

From: **stewart oscars** <stewart.oscars@gmail.com>

Date: Sun, Apr 3, 2011 at 5:18 AM

Subject: RE; PLUM Hearing on Community Care Facilities

To: councilmember.reyes@lacity.org, councilmember.krekorian@lacity.org, councilmember.huizar@lacity.org, michael.espinosa@lacity.org

April 3, 2011

Dear City Councilmembers Reyes, Krekorian, Huizer,

I support the proposed Community Care Facilities (CCF) Ordinance; CPC-2009-800-CA; ENV-2009-801-ND. This ordinance is a necessary reaction to the proliferation of unregulated group homes being established throughout Los Angeles in low density residential neighborhoods, like Venice, and problems that have surfaced.

Reasons for my support are:

- 1) The fact that the City of Los Angeles recognizes there are problems regulating the growth of group homes in low density residential areas is a strong statement. Existing problems include parking, noise, transient populations, loss of residential character, and over concentration of group homes in small geographical areas.
- 2) The City also recognizes its ordinances are lacking in attempts to control these problems and has proposed this new ordinance to help solve this dilemma. This is a laudable goal and would only affect group home that are being run illegally or being run to the detriment of a neighborhood.
- 3) **Speaking from personal experience, this ordinance is needed.** In our immediate neighborhood, we have three group homes within two blocks of each other; two of the homes have a common lot corner so there is little separation. There was a fourth home that has closed down. Problems resulting from this concentration are:
 - a) change of neighborhood character: the concentration of these homes has put more parking pressure on our area, changed the make-up of residents, and the size of the buildings is larger than the established neighborhood.
 - b) the fourth home that closed down housed clients that produced dangerous behavior. With the proposed ordinance, we residents will have more effective tools to help improve a similar situation.
- 4) The design of this ordinance is the result of a cooperative effort by a wide variety of private, public, and business partners on all sides of the issue. I believe we should respect and support the work done by the broad Los Angeles community.

Please support this CCF Ordinance.

Thank you,

Stewart Oscars
Venice, CA 90291

From: **Maggi Fajnor** <maggi4f@gmail.com>
Date: Sun, Apr 3, 2011 at 8:37 PM
Subject: Proposed Community Care Facilities Ordinance Council File No. CPC-2009-800-CA
To: Michael Espinosa <Michael.Espinosa@lacity.org>
Cc: Councilmember Edward Reyes <Ed.Reyes@lacity.org>, Paul Krekorian <Paul.Krekorian@lacity.org>, Jose Huizar <councilmember.huizar@lacity.org>, Councilmember Bernard Parks <councilmember.parks@lacity.org>

RE: Proposed Community Care Facilities Ordinance
Council File No. CPC-2009-800-CA
Attached are comments regarding the proposed Ordinance for PLUM consideration.
Please include in the file.

MAGGI

"The welfare of each of us is dependent fundamentally upon the welfare of all of us." Theodore Roosevelt

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MAGGI

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April 3, 2011

Planning and Land Use Management Committee
Board of Public Works Edward R. Roybal Hearing Room 350
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

RE: Proposed Community Care Facilities Ordinance
Council File No. CPC-2009-800-CA

Dear Planning and Land Use Management Committee:

I am writing to express my continued support, with some concerns, for the proposed Ordinance regulating Community Care Facilities and Boarding Houses and to respond to some of the questions raised at the PLUM hearing on March 29, 2011.

First, I would like to raise the following concerns:

The definitions should apply to all rented dwelling units/ properties. The proposed Ordinance provides and clarifies definitions of "*Family*," "*Boarding House*," and "*Single Housekeeping Unit*" to clarify and better enforce existing zoning laws.

The Standards provided by this proposed Ordinance must apply to all rental units addressed. Reasonable Standards are provided for uses determined to be public benefit and to locate in low density neighborhoods. These standards for specific facilities are defined in the new paragraph 10 to be added to Subsection A of Section 14.00 of the Los Angeles Municipal Code (page B-6). The requirement to meet these standards should be extended to include all facilities covered by this Ordinance including group homes, boarding or rooming houses, student housing, sober living facilities, parolee homes, licensed community care facilities, and other facilities with transient characteristics with seven or more residents. These standards are rooted in existing code and provide a standard measure and tool upon which to base for findings. Basically all these standards for residential quality of life require: (1) sufficient parking; (2) access to the facility without interfering with traffic; (3) noise levels that do not disturb adjacent residents; (4) maintenance of the existing residential character of the building; (5) security lighting that does not intrude on adjacent residential properties; (6) no disruption of the peaceful enjoyment of adjoining neighborhood properties; and (7) total occupancy that does not exceed two residents for every bedroom.

