: Include a Land Use Regulations chart or table that clearly specifies permitted and non permitted uses.

NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Resolution on Proposed City Regulation of Community Care Facilities and Boarding Houses

Whereas San Pedro residents have complained for many years about some group living facilities located in residential areas because of crime, noise, smoke, rowdiness, foul language, parking problems, unkempt properties, etc., and

Whereas it has been difficult to regulate many of these residential units because State law mandates that licensed community care facilities of six or fewer residents may exist in all residential areas, and

Whereas the City of Los Angeles has proposed an ordinance that will redefine unlicensed group living homes as "boarding houses, and

Whereas this will regulate and in many cases eliminate group living facilities (boarding homes) in R-1 and R-2 areas, and

Whereas the proposed ordinance will also permit Licensed facilities serving 7 or more to exist in all zones provided certain minimum requirements are met, and

Whereas the effect of this ordinance may be to eliminate many unlicensed group living facilities from residential areas, including some that provide important services in a responsible manner,

Therefore, be it resolved, that the NWSPNC support the proposed ordinance with the following recommended changes:

1. The ordinance should allow a reasonable period of time to relocate into properly zoned areas for existing facilities that will become non-conforming as a result of the ordinance, and
2. The ordinance should set up a process where a facility could obtain a variance depending upon their track record within the community.

Be it further resolved that the NWSPNC communicate this resolution to the Los Angeles Planning Commission and the City Council.

Unanimously adopted, January 31, 2011

Motion to Amend the Proposed Community Care Facility Ordinance

Whereas, the City of Los Angeles has determined that it is necessary to modify the Los Angeles Municipal Code's ("LAMC")'s existing definitions of *family* and *boarding/rooming houses*, and adding the definition of *single housekeeping unit*, as a way to provide effective tools for the City to enforce its zoning laws with respect to transient types of group homes operating in single family neighborhoods.

Whereas, the City of Los Angeles has proposed 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 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.

Whereas, the community of Old Granada Hills recognizes that overcrowded living conditions are inhumane. These types of substandard living conditions promote crime, assaults, abuse, rape, and exacerbate disabilities whether they are physical, psychological or addictive in nature.

Whereas, the community of Old Granada Hills has been subjected to the negative impacts (associated crime and strain on city services, infrastructure, environment) of illegal boarding/rooming houses in residential districts zoned one- family dwelling.

Whereas, the community of Old Granada Hills wishes to preserve the safety, health, welfare and character of residential districts zoned one-family dwelling (that include A1, RA, RS, RE9,11,15,20,40, R1, RD 1.5, 2,3,4,5,6).

Therefore, be it resolved that the Old Granada Hills Resident's Group requests the Community Care Facilities Ordinance be amended to include the following provisions:

1. All Community Care Facilities Must be Licensed. The proposed Ordinance must clearly state that there shall be:

- (a) No unlicensed facilities serving 6 or fewer residents.

- (b) No unlicensed Community Care Facilities serving 7 or more residents.

Any group home, group living arrangement or residential facility that houses and/or provides care or supervision for the elderly, children, homeless, physically handicapped, disabled, shall be licensed by the State of California's Department of Social Services or California Department of Alcohol, or other State agency given the explicit authority to do so. *Under the auspices of aforementioned regulatory agencies the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be more effectively monitored and assured.*

2. Licensed Community Care Facilities Serving 7 or more residents shall require a Conditional Use Permit and Public Hearing in the one family dwellings (designated A, R) and C zones. *As written, the proposed Ordinance utilizes a "ministerial process" that does not require a public hearing or letter of determination. The fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed Community Care Facilities serving 7 or more Residents is seeking to locate in the immediate area. No effective cap on occupancy has*

been established. Allowances that offer housing for an unlimited number of individuals (even if facilities are licensed) do not meet "Public Benefits" standards. Overcrowding puts individuals living under such conditions at an increased risk of abuse, violence, assault and rape. Not only is this a disservice to residents living under such conditions, but negatively impacts the surrounding community as well.

3. Concentration: Licensed Community Care Facilities serving 7 or more residents shall be located more than 1,000 feet from each other and 2,000 feet from schools, places of worship, and youth centers. *Over-concentration creates problems with parking, noise and incompatibility with the character and quality of residential neighborhoods.*
4. Add a Clear Definition of Parolee and Probationer
5. Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones: Prohibit Correctional or Penal Institutions in residential districts zoned one-family dwelling (that include A1, RA, RS, RE9,11,15,20,40, R1, RD 1.5, 2,3,4,5,6). Probationers shall be limited to no more than 1 in Community Care Facilities serving 7 or more residents. Parolees shall be housed in Correctional or Penal institutions that are under the auspices of California State Department of Corrections and Rehabilitation. *It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.*
6. No Grand-Fathering of Existing Facilities: It must be clearly stated that any existing unlicensed or illegally licensed community care facilities, illegally operating boarding/rooming houses/group homes/parolee homes shall be immediately abated upon enactment of this ordinance. Fine for violations shall be established at \$1,000/day/each resident or tenant.
7. Lease Agreement: A lease must be effectively defined and clarified in order to prevent more than one tenant to sign under an agreement such as a Master Lease or non-concurrent lease times.
8. Occupancy: Living, Family, Dining Rooms, Kitchens, Bathrooms, Hallways, Garages, Utility Rooms, Stairwells are not considered Sleeping Rooms. Bedrooms and Guest Rooms shall be considered Sleeping Rooms and limited to 2 Residents for every Bedroom or Guest Room. *Therefore Sleeping Rooms determine and set limits for occupancy.*
9. For Purposes of Clarification: Include a Land Use Regulations chart or table that clearly specifies permitted and non permitted uses.

