

Contact Information

Neighborhood Council: Studio City Neighborhood Council

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Date of NC Board Action: 06/20/2012

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Impact Information

Date: 06/27/2012

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 11-0262

Agenda Date:

Item Number:

Brief Summary:

Additional Information

SCNC BOARD

Jeffrey Carter
Ben Di Benedetto
Remy Kessler
Ben Neumann
Richard Niederberg
Lisa Sarkin
Lana Shackelford
Gail Steinberg
Ron Taylor
Pasha Vafae
Rita C. Villa
John T. Walker
Denise Welvang



BOARD MEETING DRAFT MINUTES

Wednesday,
June 20, 2012
Light Buffet 6:30pm
Meeting 7:00pm

at

CBS Studio Center, Building 8, MPR-3,
4024 Radford, Studio City CA, 91604

PRESIDENT

John T. Walker

VICE PRESIDENT

Lisa Sarkin

TREASURER

Remy Kessler

SECRETARY

Rita C. Villa

CORRESPONDING SECRETARY

Lana Shackelford

4024 Radford Ave.
Edit. Bldg. 2, Suite 6
Studio City, CA 91604
(818) 655-5400

www.studiocitync.org

The public is requested to fill out a "Comment Card" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board's subject matter jurisdiction will be heard during the Public Comment period. **Public comment is limited to two minutes per speaker, unless directed otherwise by the presiding officer of the Board.** The agenda is posted for public review at: Studio City Neighborhood Council website (www.studiocitync.org); as well as CBS Studio Center, Radford and Colfax gates; the Studio City Library, 12511 Moorpark St.; the Studio City Recreation Center, 12621 Rye Ave. and at Carpenter Community Charter School, 3909 Carpenter Avenue, Studio City, CA 91604. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator (213) 473-5391 or by e-mail to Thomas.Soong@lacity.org. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting, may be viewed at our website by clicking on the following link: www.studiocitync.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact office@studiocitync.org.

1. Call to Order & Roll Call. Jeffrey Carter – excused, Ben Di Benedetto – present; Pasha Vafae – present, Remy Kessler - present, Ben Neumann - present, Richard Niederberg - present, Lisa Sarkin - present, Lana Shackelford – will be late, Gail Steinberg – present, Ron Taylor – present, Rita Villa –present, John Walker – present, Denise Welvang – will be late. 9 voting members; 5 to pass a motion; 40 stakeholders present.
2. Approval of May 18, 2012 Board Minutes. Approved in the absence of objections.
3. Comments by the President. **John Walker** reported on the Artwalk ceremony took place last Thursday. He stated that the works are fantastic and the Artwalk is beautiful. He further stated that emails we have received as a result of the banners and other outreach efforts have shown an increased interest in the SCNC. He note that we will have a booth at the 4th of July celebration at CBS.
4. Public Comments on non-agenda items within the Board's jurisdiction [Pasha Vafae] **Helen Hatat** reminded everyone that there is an open house 12317 Ventura cowboy artist starts at 1 pm there will be free food. **Marilyn White-Sedel** stated that in regard to Colfax Meadows, on Woodbridge from Tujunga to Colfax and through-out Colfax Meadows, people are running the stop signs. She believes something should be done before children are hurt. **Rick Rabins**, president of the Village Gardeners, thanked the Board for all we do to make Studio City a beautiful place. He read a plaque that was presented from the Village Gardeners to the SCNC. **Mike Szymanski**, local editor of the Studio City Patch, announced a contest on the Patch involving businesses. The Studio City Patch has been honored for having the most accurate list of businesses on their site. A business listing is a free listing. There is a contest being run with North Hollywood to see who can get the most listings. He encouraged businesses to participate. The contest runs for the next month, July 7th though August 7th. **Barry Johnson** stated that all shoots require a permit based on information he received from Film LA. In January and February there were 4 or 5 shoots per week for about 8 weeks. Therefore, a moratorium was

implemented. He also stated that permitted shoots use only one side of the street for parking. Permits are required due to the impact of shoots on the neighborhood.

