

From: **George Wolfberg** <g.wolfberg@verizon.net>

Date: Tue, Jan 29, 2013 at 11:36 AM

Subject: CITY COUNCIL WILL VOTE ON CCFO ON WEDNESDAY 1/30 10 AM

To: sealnbear@aol.com

Cc: june.lagmay@lacity.org, bill.rosendahl@lacity.org, paul.koretz@lacity.org, Bernard.C.Parks@lacity.org, garcetti@council.lacity.org, Jan.Perry@lacity.org, Councilmember.Huizar@lacity.org, Whitney.Blumenfeld@lacity.org, Chris.Koontz@lacity.org, SEALNBEAR@aol.com

I strongly agree with Dr. Alperin's reasoned comments and urge the Council to adopt this important ordinance to provide a modicum of protection for our residential neighborhoods.

George Wolfberg (speaking for myself)

Affiliations [Elected At-Large Representative, Pacific Palisades Community Council (Executive Committee, Bylaws Committee chair, member Land Use Committee, voting representative to WRAC Land Use Committee), President emeritus Santa Monica Canyon Civic Association]

From: sealnbear@aol.com [mailto:sealnbear@aol.com]

Sent: Monday, January 28, 2013 06:02 PM

To: june.lagmay@lacity.org <june.lagmay@lacity.org>; bill.rosendahl@lacity.org <bill.rosendahl@lacity.org>; paul.koretz@lacity.org <paul.koretz@lacity.org>; Bernard.C.Parks@lacity.org <Bernard.C.Parks@lacity.org>; garcetti@council.lacity.org <garcetti@council.lacity.org>; Jan.Perry@lacity.org <Jan.Perry@lacity.org>; Councilmember.Huizar@lacity.org <Councilmember.Huizar@lacity.org>; Whitney.Blumenfeld@lacity.org <Whitney.Blumenfeld@lacity.org>; Chris.Koontz@lacity.org <Chris.Koontz@lacity.org>; SEALNBEAR@aol.com <SEALNBEAR@aol.com>

Subject: FW: CITY COUNCIL WILL VOTE ON CCFO ON WEDNESDAY 1/30 10 AM

To the Honorable Bill Rosendahl, the Honorable Paul Koretz, the CD11 and CD5 staff, and to my neighbors:

This Wednesday, the full City Council will vote on the Community Care Facilities Ordinance (CCFO), an ordinance for which (after long consideration and observation of this issue for quite some time)

I now declare my wholehearted support.

The need to ensure safe and legal boarding homes and group homes is a very real one, but it is eclipsed by the need to ensure proper land use and infrastructure policy in our City. While I can speak only for myself, my years of grassroots involvement with land use and transportation planning has led me to conclude that the CCFO is good policy.

Much of the reason I have striven to establish mass transit and enhance liveability on commercial corridors and major thoroughfares is to create more affordable housing as well as to encourage cost-effective and affordable group living situations such as group homes and boarding homes. Still, some of these homes work well (when properly and closely monitored) in single family (R1) neighborhoods.

"Some" is not the same, however, as the overproliferation of group homes and boarding homes that are occurring in our City's R1-zoned neighborhoods. This leads to a thwarting of our land use, traffic, parking and infrastructure policies that allow liveability and sustainability in single-family neighborhoods that were never built or meant to be multi-family neighborhoods.

As with all good things, too much of it does not make things better, and that is what we are seeing in our City by too many individuals who do not care about monitoring or running a quality group or boarding home, and who do not care about City policy.

Unlike those behaving by the rules and who are successfully providing good places to live for those needing treatment, the irresponsible profiteers DO exist and DO need to abide by policies (such as the CCFO) that protect all responsible parties involved.

Two years ago, the Mar Vista Community Council (my neighborhood council) kept faith with all of its stakeholders in supporting a CCFO to ensure proper monitoring, quality, safety and concentration of group and boarding homes--more efforts are needed to have neighborhood councils work with the City and their constituents to protect both group home residents and their neighbors.

The CCFO allows us to proceed with this effort, but by no means ends this effort.

The CCFO allows a phase-in period of one year with a reduced or waived fee as part of a reasonable accommodation process. The reasonable accommodation process provides a reality check on unlicensed group homes as well as a potential concentration limit.

Reasonable individuals on both sides of this issue want a concentration limit, while unreasonable individuals care only about their profit and are willing to inappropriately and illegally use their homes at the expense of the neighborhood.

This is why the ordinance should be approved, to allow City Directors and Planners for these homes to observe them on the ZIMAS (City Planning) website and provide a meaningful enforcement marker. No Directors Determination will show up as an illegal group home, while a Directors Determination will delineate a legal group home serving the population it purports to serve.