Dave Beauvais,
President, Old Granada Hills Residents' Group

Maria Fisk,
Old Granada Hills Resident's Group
Chair, Zoning and Density Committee

September 23, 2010 - MOTION

Community Care Facility Ordinance – Chris Spitz and Jennifer Malaret. Upon motion by _____, seconded by _____ the Council approved the following resolution:

PACIFIC PALISADES COMMUNITY COUNCIL RESOLUTION RELATED TO THE CITY OF LOS ANGELES', DEPARTMENT OF PLANNING, RECOMMENDED COMMUNITY CARE FACILITY ORDINANCE -

Whereas the City of Los Angeles has determined that it is necessary to modify the Los Angeles Municipal Code's ("LAMC")'s existing definitions of *family* and *boarding/rooming houses*, and adding the definition of *single housekeeping unit*, as a way to provide effective tools for the City to enforce its zoning laws with respect to transient types of group homes operating in single family neighborhoods.

Whereas the City of Los Angeles has proposed 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 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.

Whereas the Pacific Palisades Community Council is desirous of protecting the established character of it's low-density residential neighborhoods and preventing the location of group homes in SFR's within R1, RD1.5, R2 and RD zoned areas.

Now Therefore Be It Resolved that the Pacific Palisades Community Council supports the proposed Ordinance, provided that the following changes are incorporated:

- (1) There Can Be No Unlicensed Community Care Facilities - Part 1 of the proposed Ordinance shall be amended to clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site

inspections and reviews, and health safety standards can be assured.

- (2) Concentration: Part 1 of the proposed Ordinance shall be amended to include a limit on over-concentration which states that all community care facilities must be located more than 300 feet from each other. Further, limits are necessary to address the City's own findings that the over-concentration of licensed and unlicensed facilities create problems with parking, noise and incompatibility with the character and quality of residential neighborhoods.
- (3) Distance: Part 1 of the proposed Ordinance shall be amended to include a distance requirement of 2,000 feet from community care facilities to schools, churches, temples and other places of religious worship. This amendment will bring the proposed Ordinance into conformance with findings by the City of Los Angeles at PLUM hearings and other venues.
- (4) Public Hearings Shall Be Required: The Ordinance shall be amended to require a public hearing before the City may make a determination relative to the "Public Benefit" test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a "ministerial process" that does not require a public hearing or letter of determination. We believe the fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed community care facility with seven or more residents is seeking to locate in the immediate area. Further, we believe that any investigation or evaluation of Public Benefit by the City would be inadequate without public notice and comment.
- (5) Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones – the proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.
- (6) No Grand-Fathering of Existing Facilities – It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.

CITY OF LOS ANGELES
CALIFORNIA

SILVER LAKE
NEIGHBORHOOD COUNCIL
OFFICERS

- Clint Lukens
- Rusty Millar
- CO-CHAIRS
- Amanda Bromberg
- VICE-CHAIR
- Anthony Crump
- TREASURER
- Claudia Vasquez
- SECRETARY

SILVER LAKE NEIGHBORHOOD
COUNCIL

2658 Griffith Park Blvd #377
Los Angeles, CA 90039

Serving the Silver Lake
Community Since 2003

TELEPHONE: (323) 661-SLNC
(7562)

FAX: (323) 661-7564



Silver Lake Neighborhood Council Governing Board
Meeting Minutes
 March 2, 2011 7:00pm
 Micheltorena School Auditorium 1511 Micheltorena St

Our meetings rely on input from the stakeholders of Silver Lake. Stakeholders are requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking action on that item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda, but which are within the Board's subject matter jurisdiction, will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding co-chair of the Board.

Agenda is posted for public review at City Council District 13 Field Office and throughout Silver Lake. Internet users can sign up to receive agendas and minutes via the city's Early Notification System at

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 its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Interpreters are also available in seven languages. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the SLNC via email at Amandabromberg@mac.com Si necesita un interprete en español, favor de comunicarse con o por correo electronico, tres dias antes de la junta que se lleva a cabo cada mes.

**TIMES ARE FOR REFERENCE ONLY. ITEMS MAY BE ADDRESSED OUT OF THE ORDER LISTED.
 ALL ITEMS MAY BE ACTED UPON WHETHER SPECIFICALLY LISTED FOR ACTION OR NOT.**

- I. Call to Order 7:03
- II. Roll Call 7:05
 - Amanda Berman (Region 5)
 - Leonardo Chalupowicz (At-Large)
 - Scott Crawford (Region 1)
 - Anthony Crump (Region 3/Treasurer)
 - Sarah Dale (At-Large)
 - Charles Herman-Wurmfeld (At-Large)
 - Gale Jaffe (Region 4)
 - Clint Lukens (Region 1/Chair of this meeting)
 - Adam Marvel (Region 2)
 - Michael Masterson (Region 7)
 - Rusty Millar (Region 4/ Co-Chair of this meeting)
 - Paul Neuman (At-Large)
 - Annemarie Ralph (Region 6)
 - Renee Nahum (Region 7)
 - CAME IN AFTER VOTE TO APPROVE MINUTES
 - Elizabeth Bougart-Sharkov (At-Large)
 - Dale Benson (Region 5)
 - Susan Hutchinson (Region 6) -- arrives at 7:10 p.m.
 - ABSENT
 - Janet Cunningham (At-large)
 - Claudia Vasquez (At-Large Secretary)
- III. Approval of February 2, 2011 Minutes 7:07

Silver Lake Celebrates Our Traditions of
 Diversity, Innovation & Harmony

Diversidad, Innovación y Harmonía Pagiging, Mapanlikha at Pagkakaisa

M/S/P "Motion to approve minutes with amendments." Carries by unanimous voice vote.

Changes: Berman is Region 5 representative, not At-Large Rep.