5. Responses to comments from the Board. **Ben Di Benedetto** said he would call SLO Mike Lewis and will follow up on the people ignoring the stop signs. **Lisa Sarkin** said she spoke to Film LA and unfortunately Barry Johnson was not given the correct information. No permit is required inside a personal residence when a shoot is done for no monetary value. **Gail Steinberg** said after the slurry was done in Colfax Meadows the lines to indicate stop signs were not replaced. **Ben Di Benedetto** said this is a problem all over the city
6. Update from Council District 2 by **Geoffrey Yazzetta**. In Geoffrey's absence **John Walker** read a report the office of Paul Krekoian. He reported that the plastic bag ban will not take effect immediately. The City Attorney will study it and the environmental review will be take about 4 months. CD2 has allocated \$250K to the bureau of street services to restore some of the services that have not been available due to budget cuts. **Barry Johnson** stated that the redistricting passed 13 to 2 in City Council today and it will be implemented in July.
7. Special Guest Speaker: **Jan Perry**, Candidate for Mayor. **John Walker** introduced the Councilwoman. **Jan Perry** said that she came to LA in 1974. She came out for her alumni association and went home and returned shortly thereafter. She attended USC and has made LA her home. Her father was a WW2 veteran. Her father ran for mayor in a city in Ohio. He was elected and became the first African American to be elected. Twenty years later her mother became mayor. Public service is in her background. In 1990, she started working at city hall. Later she ran for city council and won. She has brought over 9 thousand new jobs to the city. That raised tax revenue which has been used to hire police and fire department personnel. If the convention center is approved she believes that will result in more new jobs. She has worked to put housing where it makes sense. She understands the importance of single family neighborhoods. As a City, we need to live within our means. 4,000 employees have been laid off in the last few years. The Governor's proposal for pension reform handout will be on the table in the back of the room. That proposal includes a risk sharing plan for public sector pensions just like the private sector has. It calls for an increase in the retirement age. She believes that we need to stop the practice of spiking of pension benefits. We need to limit post retirement employment benefits, prohibit pension holidays and limit service credit purchases. She will advocate for that as Mayor. The City must address its structural deficit. That reduction will be, in large measure, based on pension reform. We are 15th in the attraction of conventions to this city. We need more convention business. The Microsoft conference was held in Los Angeles last year. We did not have enough hotel rooms for all those that came to that conference. The City lost revenue as a result. She also stated that we need to reduce DWP costs. She helped get the DWP bills to be redesigned. The DWP resists transparency. The Ratepayer Advocate is in place now and we look forward to his impartial analysis. We need parity between DWP employee salaries and other city employees' salaries. Rate setting should be a fair and open process. Her philosophy is "do no Harm." She stated that the government doesn't have ability to adapt quickly. She is happy that the redistricting worked out well for Studio City but she thinks that process stank. She is looking at the Community Care Facility Ordinance and the city council will look at it and pass what is legally defensible. She has worked with charter schools to get them locate in her area. She was pleased to see kids graduate from the medical magnet program in her area while looking at 10 acres of open space that was developed across the street from that school during her term in office. She wants to remove institutional barriers to forming charter schools. She wants parents to have choices. She believes schools should get a grade and wants opportunities expanded for middle schools, as well as elementary schools. She found free opportunities for children and seniors to get cultural experiences. She believes that every community has a cultural opportunity to share. She wants to make those opportunities known. She wants to find common ground. She wants to establish a realistic budget while working to create jobs and build public transportation for the next generation. **John Walker** then opened the floor to questions. **Barry Johnson** said he agreed with her position that the redistricting

process stank. He further stated that 40% of the City's budget will go to pensions by 2015. He asked her when she will say that anyone hired from here on will need to be on a 401k.

Response – it is past time. Each year is a struggle for the City to remain solvent. We needed to say that last year. She will fight for that –reduction of the pension liability. **Ron Taylor** said he did not get to read the density motion passed by City Council with respect to Hollywood. His concern is that this could happen in Studio City with the proposed Universal project we objected too. He stated that we don't have a subway system. He asked Jan Perry what her position is on high density residential development over subways as the subway system is not developed.

Response –Density is happening too fast. She has toured our area. She said housing must be balanced. People will not be out of cars 100% of the time. The busier you are the more inclined you are to use car. This area has a community feel. That level of density would impact our area and change our village feel. You can only effectively plan out about 10 years effectively. She understands why we fight for growth and she said that is appropriate. Once we lose the feel or our community we will not get it back. **Helen Hadat** asked "If you are elected what would be your first priority for Angelinos?" **Response** - roll back expenditures and balance the budget.

