

Date: 3/20/12
Submitted in PLUM Committee
Council File No: 11-0262
Item No.: 1
Deputy: Comm. from Public

March 19, 2012

Councilmember Ed Reyes, Chair
Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street, Room 410
Los Angeles, California 90012

Re: Community Care Facility Ordinance, Council File No: 11-0262
Case No: CPC-2009-800-CA, CEQA: ENV-2009-801-ND

As a member of a RA-1 community that has for years suffered a barrage of problems related to unregulated and unscrupulous, often fly-by-night, for-profit businesses in this industry, I urge PLUM to approve the Community Care Facility Ordinance version released on September 13, 2011. This version of the Ordinance provides relief long past due. Our rights as neighbors have been undermined by community care facilities that are organized on an Ad Hoc basis for profit and without regard for the rights of neighboring residents. The most important provisions include:

- o A limit of two people per bedroom; a bedroom must conform to Building and Safety standards (most sober living homes stuff in as many people as possible)
- o No boarding houses in single family residential zones (sober living, parolee, others)
- o Stringent parking and noise regulations (these are some of the worst aspects of the homes).

We know that our representatives in government have been under enormous pressure by the sober living lobby ever since the release of the September 13 revision. The industry has invested in an extensive campaign to dilute and delay the proposed ordinance. The suggested revisions just released by the Planning Department reflect the interests of this industry. Their proposals negate any protection the Ordinance provides neighbors and communities, such as:

- A provision to allow the facilities in all residential zones by right, without the need for public hearings and a variance, as is now required.
- Another to delay consideration of parolee provisions until a later time.
- Still another which would result in considerable watering down of the lease requirements.

Time is clearly of the essence as the state plans to release 9000 prisoners into Los Angeles County as a result of the budget crisis. PLUM is urged to approve the version of the proposed ordinance released on September 13, 2011 immediately. Thank you for your careful consideration of this urgent matter.

Sincerely,

E. Rabach, Ph.D.
Melody Acres Resident, Tarzana

cc. Councilman Jose Huizar
Councilman Mitchell Englander

Councilman Dennis P. Zine