- IV. Public Comment on Non-Agenda Items 7:10
- Chalupowicz - Work day on Saturday at Micheltorena Street School Garden. LAUSD provided mulch.
 - Herman-Wurmfeld – Encourage local artists to submit design for Sunset Junction art.
 - Jaffe – Call Nancy at 213-978-0371 if you're interested in working the polls. Small pay provided. Nine O'clock Players has started performance of Velveteen Rabbit. Tickets are \$12. Go to _____ for more information.
 - Chantile Emerick, teacher at Belmont High School – Statement in support of Bennett Keyser, who is running for a position on the LAUSD School Board
- V. Correspondence 7:25
- E-mails (Read by Jaffe and Millar)
- Alycia Witzling – reminder to be a part of SurveyLA
 - Message from Marisa Schor, Zumba instructor, requesting use of space for holding exercise classes
 - Claudia Rodriguez – modified parking requirements, community care facility ordinance
 - Breathe LA – organization devoted to improving air conditions in L.A. holding an event
 - Carol Knapp
 - Freddy Ceja, field rep. of Assembly member Gilbert Cedillo – Dodger Job Fair and Women's History Month
 - Concetta Hajek – health care reform community dialogue
 - News from Greater Griffith Park Neighborhood Council
 - Joanna Paden – request for a moment of silence at SLNC GB meeting
 - Joe Malone – save-the-date for neighborhood watch meeting
 - Xiem Clay News – sale promotion
 - Stephanie Interiano – LADWP storm water capture and recycled water projects
 - Sarah Richards – Silver Lake Neighborhood Council report
 - Philip Iglauer – NELA coalition flyer and candidate forum on Feb. 23
 - Martie Petrie – partnership
 - Charmine Solia – LADOT – card and coin parking meters
 - Silver Lake Chamber of Commerce – e-news
 - Martie Petra - partnership
 - Maria F. – Community Care Facility Ordinance
 - GPPNC – News from GPPNC
 - Tina Hajek – health care reform community dialogue
- Phone Calls
- Brad – request for info on conditions of Sunset Bridge over Silver Lake Blvd.
 - Sadie Uribe – Is Starbucks coming in at the Laundromat on Sunset Blvd.?
 - Marty Petry – request for help promoting
 - Cheryl Spencer – University of Phoenix wants name of lobbyist to interview. Millar suggested that she contact City Hall.
- Other Correspondence
- Hazel Kilsedor – request for the board's address
 - Millar sent updated letterhead to SLNC GB members.
 - Rosalind Miles –electric box project
- Millar - Solar World and LADWP are partnering on development of 11.6-megawatt solar system panels in Mojave Desert. Millar contacted LADWP to look into working with both companies to place solar lights on certain parts of Silver Lake Reservoir
- Annemarie Ralph requests moment of silence for Roberto Carlos Santos, a middle school student recently shot and killed.
- VI. Special Reports & Presentations
- Mary Rodriguez/Tom LaBonge CD4 7:30
LADWP, after consulting with California State Division of Safety of Dams, has gotten approval from the state to build a street-level walkway on the north face of the Ivanhoe Reservoir paralleling Tesla Avenue. Now in process of raising funds and seeking community input from residents, regular walkers, the Silver Lake Conservancy, and the Silver Lake Neighborhood Council. Hope to get as much input as possible. Special thanks to Assembly member Gatto for moving process along with California State Division of Safety of Dams.
Update on construction project on West Silver Lake Drive and Rowena. For DWP project, intersection at Glendale and Riverside will be closed down for two consecutive weekends, possibly beginning this weekend.
Planning community meeting on "No Cruising" signs. Tentative date of March 23.
Construction project on Fountain and Hyperion is part of Safe Routes to School grant. Will widen sidewalk on Fountain to create a bulb-out. Final leg will be at the end of this fiscal year - electronic speed signs on Fountain in Manzanita and Effie.
 - Francisco Covarrubias, rep. for Assembly member Gatto – Assembly member working on bill investigating piezotechnology (AB306).

- i. Question from Rusty Millar – Re rubberized asphalt, can we contact office to speed up process?
- c. Freddy Ceja – Assembly Member Cedillo – Eager to communicate with board members to learn about Silver Lake community.
 - i. Neuman – Gov. Affairs Committee eager to have dialogue with Assembly member Cedillo’s office.
- d. Council member Eric Garcetti – His focus is on economic recovery and balancing the budget. This fiscal year, City Council worked with h unions to eliminate 4500 positions while doing as few layoffs as possible. Also, with the support of the City Council, a new Cirque du Soleil show will be opening in Hollywood and providing a source of revenue as a tourist attraction. Provides overview of the measures on the ballot in upcoming election in March 8.
 - i. Measure G – pension reform that will save 3 billion dollars over the next 25 years
 - ii. Measure H – First section would ban contribution to candidates from companies seeking to get contracts from the city. Second section would change the city’s matching fund policy, taking a step towards full public financing for candidates. In economically healthy years, it will allow matching funds to build up instead of being swept into the general fund.
 - iii. Measures I and J - DWP – Measure I would establish a rate payer advocate for the community. Four representatives of the neighborhood council will join committee that will choose the rate payer advocate. Other members of the committee will be from the City Council and also appointed by the Mayor. Measure J would amend the City Charter to require the Department of Water and Power to submit a preliminary budget to the City Council for the following fiscal year, and it would establish procedures for making surplus transfers from the Power Revenue Fund to the City Reserve Fund.
 - iv. Measure L - Increases percentage of the allocation from general fund from .0175 to .03. Daily News and LA Times did not endorse it. They believe that City Council should solve the problem. Not a tax increase.
 - v. Measure M – Measure to tax medical marijuana. Garcetti opposed because it’s illegal to medicine, which is marijuana’s current designation.
 - vi. Measure O – oil extraction fee – LA has the 3rd largest oil field in America. Measure O would establish a gross receipts tax for areas where oil is drilled.
 - vii. Measure P – in the charter – Measure would add to the City Charter a condition that a certain percentage of the budget is reserved for a rainy day fund.