Pasha Vafaee said "You brought up the fact that art emersion programs she advocated were free but would she work to fund art emersion programs?" **Response** - She went to cultural institutions and asked them what they could do for free. She would work to find private sector funding for such programs. She is most familiar with k to 6 programs. If elected she would approach it more formally. We have consulates from 40 countries in LA. She would engage people to participate in activities offered by or through those consulates. **Mrs. Higgins** said Mitch Englander stated that 84 dispensaries were in his district and now there are none. She asked "How will you work out compassionate use availability and balance it with a business model? How will she get the will of the people in CA implemented within our city?" **Response** Her sister took pills at the end of her life to enhance her appetite. So she understands the need for compassionate use. However, public safety has been a problem in the area she has represented and these dispensaries were problematic. She wanted a distance and separation regulation to be implemented. She is invested in creating a policy that does not diminish the quality of people's lives. She does not know if we will ever get there. We will have to wait to see what the courts rule. She doesn't like the fact that she hasn't gotten the separation of these dispensaries from where people live. **Ben Di Benedetto** said the Controller has issued many audits but they are just sitting there. What would she do with them if she was mayor? **Response** An audit is a punch list. The mayor can take that work product and try to get things implemented such as in the area of fraud prevention. A mayor needs to take all the tools available and be realistic but take the initiative about short and long term changes. You may see a change in the redistricting process. We need to take the process out of the hands of the elected and their designees. **Barry Weisse** said the city council has refused to act on our sidewalk repair. The city is paying a San Francisco law firm to defend a lawsuit by the ADA. The ADA has suggested a settlement plan but city will not come to the table. He asked what She would do as Mayor about this situation.

Response She wants to establish a sidewalk repair district that would result in an assessment against property owners. It would require a 51% vote. We must find more efficient ways to manage the infrastructure issues. **Lisa Sarkin** said in every department there have been many department heads. She asked: "How could you fix the fact that department heads don't talk to each other. **Response**. She would like to consolidate departments and eliminate duplication. She wants to create an economic development department that can move more quickly to put more deliverables into the communities. However, being efficient takes time. She wants the city to be more proactive in getting people back to work. It has been hard for the managers of the city departments to work with downsized budgets. She feels that leadership must be honest.

Dianna Deville said that rather than widening the I-405 could you support a subway instead.

Response - She does not believe adding lanes on the 405 will work. There has been a cultural shift which she has seen since construction of the exposition line. People are getting tired of being on the freeway so now they are showing more interested in public transportation avenues. She is looking forward to the regional connectors. Light rail is the best form of permanent infrastructure. The **Scout Master** for the troop that worked with the Village Gardeners recognized members of her troop present for working with the Village Gardeners on the project in

Studio City. **John Walker** said Studio City has elected winners and he thanked Jan Perry for being here. He said our DWP rates include support of pensions what will she do about the use of DWP funds for general fund uses. **Response** – Realistically, as mayor she knows that there will be many people in the entrenched bureaucracy that will object to her disaggregation of the DWP rates. Shaping that policy will be a high priority for her. The power revenue transfer was withheld last year and that caused our bond rating to drop. She questioned a high level DWP manager who testified about this and he acknowledged he did not testify truthfully. She thanked the board, the stakeholders and the boy scouts. She said she was a scout herself and that was a good basis to learn how to serve the community. She wants to be our next mayor. She will continue to push beyond the envelope for people to be treated in a fair and equitable manner. She is sick of the politics of polarization. She hopes we will have her back to speak to speak to our stakeholders again.

Lana Shackelford joined the meeting now 10 here. 6 to pass a motion.

8. Treasurer's report by **Remy Kessler**. **Remy Kessler** reported that we sent almost all of our money. There is only \$104 dollars left. The Election expense allocation of \$4,000 which was encumbered has not been spent yet. He thanked Michelles for giving us our food at such a great discount. **John Walker** read the motion. **Barry Johnson** said he went to school with the Michelles and their restaurant is not even in Studio City but are still doing this for our community.

Motion: The Board of the Studio City Neighborhood Council has reviewed the May Bank Statements and the June Financial statements and hereby accepts and approves them.

Approved in the absence of objection.

