



Candy Rosales <candy.rosales@lacity.org>

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1 message

Sharon Gin <sharon.gin@lacity.org>
To: Candy Rosales <candy.rosales@lacity.org>

Tue, Apr 17, 2012 at 9:38 AM

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From: Nikki Alvarado <alvni1218@yahoo.com>

Date: Thu, Apr 12, 2012 at 7:16 PM

Subject:

To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>

Date:

Planning and Land Use Committee Members
Los Angeles City Hall
200 N. Spring Street, Rm 410

Re: Case No: CPC-2009-800-CA
CEQA: ENV-2009-801-ND
Council File No: 11-0262
Los Angeles, CA 90012
Community Care Facility Ordinance

Honorable Councilmembers Ed Reyes, Mitchel Englander, and Jose Huizar:

The safety, health, and wellbeing of many of the citizens within the entire city of Los Angeles have been compromised because of poorly written zoning codes and the needless delays in enacting legislation that would offer some protection.

No matter who the operator (i.e. parolee house owners, squatters, legitimate homeowners, sober living programs), the outcome is the same. These become a business and operators stand to gain financially. And with these large sums of money, they hire lobbyists and lawyers to protect their interests. No group is being targeting here; it is the illegal activity that is the concern and the associated negative impacts.

- Considering that the State early prisoner release program is under way, the issue of parolee/probationer housing is an urgent matter, one of Public Safety that must be dealt with immediately. Many group and sober living homes have upwards of 50% of the residents that are parolees/probationers. The LAPD has warned us that there is such an onslaught of these types of dangerous houses opening up that they are impossible to track or monitor. Many cities have ordinances that regulate parolee/probationer houses and so should the City of Los Angeles!

- Public benefits or “by right” determination violates the fundamental principles of fairness, due process, and shuts out public comment and review. Because of the significant impact that a large facility could have on the surrounding community, the ordinance must require these to first have a public hearing as well as zoning variance or conditional use permit.
- By taking advantage of vaguely written and outdated codes, illicit group house operators and unscrupulous landlords rent out to large number of tenants. The definitions of lease agreement and boarding house must be maintained. In this way safety officials have clearer guidelines and more effective enforcement tools.

I am not asking you to do anything more than other cities have done long ago. I am strongly urging you to approve a Community Care Facility Ordinance that regulates illegal group house and offers protection to all sides: communities as a whole, residents living within facilities, and city agencies/officials as well.

Thank You,

Nikki Alvarado
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Taezana, CA