Questions from the Board Members

1. Jaffe – Questions about the government’s decision to pull redevelopment funds. (
 2. Millar – Questions on solving the problem with homeless encampments on the bridge under Sunset and Silver Lake Blvd. Discussion of the need for a parking structure in primary business district of Silver Lake. The shortage of parking makes support of new businesses/restaurants difficult. (Garcetti – Re homeless encampment, seeking engineering solution. People can be moved out, but they always move back. Re parking structures, Park and Revenue Fund used to build parking structures goes to reduce the city debt in bad years. Road diets are another solution which will create more diagonal parking spaces.)
 3. Bougart-Sharkov - Re parking garages, they are exploring options with combination between public funds and private partnership. Since public funds are difficult to get, focusing more on private investment. Asking for support with communication with 99 cent store corporation. Some staircases are closed for public use. They need to have better lighting at night. (Garcetti - Can put in application with Dept. of Public Works to open them.)
 4. Crawford - Please increase security in Barnsdall Art Park, especially by Hollyhock House. (Garcetti – Will contact General Services with a request for increased security in that area.)
 5. Lukens – Commendation of good work for Field Dep. Ryan Carpio. Update on meadow? (Garcetti - Opening in April/May at the latest.) Offers his help bridging communication gap between local landlords and housing dept. in relation to local inspections.
 6. Crump – Thanks for support of Sunset Junction streetscape. Would like to start a process of creating a vision for Silver Lake, in particular the area south of Sunset.
 7. Chalupowicz – Thanks for the support of the Micheltorena Street School Garden
 8. Herman-Wurmfeld – Would like to encourage committing to solar energy in Silver Lake. Interested in public transit and happy about measures to oversee the DWP. (Garcetti – Bicycle plan is passed. Supportive of feed-in tariff. Los Angeles Area Neighborhood Dream Plan (LAANDP) focuses on small neighborhood improvement projects that can be achieved in 2 years. Silver Lake planning meeting will me in May – an opportunity to brainstorm with urban planners, community members, and local officials in order to determine 5-7 goals and achievable projects to improve the neighborhood.
- e. Ryan Carpio, Council District 13 7:50
Did not speak. Council Member Eric Garcetti was present and provided update.
 - f. Gracie Lui, Department of Neighborhood Empowerment 8:00

Not present to make report.

VII. Report of Officers

8:05

- a. Co-Chairs – Item skipped.
- b. Vice-Chair – Item skipped.
- c. Treasurer –

February 2011 Expense Report	Period of Jan. 20 – Feb. 20
Website Services	\$50
FuseMail	\$40
Public Storage locker	\$221
Target – purchase of timer	\$12.06
AT&T Voice Mail	\$37.60
Gelson's - refreshments for candidates' forum	\$31.88
Thanks for Learning materials – purchase of timer	\$14.26

Current balance is \$30,828.26.

M/S/P "Motion to accept treasurer's report" Motion carries by unanimous voice vote.

- d. Secretary – Not present at meeting.

VIII. Consent Agenda

8:15

M/S/P "Motion to adopt items b, c, d, f, and g."

Motion carries by unanimous voice vote.

- a. Gov. Affairs Committee – March 8th Ballot Measures – SLNC Support
The governmental affairs committee moves that the Silver Lake Neighborhood Council endorse the following positions regarding measures in the upcoming March 8, 2011 citywide ballot.

Measure G – Support

Measure H – No recommendation from the Governmental Affairs Committee

Measure I – Support

Measure J – Support

Measure M – Support

Measure N – Support

Measure O – Support

Measure P – No recommendation from the Governmental Affairs Committee

Measure Q – Against

Michela Bedard, Co-Chair of the Governmental Affairs Committee - Explanation of the Governmental Affairs Committee's decisions to support the measures or not

Summary of Board Discussion

1. Concerns about lack of information about measures attached to the meeting packet, as well as a too-short time frame for sound decision-making. (Crump/Chalupowicz/Millar)
2. Regarding Measure M, whether the measure will be effective if it's illegal to tax medicine. (Chalupowicz) Gov. Affairs Committee supported it because all businesses should pay business taxes, and the tax would be on the business itself, not the product. The decision was not made in order to take steps towards legalizing marijuana. (Bedard)
3. Why did the Gov. Affairs Committee decide not to support Measure H? (Crump/Herman-Wurmfeld) The measure lumped two very different issues together. (Nahum)
4. Why not support Measure P? - Concern that so much of the general fund budget is pre-mandated. (Bedard)

Chair calls the question

M/S/F "Proposed amendment to support Measure H." (Herman-Wurmfeld/Jaffe)

AYES (5): Berman, Crawford, Herman-Wurmfeld, Jaffe, Marvel

NAYS (2): Nahum, Neuman

ABSTAINING (9): Benson, Bougart-Sharkov, Chalupowicz, Crump, Dale, Hutchinson, Masterson, Millar, Ralph

Motion fails 5-2-9.

M/S/P "Motion to support all recommendations of the Gov. Affairs Committee." (Neuman/Marvel)

AYES (10): Benson, Dale, Herman-Wurmfeld, Hutchinson, Jaffe, Marvel, Masterson, Millar, Nahum, Neuman

NAYS (0):

Abstaining (6): Berman, Bougart-Sharkov, Chalupowicz, Crawford, Crump, Ralph

Motion carries 10-0-6.

- b. Gov. Affairs Comm. – LAANE – Don't Waste LA – Support

The governmental affairs committee moves that the Silver Lake Neighborhood Council support the Zero Waste goals of the City of Los Angeles by supporting the Don't Waste LA campaign to bring recycling to commercial and multi-family sectors of Los Angeles. This is an important step towards sustainability managing our resources and ensuring that Los Angeles achieves its Zero Waste goals by 2030.

Presentation by community organizer – will have more efficient system of waste collection. Create standards of how works are treated in the industry.