The bottom line is that the LA Department of Building and Safety will be able to enforce existing group homes that opt to live and operate in harmony with their neighbors.

This can and will be a "win-win" for both sides of the issue, and I encourage both my neighbors and my political representatives to vote for a CCFO that will both preserve our neighborhood infrastructure, enforce proper safety and land use policy, and allow group and boarding homes who play by the rules to continue to operate as the good neighbors they strive to be.

Most Sincerely,

Kenneth S. Alpern, M.D.
3222 Military Avenue
Los Angeles, CA 90034

(more information exists below and in attachments for my friends and neighbors to peruse, if they so wish)

Date: Mon, 28 Jan 2013 06:11:09 -0800

From: constanceellen@sbcglobal.net

Subject: CITY COUNCIL WILL VOTE ON CCFO ON WEDNESDAY 1/30 10 AM

To: constanceellen@sbcglobal.net

FYI:

Hi Everyone --

The proposed Community Care Facilities Ordinance (Council File No. 11-0262) will be heard:

Date: Wednesday, January 30, 2013.

Time: 10:00 AM

Location: John Ferraro Council Chamber, Room 340, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

Recommendations for Council Action: See attached City Council Agenda, refer to pg. 12 B. Public Safety Committee Report.

REQUESTING YOUR SUPPORT:

Please attend the upcoming hearing or send representatives from your respective organizations. Forward your supporting Community Impact Statements and letters to the City

Clerk, june.lagmay@lacity.org

Contact (fax, phone or email) your Councilmember (and Councilmembers Perry, Garcetti, Huizar, Parks, Rosendahl, Alarcon, others) tomorrow and Tuesday. Urge them to vote to SUPPORT the CCFO, a balanced Ordinance that will:

- Clarify vague and outdated LAMC stipulations (dated 1956) and more clearly define boarding/rooming/parolee-probationer houses and their appropriate location. This is a Land Use issue and any effort to subvert long standing zoning practices must be resisted. Group houses are considered an incompatible use (multi-family or two-family dwellings) and prohibited in single or one-family dwelling zones.
- Not discriminate against those with disabilities. Other cities have much tighter group house regulations and their ordinances have not been deemed or considered discriminatory.
- Provide safety officials with clearer guidelines and tools for enforcement. There are no current or definitive laws on the books that clearly regulate or define boarding/rooming/parolee-probationer houses. Nuisance abatement is not an efficient or viable enforcement tool for an illegal land use – one that should not be allowed to begin with. Safeguard Public Safety! Illicit group housing arrangements have been the source of serious crimes such as murders, assaults, and arson. The number of parolees, probationers and released prisoners must be regulated.
- Offer housing opportunities for those in need in appropriately zoned areas. Also, there are LAMC provisions for housing options in residential zones.
- Protect those living in group housing arrangements from unspeakable abuse perpetrated by unscrupulous operators. The homeless, disabled and those in need deserve good quality, respectable and safe housing.
- Require further strengthening by amending the CCFO: to retain the need for a Conditional Use Permit and public hearing for Community Care Facilities in single or one-family dwelling zones; limit the number of parolees-probationers in multi-structure units; and to adopt Chief Beck's recommendations.

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Melrose Action

Founder
Melrose Action Neighborhood Watch - 5th year!
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(323) 208-2131

From: STEVE WALLACE [mailto:steve@medicool.com]

Sent: Monday, January 28, 2013 06:09 PM

To: sealnbear@aol.com <sealnbear@aol.com>

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Bernard.C.Parks@lacity.org <Bernard.C.Parks@lacity.org>; garcetti@council.lacity.org

<garcetti@council.lacity.org>; Jan.Perry@lacity.org <Jan.Perry@lacity.org>;

Councilmember.Huizar@lacity.org <Councilmember.Huizar@lacity.org>; Whitney.Blumenfeld@lacity.org

<Whitney.Blumenfeld@lacity.org>; Chris.Koontz@lacity.org <Chris.Koontz@lacity.org>

Subject: Re: FW: CITY COUNCIL WILL VOTE ON CCFO ON WEDNESDAY 1/30 10 AM

In several meeting with Mar Vista Stakeholders that I have been apart of, they also support a CCFO Ordinance.

Steve Wallace

On 1/28/2013 6:02 PM, sealnbear@aol.com wrote:

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Steve Wallace
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Medicool, Inc. / Isabel Cristina
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----- Forwarded message -----

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Best Regards,
George