9. Budget Committee Report by **Remy Kessler**. **Remy Kessler** reported on the proposed budget for the next fiscal year. Lana Shackelford said under outreach there is a category for neighborhood events other. She asked if other committees should have a budget allocation as well. **John Walker** explained why the budget is worded as it is. **Richard Niederberg** said he agrees with the way it is presented. **Ron Taylor** asked about the DONE codes. **Remy Kessler** explained why.

Motion: The Board of the Studio City Neighborhood Council approves and adopts the following budget (attached) for the 2012-2013 fiscal year (FYE 2013) in accordance with the SCNC Bylaws and within the guidelines set forth by the City of Los Angeles and the Department of Neighborhood Empowerment.

Vote 10:0:0. Motion carried.

10. **VANC** Report by **Arlene Samek**. **Arlene Samek** stated that there is no report as she did not attend the meeting and Denise Welvang was not able to be here tonight.
11. Transportation Report by **Ben De Benedetto**. **Ben De Benedetto** reported that there was a meeting and all members were present but no members of the public were present this time. He reported that there has been a delay in the completion of the current section of the Coldwater DWP project. They are asking the council office if there have been any traffic studies done on the impact of moving the construction further up north of Ventura. They also discussed the timing of the traffic signals at Ventura Blvd and Tujunga and at Tujunga and Moorpark. **John Walker** read the motion. **Barry Johnson** said this intersection has been patched every year for decades. It erodes within a couple of months. It costs 10s of thousands of dollars every time they patch it. We should spend on a long term solution not just put a band aid on it. **Joy Ann Sofia** said there is a problem with the timing of the Moorpark left turn signal at Laurel Canyon. She counted and

the signal had been set to where 7 cars went through on the green arrow and two more went through on the yellow. Now that bridge is done the timing has been adjusted and it has reduced the number of cars that can turn. **Richard Niederberg** said the signal at Radford and Ventura is worse than the one in our motion below. He also said that the Oakdale road is to be regraded. **Lisa Sarkin** said water comes from north east corner of Bakman and that is what causes the erosion at Moorpark and Ventura.

Motion: The Board of the Studio City Neighborhood Council requests that Street Services and Council District 2, Councilman Paul Krekorian, investigate and complete a permanent solution to the street erosion on the north side of Moorpark Street between Tujunga Avenue and Bakman Avenue caused by inadequate drainage.

Vote 10:0:0. Motion carried.

Ben De Benedetto reported that parking meters poles have been installed but there are no meter heads at 10730 Ventura Blvd. He also gave an update on permit parking at the dead end of IREDALE. They got their restricted parking. He said that is committee is also looking into what valley village did to get third lane of traffic north of 101 on Laurel Canyon during rush hour. We may want to see if they can do that south of the 101. He also reported that Barry Johnson asked about new signage and now the signs are keeping people from parking under the freeway on Tujunga. **Richard Niederberg** said bus stops may get in the way of the 3rd lane of traffic. They may want to move the bus stops off Laurel Canyon.

12. Government Affairs Committee Report by **Rita Villa**. **Rita Villa** asked that the public be allowed to speak before she gave her report and addressed the motion. **Barry Johnson** asked that we support the motion. He said you can't deny people the right to live in residential neighborhoods and this motion would not do that. **Mike Arnold** said that he is the executive director of homeless services. He said he believes ordinance eliminates shared housing. He gave an example. He said if it becomes illegal to share housing all disabled people will have to be in apartments. **Richard Niederberg** said he is on the board of Optimists Group Homes. He said that if other homes try to qualify to be located in residential neighborhoods in the same manner as the Optimists' group homes this would not be a problem. This ordinance covers issues from homelessness to housing for the disabled. You can protect the intention of the statute. **Autumn Elliott** – speaking on behalf of disability rights said she tried to send materials by email to the SCNC but that bounced back. She does not want the City to walk into another lawsuit. She does not want the City to take that path. She believes the ordinance harms people with disabilities. She does not think it addresses nuisances. She said the City doesn't need another ordinance. It should enforce the laws it already has or take other steps. **Lana Shackelford** said she has concern about putting too many people under one roof. The disabled can't be safely looked after in an emergency situation such as Katrina. **Lisa Sarkin** said not all of the homes that would be subject to this ordinance are for disabled people. Many sober living homes, boarding houses and others will be covered under this ordinance. **Lana Shackelford** asked Autumn Elliott why it would be discriminating. Would it be discriminating based on race, religion or gender? **Autumn Elliott** responded that it discriminates on the basis disability. She thinks that people with developmental disabilities would be adversely impacted.

