



PACIFIC PALISADES COMMUNITY COUNCIL

March 20, 2012

via e mail and hand delivered

Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles California, 90012

Case No: CPC-2009-800-CA
CEQA: ENV-2009-801-ND
Council File No: 11-0262

RE: Support for the 09/13/11 Community Care Facilities Ordinance ("CCFO"); 3/8/12 Planning Report

Honorable Councilmembers Huizar, Englander and Reyes:

The Pacific Palisades Community Council ("PPCC") is one of WRAC's super majority voting members and many neighborhood stakeholders who have urged the City to enact a well-balanced CCFO. PPCC's objection is not to sober living homes but is to all boarding houses that cater to transient lodgers that destroy the nature of our single-family areas. Continuing problems reported in Pacific Palisades include constantly changing high occupancy tenancy, ambulance response, cars driving too fast, limited access due to excessive and illegal parking, and trash strewn in the streets.

PPCC supports the enactment of the 9/13/11 Ordinance. Relative to the 3/8/12 Planning Department Report, PPCC strongly advocates that:

1. A "Single Housekeeping Unit" continues to be defined using a "lease limit" standard and not common "markers" found in a variety of other municipal ordinances. A lease provides an objective measure of enforcement for the City of Los Angeles. Forcing inspectors to rely solely upon subjective, vague and easily falsified "markers"¹ does not provide a clear guideline to preclude Boarding/Rooming House businesses in low-density residential zones. If "markers" are to be included in any modified definition of the term "single housekeeping unit", PPCC supports their use only as additions to the existing definition.
2. A "Single Housekeeping Unit" continues to be defined with a "one lease" limit. A "one lease" distinction protects the residential and stable character of single-family neighborhoods by making clear that businesses and transient types of occupancy are not allowed. Boarding/Rooming Houses with renters under two or more leases are still permitted in R-3 and less restrictive zones.
3. The Parolee-Probationer Home definition is maintained. Sensible public policy demands that group homes serving three or more parolees or probationers be prevented in plain language from locating in low-density, single family communities and be allowed only in higher density zones pursuant to the conditional use process whereby conditions are imposed and notice to affective residents is required.

Respectfully,


Janet Turner, Chair
Pacific Palisades Community Council, 310-573-0382

¹ "Markers" proposed are: "the functional equivalent of a traditional family", "relatively permanent or non-transitory, "shared responsibility for household maintenance, chores and expenses, "interaction and shared activities, "joint use of common areas" and "members determined by residents as opposed to landlord or third party".

Date: 3/20/12

Submitted in PLUM Committee

Council File No: 11-0262

Item No.: 1

Deputy: Comm. from Public