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**Proposed Ordinance Regulating Community Care Facilities and Boarding Houses - For City Clerk's File**

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Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Wed, Jun 1, 2011 at 6:57 PM

To: Michael.Espinosa@lacity.org

Cc: Fran Vincent <[franvincent@dslextreme.com](mailto:franvincent@dslextreme.com)>

Dear Mr. Espinosa:

Please enter the letter below into the file for City Council Item # 11-0262 regarding the Proposed Ordinance Regulating Community Care Facilities.

Thank you,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)  
310 710 3220 mobile

May 31, 2011

Los Angeles City Council  
Los Angeles City Hall  
200 North Spring Street  
Los Angeles, CA 90012

VIA EMAIL

RE: Council File 11-0262 – Community Care Facilities Ordinance

Dear Councilmember:

L.A. Coalition for Neighborhoods represents residents in low density neighborhoods throughout the City from every council district. In an effort to save the City's low density zones from being totally destroyed by the infiltration of boarding houses, our organization, along with 33 Neighborhood Councils and/or Homeowners Associations supports the City's Proposed Ordinance regulating community care facilities and boarding houses. The explosion of the number of boarding houses in Los Angeles is caused by the serious decline in home property values. Many homeowners throughout the City find themselves unable to pay their mortgages or sell their properties and are therefore forced to lease. The leasing of dwellings in low density neighborhoods has become big business for boarding house operators who turn a single property into a transient lodging house much like a small hotel.

The City has a long held policy that encourages the existence of R1 and R2 zones. In support of this policy, established Los Angeles Municipal Code Sections 12.08 and 12.09 prohibit boarding houses in R1 and most R2 zones. To vote against the Ordinance is to declare war on these low density zones and to be willing to allow the City's R1 and R2 zones to be eradicated.

Thousands of boarding houses in Los Angeles are already destroying the City's low density zones by catering to transient lodgers. The City's legitimate purpose in limiting transient lodging to higher density zones is lawful and appropriate. The Ordinance's reliance on a single lease requirement provides a reliable means of determining that the residents are a single housekeeping unit, committed to living with one another, and more likely to be non-transient. To ensure that the Ordinance does not violate the federal and state Fair Housing Acts, as well as the Americans With Disabilities Act, it is critical that the Ordinance not single out any group for special treatment. Thus, the Ordinance's broad protection against all types of group living which caters to lodgers who are not committed to one another, is necessary. The City Attorney

and Planning Department have gone above and beyond to ensure that the Proposed Ordinance is completely legally defensible. Our organization has repeatedly provided each Councilmember with a detailed written explanation and thorough legal analysis referencing relevant and controlling case law which provides all the facts and supporting law that the Council needs to be confident that the Ordinance is warranted, thoughtful and lawful.

Finally, all sides of this issue have been fully explored by the Planning Department, City Attorney and PLUM. Therefore, we urge you to support the Proposed Ordinance and refer it to the City Attorney for final drafting at the hearing, Wednesday, June 1, 2011.

Sincerely,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

Please see LA Coalition for Neighborhoods' Petition at <http://www.ipetitions.com/petition/laneighborhoods/>

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