- c. Gov. Affairs Comm. – Multi-Family Solar Virtual Net Metering – Support
The governmental affairs committee moves that the Silver Lake Neighborhood Council supports Governor Jerry Brown’s call for virtual net metering for multi-unit buildings in order to facilitate the development of customer-generated solar power in California.
- d. Gov. Affairs Comm. – Open Wi-Fi – Support
The governmental affairs committee moves that the Silver Lake Neighborhood Council support the use of open Internet access in the neighborhood of Silver Lake.
- e. Gov. Affairs Comm. – Earth Day – Solar Event – Support
The governmental affairs committee moves that the Silver Lake Neighborhood Council hosts a community event on or around Earth Day (April 22) of this year highlighting the use of solar panels on businesses and residences in our community.

Summary of Board Discussion:

1. Encourage collaboration with Outreach Committee on an Earth Day event. (Dale)
2. How will event be planned/organized? (Millar) Preliminary motion geared to start planning/collaboration. Inspired by community solar project like the one done in Mar Vista.
3. Request for confirmation that motion includes a request for \$500. (Crump) Yes. Should have been made clear in motion. Request for modest funds for outreach in case they are needed in a short time frame. (Neuman)
4. The motion is brought to the SLNC GB too late for adequate planning of an event. (Crawford)
5. Offer to hold the event at Micheltorena School Garden (Chalupowicz)

Chair calls the question.

M/S/P “Motion to support.”

AYES (15): Berman, Benson, Bougart-Sharkov, Chalupowicz, Crump, Dale, Herman-Wurmfeld, Hutchinson, Jaffe, Marvel, Millar, Neuman, Nahum, Ralph, Nahum,

NAYS (1): Crawford

ABSTAINING (0):

Motion passes 15-1-0.

- f. Gov. Affairs Comm. – Community Impact Statement – City Park Ads
Concerning the potential placement of commercial advertising in our City’s neighborhood parks, the Governmental Affairs Committee moves that the Silver Lake Neighborhood Council adopt the following Community Impact Statement, which is in keeping with a related motion previously approved by the SLNC:

“The Silver Lake Neighborhood Council is opposed to the use of commercial advertising in city parks. City parks are precious in part because they are a place where people, including families with young children, are not bombarded by commercial messages and noise that surround them in much of daily life. City parks should be a place for recreation, exercise, and free thought unencumbered by marketing. The Neighborhood Council recommends that if such commercial advertising is ever approved, neighborhood councils be allowed significant input in the code, approval, and regulation of such advertisements.”

- g. Budget – Amendment Motion
The proposed amendment budget makes the following changes to the previously approved budget:
 - i. Various formatting changes to add line item descriptions/labels to each budget line item.
 - ii. Changes the category name of “Neighborhood Improvement Projects” to “Community Improvement Projects.”
 - iii. Adds a line item in the Operations category for “Facility Rental” in the amount of \$1,500 to cover new charges imposed by Micheltorena Street School for use of the facility for Governing Board meetings.
 - iv. Add \$500 to the line item “Storage Rental” in the Operations category to cover an increase in the storage rental costs for FY2010-11.
 - v. Reduces each committee budget in the Outreach category by \$250 thereby releasing \$2,500.
 - vi. Relocated \$500 of the \$2,500 released by the committee budget reductions to the “Neighborhood Purposes Grant” category. Reallocates the remaining \$2,000 to the “Operations” category to cover increased costs under the “Storage costs” and “Meeting Room Rental” line items.

IX. New Business

- a. Presentation: Undoing Community Design – Edendale 8:25
(Phil Van Namers presentation re: steps in Silver Lake)
Not present to make speech.
- b. Motion: Discussion/Possible Action Community Care 8:35
Facilities – Impact on Community
(Proposed change in zoning laws regarding care facilities)

Rebecca Lobl of L.A. Coalition for Neighborhood Councils speaks to the public and board members about the reasons to support regulation of community care facilities and boarding houses. Before going to LA's Planning and Land Use Management Committee and to the City Council, her organization is seeking community input. The ordinance will help clarify the existing code and allow for more consistent enforcement. Growing problem in low density zones in R2 zones where operators of businesses come in, lease the property to tenants, and tenants subsequently sub-let to others. The people in this group housing need to self-select. Ordinance will stop the creation of for-profit arrangements in R1 and R2 zones.

Summary of Board Discussion:

1. Chair – Received e-mail from Dorit Dowler-Guerrero stating her opposition to the ordinance.
2. Existing ordinance is complicated and unclear. This organization made the effort to go through every single word of the language and stop all the loopholes. Supporting it will benefit the UD&PAC and Silver Lake as a whole. (Bougart-Sharkov) In support because it would close a loophole in the existing law. (Crump)
3. Questions regarding students. In a housing situation with students, would the students have to know each other? (Marvel) (Rebecca - It would be a joint lease of people who all know each other. The city will go after student housing. Their main priority would be houses that are in egregious violation of the code and that are a nuisance to residents.)

M/S/P (Crump/Nahum) "Motion that SLNC Governing Board supports the CCF ordinance and urges the City Council to pass the ordinance quickly."

Ayes (8): Benson, Bougart-Sharkov, Chalupowicz, Crawford, Crump, Hutchinson, Jaffe, Nahum
Nays (3): Dale, Herman-Wurmfeld, Marvel

Abstaining (4): Berman, Masterson, Neuman, Ralph

Chair (Lukens) makes deciding vote. He supports the motion.

Motion carries 9-3-4.