Rita Villa then asked the board to refer to the explanation of the proposed ordinance, the report from the City Attorney in support of the ordinance and the power point presentation that had been provided to them in advance of the meeting. The power point presentation clearly demonstrates the reasons why this ordinance is needed. She responded to various questions from the board on the materials distributed. She stated that she has several members of her family that are developmentally disabled and explained that she has great concern for all those with disabilities of any sort. She indicated that she supports the motion. **John Walker** stated that he has extensive experience with individuals who are developmentally disabled and he would

not do anything to jeopardize their opportunity to live in single family neighborhoods. He expressed his support for the motion.

John Walker read the motion. **Vote: 5 yes; 3 no; 1 abstain. Motion carried**

Motion: The Board of the Studio City Neighborhood Council approves the submission of a Community Impact Statement with respect to Council File 11-0262 substantially in the form attached hereto:

Community Impact Statement:

The SCNC requests adoption of the CCFO attached to Report no. R11-0339 from the City Attorney dated September 13, 2011. However, **we request that the ordinance be revised to prohibit community care facilities serving 7 or more residents to be located in low density residential zones and to permit such facilities in higher density zones only after obtaining a conditional use permit subject to public hearings.**

Additional information:

We are concerned that the health and safety of our communities will remain at risk should the Planning Dept. report of March 8 be adopted. The enforcement mechanisms defined in the CA's report provide greater and much-needed protections to our neighborhoods. The CA's recommendations include clearer definitions and provide objective mechanisms that will allow for more effective enforcement and regulation. We urge you to reject certain of the recommendations and suggestions in the March 8 Planning Dept. document. We are specifically concerned about the following recommendations (underlined):

1. "...it (City Council) may wish to remove the lease limitation altogether and rely solely on "markers" in addition to precluding it from being a boarding/rooming house business..."
The option of "markers" listed, such as "relatively permanent or non-transitory" is subjective and very vague. Enforcement would be severely hampered. Clearer guidelines are required. The lease agreement designation solves enforcement challenges because it is simple, objective and explicit. ***The 2 or more lease stipulation is the key component that defines a sboarding/Rooming House Business and must be maintained.***

2. "Regulating licensed facilities of seven residents and over as public benefits."
Public benefits or "by right" determination violates the fundamental principles of fairness, due process, and shuts out public comment and review. ***Because of the significant impact that a large facility (as many as 100-200 residents) could have on the surrounding community, a Zoning Variance must be required as a means of regulation.***

3. "...the Department recommends that the City Council remove the parolee/probationer definition and conditional use from the proposed ordinance and resolve these issues at a later date."
Considering that the State early prisoner release program is under way, the issue of parolee/probationer housing is an urgent matter that must be dealt with immediately. Many group and sober living homes have upwards of 50% of the residents that are parolees/probationers. According to the LAPD there are many of these homes opening and they are currently impossible to track or monitor. Many cities have ordinances that regulate parolee/probationer houses. ***There is no viable explanation or justification for the removal of the parolee/probationer definition from the proposed ordinance.***

Passage of this ordinance will regulate group houses and community care facilities in a manner that will offer protection to the surrounding communities while safeguarding the residents within those facilities. The CCFO will balance the rights and needs of all of the City's constituents. It is not appropriate for the City to ignore its own zoning regulatory framework in order to permit CCF's to operate in single-family zoned areas. Many homeowners have made great sacrifices to buy a home in Los Angeles and they do not expect their own City and it City Council to destabilize their neighborhoods, to diminish their property values and/or to sacrifice the quality of their life with an ordinance designed to address the needs of those

who rely on CCF's for their housing. CCF's provide a valuable and much needed housing option.

However, that option cannot be exercised by severely compromising the quality of life of others. We urge the prompt adoption of the CCFO as defined in the City Attorney's September report. Thank you for your consideration.

