



**To: Council District #11**  
**Fr: Jay Handal, Chairman**  
**Date: Oct. 24, 2010**  
**Re: Resolution - Support for regulation of licensed community care housing in low-density neighborhoods.**

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Resolution: BOD voted, unanimous, to approve a Resolution that supports the regulation of licensed community care housing facilities in low-density neighborhoods. A CUP shall be required for operation, which can be revoked if determined to be a public nuisance.

Facts and background:

1. The resolution allows for the continued operation of licensed community care facilities in R1 and R2 neighborhoods with a CUP, and for the continued operation of licensed facilities in multi-family neighborhoods without a CUP.
2. Some unlicensed facilities are not properly supervised, which results in quality-of-life issues (insufficient parking, criminal activity, public nuisance). Mar Vista has had problems with unlicensed care facilities concentrated in some neighborhoods.
3. Facilities have increased because of desperate owners sell houses to avoid foreclosures. Some facilities have bunkbeds and dozens of residents.
4. The community care facility industry opposes any type of regulation on principal, including simple ordinances to count and monitor them. The industry contributions campaign funds to local politicians and may have improper influence, and it also uses frivolous legal actions to delay needed and meaningful legislation.
5. R1 occupancy requires only one household per house, and households are defined as having a single lease and sharing of common areas and chores.

Findings and justifications:

1. 9 other NCs have passed resolutions that support greater regulation, including provisions against over-concentration and location near sensitive uses (churches, schools).
2. Operation is permitted as long as reasonable conditions are achieved.
3. Community care facilities for assisted care for senior citizens can be community assets, as can be other facilities, if managed properly to reduce impacts to the neighborhood. The CUP process will ensure that only properly managed licensed owners and facilities will operate in the neighborhood.

Submitted for your consideration,

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JHandal  
Jay Handal, Chairman