- c. Motion: UD&PAC, 4019 W Sunset Blvd 8:45

(Support for "Blossom" Restaurant – Alcoholic Beverage Service)

"Move to approve the UD&PAC support for application ZA 2010-3272 (CUB) re: "Blossom" restaurant at 4019 W. Sunset Blvd., subject to the following conditions:

1. **Instead of providing 5 ft. R. in ADA bathroom – propose to LADBS to install ADA complaint door to bathroom that will swing both ways.**
2. **No outside seating shall be considered.**
3. **To maintain clean sidewalk in front of business on regular basis.**
4. **No plastic bags or Styrofoam containers for take-out.**
5. **Present current Geological Report to the ZA Office, prior to the Public Hearing."**

Eddie Navarette represents the applicants and answers questions from the public and the board members.

Public Comment:

1. Lucia Marano - Resident of Hyperion off of Sunset –Concern about increased parking demand in area with already high demand and limited spaces for residents. Likelihood that residents of the surrounding area will try to get permit parking established on the residential side streets.

Summary of Board Discussion:

1. Questions about plan for bicycle parking (Herman-Wurmfeld) Navarette describes plan to move bicycles into the basement on a track system, providing cyclists with a ticket as they would with a car valet.
2. Request that terms of parking lease should match up with the schedule for renewal of license. (Millar)
3. Statements of support. (Berman/Crump)
4. Concern about lack of access for people with physical disabilities. Parking is away from the location of the restaurant and only one handicapped parking space. (Neuman)
5. Has not received soil report yet. It will be presented to the ZA. (Bougart-Sharkov)

Amendment proposed by Bougart-Sharkov: "To add another condition to the motion to bind the terms of the beer and wine license with the terms of the parking lease." Seconded by Millar.

AYES (8): Bougart-Sharkov, Chalupowicz, Crawford, Jaffe, Masterson, Millar, Nahum, Neuman

NAYS (8): Crump, Berman, Herman-Wurmfeld, Dale, Ralph, Marvel, Hutchinson, Benson

In deciding vote, Chair (Lukens) does not support amendment.

Amendment fails 8-9-0.

Chair (Lukens) calls the question.

M/S/P (Bougart-Sharkov/Dale) "Motion to support motion as originally proposed."

AYES (13): Berman, Bougart-Sharkov, Benson, Chalupowicz, Crawford, Crump, Dale, Herman-Wurmfeld, Hutchinson, Jaffe, Marvel, Masterson, Ralph

NAYS (1): Millar

ABSTAINING (2): Nahum, Neuman

Motion carries 13-1-2.

- d. Motion: UD&PAC, 3319 W Sunset Blvd 8:55
 (Support for "Tarasco's" Restaurant – Alcoholic Beverage Service)
**"Move to approve the UD&PAC support for application ZA-2011-40-CUB (Beverage) re:
 "Tarasco's" Mexican Restaurant at 3319 W. Sunset Blvd., subject to the following conditions:**
1. The restaurant shares parking with its adjacent businesses. There has been a lot of confusion as to which businesses can and which cannot use the parking lot, and to what capacity. Therefore, all required eight (8) parking spaces exclusively designated to Tarasco's patron's use should be marked/labeled clearly on the site.
 2. The Restaurant is located at the bottom of Sunset Blvd. at its section which forms canyon-like topography. The noise generated by any business situated along the boulevard travels up the residential neighborhoods. Therefore, Tarasco's outdoor seating area should be enclosed in an efficient way to diminish traveling noise below the accepted LAMC 80 DCB levels.
 3. At this section, Sunset Blvd. is surrounded with residential neighborhoods on both sides. In order to protect their occupants' quality of life, the SLNC suggests that the restaurant should close at midnight (12 a.m.) on Fridays and Saturdays and at 11 p.m. on Sundays through Thursdays.
 4. Provide enclosed and concealed designated area for all trash bins.
 5. The SLNC does not support use of Styrofoam or plastic bags for take-out."

M/S/P "Motion to support." Carries by unanimous voice vote.

X. Committee Reports

- a. Park and Green Spaces/Beautification (Cunningham) – No update.
- b. Outreach (Ralph/Hutchinson) – Next meeting is Tuesday, March 15, at Coffee Table at 6 p.m.
- c. Friends of Animals (Nahum) – Met with Forestry Dept. Dept. of Recreation and Parks, and representatives of Council Member Garcetti's office at dog park to see where we would place the next round of trees. Trees already planted in dog park are thriving.
- d. Urban Design and Preservation (Bougart-Sharkov) – No update.
- e. History Collective (Herzog) – No update
- f. Arts & Culture (Vasquez) – Not present.
- g. Community Liaison (Vacant) – No update.
- h. Public Safety (Dakin/Berne) – Meeting about possible removal of "No Cruising" signs. Advocating that SLNC GB members join Echo Park Time Bank. Wants to work with the SL Chamber of Commerce on establishing silver dollar as local currency. Local food shed conversation. Chair requests that the Public Safety Committee agenda is sent out the governing board members.
- i. Governmental Affairs (Neuman) – Would like to work with all other interested sub-committees and board members on the Earth Day event.
- j. Budget & Finance (Crump) – See Treasurer's Report. Millar notes that they spent less than \$125 on candidates' forum.
- k. Youth & Families – Millar – No update.
- l. Transportation and Public Works (Millar) – Meeting next week. Will send agenda to the board via e-mail.

XI. Agenda Items for Next Meeting – Next SLNC GB meeting is April 6, 2011. Deadline for submission of agenda items is March 28, 2011.

XII. Announcements –

- a. Please note that we are accepting applications for Region 2 and Region 3 vacancies. The SLNC Board will hold an election for any applicants at the April 6, 2011 meeting. See board for more details.
- b. Thanks to George Flowers.

XIII. **Adjourn – Meeting adjourned at 10:05 p.m. – We adjourn the meeting in memory of Firefighter Allen and Roberto Carlos Sanchez.**

Proposed Community Care Facility Ordinance

City 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*.