Issues of over-Concentration must be addressed. The Proposed Ordinance must limit the proximity of Boarding Homes and Licensed Community Care Facilities to within 300 feet of similar uses in order to protect the character of established residential neighborhoods. The over-concentration of these facilities changes the nature of the neighborhood and will ultimately defeat the purpose of integrating the facilities within a stable established community. A proximity limit on these facilities to other similar uses will accomplish the goal for transitioning the residents into society without relegating the residents to a dumping ground or destroying the fabric of a neighborhood resulting in neighborhoods becoming totally transformed by an over concentration of these houses.

Second, I would like to respond to some of the questions regarding student housing raised at the PLUM hearing on March 29, 2011.

Ideally, the ordinance would include definitions and define additional conditions specifically addressing student housing, including issues of boarding house and group home formats as well as problems caused by over-concentration and party houses. However, that is not the focus of this ordinance. This ordinance should not be held up to address these specifics. At the same time, for the same reasons, there is no reason for student housing to be specifically exempted from the

provisions of this ordinance. Poorly managed rental unit facilities, rooming houses and/or student group homes present as many problems as any other similar facility. In fact, they present additional problems of underage drinking, drug use and nighttime activities. Further, students, particularly under age residents, are just as vulnerable to exploitation as any of the protected classes identified in the ordinance. My neighborhood has been plagued with these problems for many years including instances of, but are not limited to the following:

- Late night noise disturbances requiring police or private security intervention
- Public urination and indecent exposure including sexual activity
- Public drunkenness and drug use
- Lack of compliance to community standards such as trash collection, dumping, and basic maintenance issues
- Increased crimes of opportunity
- Increased pest and feral animal infestation
- Increased automobile traffic and street parking
- Paving of entire yards and front yard parking

In the future, the provisions of the Ordinance should be modified to supplement and build upon existing laws and authority and could be structured so as to have little to no effect on owner-occupied homes who “take in a boarder or two.” While many facilities are well managed and successfully self-regulate, the need for regulation by the City has been documented through the multiple hearings and public comment submitted with evidence of the problems created. Such regulation can be an important step in providing communities the tools to protect the quality of life for everyone in our residential neighborhoods while providing for the rights of those needing varied housing opportunities and those who need to supplement their household income. It simply requires those who would run a business to do so responsibly and with respect for the community within which they operate.

In conclusion, the Ordinance proposed is a smart, well balanced approach in that it takes into account both the need for a variety of housing situations while maintaining the character of our residential neighborhoods.

Sincerely yours,

Maggi Fajnor

2631 Orchard Avenue
Los Angeles, CA 90007
maggi4F@gmail.com

Copy to:

Councilmember Ed Reyes, Chair, PLUM
Councilmember Paul Krekorian, PLUM
Councilmember Jose Huizar, PLUM
Councilmember Bernard Parks, Eighth Council District
Michael Espinosa, Legislative Assistant, PLUM

Judith Daniels <judi13@gmail.com>
To: patrice.lattimore@lacity.org

Mon, Apr 4, 2011 at 11:05 AM

Ms. Lattimore,

Attached is a 1-page letter from the Chatsworth Neighborhood Council concerning the Community Care Facilities Ordinance that is on the PLUM agenda for April 5.

Can you please enter it into the record for me or let me know if there is another way to accomplish that goal.

Thank you.

Judith Daniels

President

Chatsworth Neighborhood Council



CHATSWORTH NEIGHBORHOOD COUNCIL

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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

LANNYB1@aol.com <LANNYB1@aol.com>

Tue, Apr 5, 2011 at 12:21 AM

To: patrice.lattimore@lacity.org

Dear Plum Committee Member,

Please approve this proposed Community Care Facility ordinance as written.

Thank you,

Elaine Brown

Sunland, CA

Member of Sunland Tujunga Neighborhood Council Land Use Committee