



Tarzana Property Owners Association, Inc.

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March 13, 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

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

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

The Tarzana Property Owners Association strongly supports the concept of the Community Care Facility Ordinance. We feel the version of the ordinance released on September 13 of last year provided a fair and effective balance between the legitimate needs of community care facility occupants and the rights of neighboring residents. That version of the proposed ordinance contained a number of critically important provisions, including:

- o No boarding houses in single family residential zones (sober living, parolee, others)
- 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 Stringent parking and noise regulations (these are some of the worst aspects of the homes)

Since the release of the September 13 revision, the sober living lobby has mounted an extensive campaign to delay and emasculate the proposed ordinance. The results of their efforts are evident in the suggested revisions just released by the Planning Department. Among the onerous suggestions are:

- 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.


The current situation is about to take a much more serious turn for the worse as 9000 early release prisoners are about to descend on the residents of Los Angeles County. After the past four years of back and forth between the Planning Department, City Planning Commission, City Attorney's office, and PLUM, we urge an end to inaction on this important issue and a speedy approval by the PLUM of the version of the proposed ordinance released on September 13, 2011. We further urge that the ordinance be forwarded to the full City Council for expeditious adoption:

- Six months have elapsed since the City Attorney's office completed the final draft of the proposed ordinance.
- Several years have elapsed since the Planning Department and the City Planning Commission developed
- an effective and balanced ordinance.

- Illegal, unpermitted commercial boarding homes have proliferated throughout our single family residential communities, bringing crime, public drunkenness, exposure and sexual acts visible to neighbors, excessive noise, and clouds of cigarette smoke enveloping neighbors' properties.
- The sober living lobby has exerted near continuous effort to emasculate the critical provisions of the proposed ordinance
- It's time to provide our communities with protection from illegal group houses in our residential neighborhoods.
- Give the public safety and Building and Safety officials the tools needed for reasonable regulation and enforcement against illegal group homes and boarding houses.
- Provide effective mechanisms for legal establishment of needed Community Care facilities.

We strongly urge you to take immediate action and move this critical measure forward.

Sincerely,



David R. Garlinkle

President, Tarzana Property Owners Association

cc. Councilman Jose Huizar  
Councilman Mitchell Englander  
Councilman Dennis P. Zine

Letter also sent by U.S. Post Office