On February 3rd, 2011 the United Neighborhoods Neighborhood Council Governing Board voted to SUPPORT the adoption of ordinance with the Planning Case No. CPC-2009-800-CA and CEQA identification of ENV-2009-801-ND, with the following conditions:

- >The number of bedrooms should be defined as per the Los Angeles County Assessor (we do NOT support the utilization of living rooms, dining rooms etc. as bedrooms.)
- > Garage conversions shall not be permitted to be utilized as habitable space
- > There shall be a distance criteria to avoid impacts on schools, churches and other sensitive uses. Our recommendation is a Conditional Use Permit (CUP) within 1,000 feet of sensitive uses.
- > Compatibility with existing adjacent uses shall be considered.
- > We support adding a requirement related to smoking in public and second-hand smoke, whereby such smoking shall not be permitted if it affects/can be detected by neighboring uses. (Second-hand smoke is a health hazard.)
- > There should be a sunset on existing, non-conforming, non-permitted uses of TWO years after the effective date of this ordinance.
- > There should be a process for community-initiated, neighborhood council-initiated, City Council-initiated and/or Planning Dept initiated nuisance abatement and revocation process.
- > In advance of the initial grant of any entitlement for a Community Care Facility, properties within 300 feet shall be noticed, as well as the applicable City Council office and Neighborhood Council, in order to

solicit comments prior to the Director's determination of public benefit.

> We specifically support the section of the proposed legislation that requires such uses, if not a licensed facility, to then have a single lease covering all occupants

> Importantly, there shall also be a distance criteria, as the current proposal states, of 300 feet between Community Care Facilities, to prevent over-saturation of such facilities in one neighborhood.

October 5, 2010 - MOTION

Community Care Facility Ordinance –. Upon motion by, seconded the Council approved the following resolution:

WLANC RESOLUTION RELATED TO THE CITY OF LOS ANGELES', DEPARTMENT OF PLANNING, RECOMMENDED COMMUNITY CARE FACILITY ORDINANCE -

Whereas the City of Los Angeles has determined that it is necessary to modify the Los Angeles Municipal Code's ("LAMC")'s existing definitions of *family* and *boarding/rooming houses*, and adding the definition of *single housekeeping unit*, as a way to provide effective tools for the City to enforce its zoning laws with respect to transient types of group homes operating in single family neighborhoods.

Whereas the City of Los Angeles has proposed 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 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.

Now Therefore Be It Resolved that the West L.A. Neighborhood Council supports the proposed Ordinance, provided that the following changes are incorporated:

- (1) There Can Be No Unlicensed Community Care Facilities - Part 1 of the proposed Ordinance shall be amended to clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.
- (2) Public Hearings Shall Be Required: The Ordinance shall be amended to require a public hearing before the City may make a determination relative to the "Public Benefit" test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a "ministerial process" that does not require a public hearing or letter of determination. We believe the fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed community care facility with seven or more residents is seeking to locate in the immediate area. Further, we believe that any investigation or evaluation of Public Benefit by the City would be inadequate without public notice and comment.

- (3) Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones – the proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.
- (4) No Grand-Fathering of Existing Facilities – It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.

West Of Westwood
Homeowners Association

October 6, 2010

Commission Secretariat
City Planning Commission
Los Angeles City Hall, Room 532
200 N. Spring Street
Los Angeles, CA 90012

VIA EMAIL: James.k.williams@lacity.org

RE: Community Care Facilities Ordinance - CASE NO CPC-2009-800-CA
CEQA ENV-2009-801-ND / COUNCIL FILE 07-3427

Dear President Roschen and Commission Members:

I am writing on behalf of the West of Westwood HOA representing approximately 1200 households in the Rancho Park area. Our board has reviewed the City Planning Department's proposed Community Care Facilities Ordinance and has voted to support the proposed ordinance with a request that the following six additions as recommended by the Pacific Palisades Community Council be considered by the City and incorporated into the final ordinance:

- (1) **There Can Be No Unlicensed Community Care Facilities** - Part 1 of the proposed Ordinance shall be amended to clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.
- (2) **Concentration**: Part 1 of the proposed Ordinance shall be amended to include a limit on over-concentration which states that all community care facilities must be located more than 300 feet from each other. Further, limits are necessary to address the City's own findings that the over-concentration of licensed and unlicensed facilities create problems with parking, noise and incompatibility with the character and quality of residential neighborhoods.
- (3) **Distance**: Part 1 of the proposed Ordinance shall be amended to include a distance requirement of 2,000 feet from community care facilities to schools, churches, temples and other places of religious worship. This amendment will bring the proposed Ordinance into conformance with findings by the City of Los Angeles at PLUM hearings and other venues.
- (4) **Public Hearings Shall Be Required**: The Ordinance shall be amended to require a public hearing before the City may make a determination relative to the "Public Benefit" test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a "ministerial process" that does not require a public hearing or letter of determination. We

West of Westwood Homeowners Association • P.O. Box 64496 • Los Angeles, CA , 90064
email: website: www.wowhoa.org
Phone: 310.475.2126 Fax: 310 474.3417

believe the fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed community care facility with seven or more residents is seeking to locate in the immediate area. Further, we believe that any investigation or evaluation of Public Benefit by the City would be inadequate without public notice and comment.

- (5) **Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones** – the proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.
- (6) **No Grand-Fathering of Existing Facilities** – It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.

We look to the City and Planning Commission to protect the integrity of the single family homes and duplexes and ensure that with a strong ordinance there will be the personnel to enforce it.

Thank you for your time and consideration in this matter.

