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**FW: Community Care Facility Ordinance - Council File No. 11-0262**

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**John <[john@mackel.net](mailto:john@mackel.net)>**

**Sun, May 29, 2011 at 9:57 AM**

To: Michael.espinosa@lacity.org

Mr. Espinosa,

Please place this email previously sent to the City Council in the file on the above matter.

Best regards,

John Mackel

**From:** John [<mailto:john@mackel.net>]

**Sent:** Tuesday, May 24, 2011 10:28 AM

**To:** '[councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org)'; '[Jan.Perry@lacity.org](mailto:Jan.Perry@lacity.org)'; '[councilman.rosendahl@lacity.org](mailto:councilman.rosendahl@lacity.org)'; '[councilmember.smith@lacity.org](mailto:councilmember.smith@lacity.org)'; '[councilmember.garcetti@lacity.org](mailto:councilmember.garcetti@lacity.org)'; '[councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)'; '[paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)'; '[councilmember.hahn@lacity.org](mailto:councilmember.hahn@lacity.org)'; '[councilmember.Krekorian@lacity.org](mailto:councilmember.Krekorian@lacity.org)'; '[councilmember.zine@lacity.org](mailto:councilmember.zine@lacity.org)'; '[councilmember.Labonge@lacity.org](mailto:councilmember.Labonge@lacity.org)'; '[councilmember.cardenas@lacity.org](mailto:councilmember.cardenas@lacity.org)'; '[councilmember.alarcon@lacity.org](mailto:councilmember.alarcon@lacity.org)'; '[councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org)'

**Subject:** Community Care Facility Ordinance - Council File No. 11-0262

Dear City Council Members:

I am writing to request your strong support for the Community Care Facility Ordinance. I have experience on both sides of the issue.

For several years, I worked as a volunteer board member for a non-profit facility in a converted apartment complex near Downtown L.A. Also, I helped save another Hollywood facility in a converted apartment building from being lost by sale of the building to a condo developer. Additionally, I am familiar with another Mid-Wilshire facility in a converted apartment building that does wonderful work. In each of those cases, the facility was in a converted apartment building. In two of those cases, the converted apartment building was located directly adjacent to commercially zoned properties. While these are still not ideal locations, high-density residential zoning is far more compatible with the special impacts that these facilities create.

I have also personally experienced the impacts of a facility that moved into a single-family residential neighborhood of L.A. where I lived. Street parking soon became crowded with cars because the facility's driveway and garage were completely inadequate. There were significantly more people on the sidewalks. There were often new faces so it became difficult to identify residents, visitors or staff. The noise and activity level of the neighborhood substantially increased. The once peaceful and quiet residential character of the area was now similar to a high-density apartment area, perhaps worse though. In high-density residential, there is usually at least some parking on the property for residents and the turn-over of residents is not nearly as great.

Also, there can be some serious impacts from these facilities. The administrator of the facility I volunteered with near Downtown L.A. frequently needed to call the police to have them run off drug dealers looking to sell to the facility residents. In addition, property values have been documented to have plummeted in single family residential areas where multiple facilities are located. Until the City of Pomona passed its Ordinance, there were homeowners several years ago who could not sell their single-family homes, even though the market was still strong at the time because more than one facility was located within a block. Related to a work assignment, I personally interviewed top real estate agents in the area who confirmed that the proximity of a facility significantly devalued neighboring single-family homes, and that more than one facility in a block would make it very difficult to sell a home.

The current housing market is particularly fragile and probably will be for years. Generally, prices continue to come down and properties sit on the market longer, unless the owner needs to get out at a fire-sale price. We cannot afford to let these facilities take advantage of this situation to locate into single-family residential neighborhoods. These facilities will further devalue single-family homes at a time when any additional devaluation can be devastating to the financial wellbeing of the homeowner. Additionally, for those homeowners who do not want to sell, these facilities will usually diminish the quality of life of neighborhood single-family residents.

Please strongly support this ordinance.

Best regards,

John Mackel  
10316 Lorenzo Drive  
Los Angeles, CA 90064

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