13. Cultural Affairs Committee Report by **Richard Niederberg**. **Richard Niederberg** stated that his committee is not asking for any money at this time. They are supporting the July 4h event at CBS. Their next planned event is Luminarias.
14. Outreach Committee Report by **Lisa Cahan Davis**. **John Walker** read the report of the committee chair who could not attend the meeting tonight. **Barry Johnson** said it is a shame that none of our banners are located between Colfax and Whitsett. He would rather see the banners alternated with other advertisements. He also noted that the National Night Out event at the North Hollywood Park will be in CD 2 as a result of the redistricting.
15. Land Use Committee Report by **Lisa Sarkin**. **Lisa Sarkin** reported that although the SCNC diligently worked to on the application for the property at Colfax and Chiquita, the conditions were only listed as applicable to one of the three lots. DOT approved a driveway on the North East Corner of Chiquita and Colfax which is not where it was supposed to be located. She has spoken to the builder and the builder will comply with all other conditions except the facing of the house and location of driveway. At Walgreens Drug store the colored sidewalk was agreed to and so was the street furniture. Walgreens has been advised that they need to put up a million dollar bond to have the colored sidewalk. As that is not feasible, CD 2 is asking them to pay \$10,000 for beautification. **Lisa Sarkin** stated that with respect to medical marijuana dispensaries (MMDs) there has been a motion from Councilman Koretz which is just like our current ordinance. This will be at city council by next week. **Barry Johnson** said regarding Chiquita and Colfax house, he raised the issue of the location of the driveway where the forms were first being laid and was told to mind his own business.
16. By-Laws Committee Report by **Ron Taylor**. **Ron Taylor** said there will be a meeting regarding a bylaws amendment as to what is a full board given the number of active seats that are filled. They want us to adopt language to that effect. **Ron Taylor** further explained the motion was based on the suggestion of the city attorney. **John Walker** read the motion. **Vote 9:0:0 Motion Carried.**

Motion: The Board of the Studio City Neighborhood Council hereby strikes two uses of the word "regularly" from its definition of Residential Homeowner in Art. V Section 1 (B) of its Bylaws.

Revised text will be: Four (4) residential homeowners (including condominium owners). A Residential Homeowner shall be any person who is deemed by law to have an ownership interest in residential property located in Studio City and who regularly resides at such property. Owners of multi-unit residential buildings who regularly reside at that property are included within this definition.
17. Public Safety Committee Report by **Richard Adams**. In **Richard Adams** absence he asked that it be mentioned that the national night out will be held in two location.
18. Comments from Board Members on subject matters within the Board's jurisdiction. **Lisa Sarkin** asked if we could change from affirmation to another method for our election voting. **Rita C. Villa** asked about an email received from a stakeholder and **John Walker** advised that he had responded to her.
19. Adjournment. **Moved:** Ben Neumann; **Second:** Ron Taylor; **Unanimous.**



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in addition to precluding it from being a boarding/rooming house business..."

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Public benefits or "by right" determination violates the fundamental principles of fairness, due process, and shuts out public comment and review. ***Because of the significant impact that a large facility (as many as 100-200 residents) could have on the surrounding community, a Zoning Variance must be required as a means of regulation.***

3. "...the Department recommends that the City Council remove the parolee/probationer definition and conditional use from the proposed ordinance and resolve these issues at a later date."

Considering that the State early prisoner release program is under way, the issue of parolee/probationer housing is an urgent matter that must be dealt with immediately. Many group and sober living homes have upwards of 50% of the residents that are parolees/probationers. According to the LAPD there are many of these homes opening and they are currently impossible to track or monitor. Many cities have ordinances that regulate parolee/probationer houses. ***There is no viable explanation or justification for the removal of the parolee/probationer definition from the proposed ordinance.***

Passage of this ordinance will regulate group houses and community care facilities in a manner that will offer protection to the surrounding communities while safeguarding the residents within those facilities.

The CCFO will balance the rights and needs of all of the City's constituents. It is not appropriate for the City to ignore its own zoning regulatory framework in order to permit CCF's to operate in single-family zoned areas. Many homeowners have made great sacrifices to buy a home in Los Angeles and they do not expect their own City and its City Council to destabilize their neighborhoods, to diminish their property

values and/or to sacrifice the quality of their life with an ordinance designed to address the needs of those who rely on CCF's for their housing. CCF's provide a valuable and much needed housing option.

However, that option cannot be exercised by severely compromising the quality of life of others. We urge the prompt adoption of the CCFO as defined in the City Attorney's September report. Thank you for your consideration.