Sincerely,

Terri Tippit, President

CC: Councilman Paul Koretz, CD 5
Alan Bell, Planning Dept.
Thomas Rothmann, Planning Dept.
Chris Koontz, CD 5 Planning Deputy
Jay Greenstein, CD 5 Chief Deputy
Barbara Kohn, PPRA
Chris Spitz, PPCC LU

Westside Regional Alliance of Councils

Bel Air Beverly Crest Neighborhood Council
Brentwood Community Council
Del Rey Neighborhood Council
Mar Vista Community Council
Pacific Palisades Community Council
Palms Neighborhood Council

South Robertson Neighborhoods Council
Neighborhood Council of Westchester-Playa
West LA Neighborhood Council
Westside Neighborhood Council
Westwood Community Council
Venice Neighborhood Council

February 7, 2011

VIA E-MAIL

Mayor Antonio Villaraigosa
Los Angeles City Councilmembers
Central Planning Commission
Attn: James K. Williams
200 N. Spring Street.
Los Angeles, CA 90012

RE: Council File No. 07-3427CPC: 2009-800-CA; ENV-2009-801-ND 'COMMUNITY CARE FACILITIES' Ordinance for Community Care Facilities in low-density residential zones

Dear Mayor, Councilmembers and Planning:

The Westside Regional Alliance of Councils (WRAC) was formed in 2008, and is made up of the twelve above referenced Neighborhood and Community Councils. The WRAC was formed to provide a forum for the discussion and review of issues of interest to the Westside of Los Angeles on a region-wide basis, and to be an advocate for its member councils in dealing with governmental and private entities on issues we collectively deem important to our region. Each member council designates a voting delegate to the WRAC, and those delegates make up the WRAC's governing Board.

The following motion has been adopted by the WRAC with a supermajority of nine members voting in favor, or substantially in favor of the below language:¹

WRAC CCF Ordinance Motion:

WRAC supports the City Council's CCF Ordinance and hereby urges that the Ordinance shall also:

(i) limit the concentration of facilities, (ii) require a public hearing for all applications directing that a public benefit must be demonstrated and/or where the applicant requests a reasonable accommodation, and (iii) provide an affirmative statement that no legal non-conforming use is created by the ordinance.²

¹ Please also note that the Venice Neighborhood Council postponed this issue indefinitely, and the South Robertson Neighborhood Council, and Westwood Community Council have not yet taken votes on this issue.

² Please also note that Pacific Palisades Community Council, Brentwood Community Council, Bel Air Beverly Crest Neighborhood Council, Westside Neighborhood Council, Mar Vista Community Council, Neighborhood Council of Westchester/Playa Del Rey and Del Rey Neighborhood Council further voted that the CCF Ordinance "restrict location near schools and other sensitive uses by 1,000 feet".

We feel that the issues addressed in this motion are not only of vital importance to the Westside, but also necessarily concern all of Los Angeles, which does not break down conveniently by district lines. As such, we would appreciate a formal response from each of you with respect to your positions on this issue. Please feel free to contact me at
with your thoughts.

Sincerely,

A handwritten signature in cursive script that reads "Mike R. Newhouse".

Mike Newhouse
Chair

Cc: WRAC Delegates and Alternates
Michael LoGrande, Director of Planning,
Alan Bell, Planning Dept.,

Westwood South of Santa Monica Blvd.
Homeowners Association
Incorporated November 8, 1971
P. O. Box 64213, Los Angeles, CA 90064-0213
www.westwoodsouth.org

October 6, 2010

Commission Secretariat
City Planning Commission
Los Angeles City Hall, Room 532
200 N. Spring Street
Los Angeles, CA 90012

VIA EMAIL: James.k.williams@lacity.org

RE: Community Care Facilities Ordinance - CASE NO CPC-2009-800-CA
CEQA ENV-2009-801-ND / COUNCIL FILE 07-3427

Dear President Roschen and Commission Members:

Our organization, Westwood South of Santa Monica Homeowners Association, has reviewed the City Planning Department's proposed Community Care Facilities Ordinance. At our Board of Director's meeting on October 5, 2010, our Board voted to support the proposed ordinance with a request that the following six additions as recommended by the Pacific Palisades Community Council be considered by the City and incorporated into the final ordinance:

- (a) Clarification that there can be absolutely no unlicensed community care facilities or "sober living" homes operating in low-zoned residential neighborhoods. Part 1 of the proposed Ordinance shall be amended to clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.
- (b) Community care facilities must be located 300 feet apart. Part 1 of the proposed Ordinance shall be amended to include a limit on over-concentration which states that all community care facilities must be located more than 300 feet from each other. Further, limits are necessary to address the City's own findings that the over-concentration of licensed and unlicensed facilities create problems with parking, noise and incompatibility with the character and quality of residential neighborhoods.
- (c) Community care facilities must be 2,000 feet from schools, churches, temples and other places of religious worship. This amendment will bring the proposed Ordinance into conformance with findings by the City of Los Angeles at PLUM hearings and other venues.

- (d) Public hearings shall be required before City may make a determination relative to the "Public Benefits" test. The Ordinance shall be amended to require a public hearing before the City may make a determination relative to the "Public Benefit" test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a "ministerial process" that does not require a public hearing or letter of determination. We believe the fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed community care facility with seven or more residents is seeking to locate in the immediate area. Further, we believe that any investigation or evaluation of Public Benefit by the City would be inadequate without public notice and comment.
- (e) There shall be no "grandfathering" in of existing community care facilities that are currently in existence but operating unlicensed or illegally licensed. It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.
- (f) Correctional or Penal Institutions, including group homes, are entirely prohibited from locating in residential zones – meaning that there is no chance for these operators to use the CUP process. The proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.

We look to the City and Planning Commission to promulgate regulations that will halt the operation of any group living situations that essentially convert single family homes and duplexes into boarding house living situations. Our neighborhoods are unable to absorb the negative impacts of such uses. Along with the adoption of a strong ordinance must come the provision of enforcement personnel to implement regulations as adopted.

Thank you for your consideration.

Sincerely,



Barbara Broide
President

CC: Councilman Paul Koretz, CD 5
Alan Bell, Planning Dept.
Thomas Rothmann, Planning Dept.
Chris Koontz, CD 5 Planning Deputy
Jay Greenstein, CD 5 Chief Deputy