

Item 4

Andrew Halpern
514 Muskingum Avenue
Pacific Palisades, CA 90272

March 28, 2011

Councilmember Jose Huizar
Councilmember Paul Krekorian
Councilmember Ed Reyes
Planning and Land Use Management
City Hall
200 North Spring Street
Los Angeles, CA 90012

Date: 3-29-11
Submitted in PLUM Committee
Council File No: 11-0262
Item No.: 4
Deputy: public

RE: Proposed Ordinance Regulating Community Care Facilities and Boarding Houses
Case No. CPC-2009-800-CA

Dear PLUM Councilmembers:

I am submitting this letter as evidence of the effects of boarding homes that operate in single family dwellings in low density residential areas and urge you to support the City's Proposed Ordinance. Greenfield Lodge, a boarding house, operated by Michael Harmann, began operations in April 2010 in the single family dwelling next door to our home. There are currently 10 paying lodgers plus two live-in caretakers residing at the facility.

Since this boarding house moved in we have experienced the following for the first time in our neighborhood:

- A prowler entered our home
- Constantly changing tenants whom we will never know
- A tremendous increase in trash from 13 residents in a single family dwelling
- Rat infestation of our house, including the kitchen
- Our daughter was exposed to residents having sex in the leased property's backyard against our fence
- Multiple speeding cars daily
- Constant dog barking by unsupervised dog
- Increased automobile traffic and street parking
- Cigarette smoke in the front and backyards making adjacent yards unusable
- Late night noise disturbances requiring police intervention
- Significant increase in the number of animals living next door
- Weekly use of a strong smelling chemical making both the front and back yards unusable
- Foul language overheard by adjacent yards, including our children, and passersby on the streets

While in no way comprehensive, this is a partial list of specific incidents that have disrupted our neighborhood:

May 29, 2010 at 8:00 pm the following cars were parked on the street in front of our house and Greenfield Lodge:

6LJN600 – VW
5TBY002 – PT Cruiser
5XIT791 – Honda Civic
6JPY193 – KIA
4Y0G234 - Civic
17Y8533 - Motorcycle
6FPE591 – Infiniti
5FMP835 Discover

5/29/10 8:00 pm the front street walkway smelled of smoke. There were people hanging out watching TV in the garage which has been converted into a living space.

5/29/10 The smoke in the backyard was intolerable and the language was terrible – “Fuck” was heard repeatedly. I called the police 10:56 PM – to complain of noise and cigarette smoke in the backyard. I mentioned that we had young children that were trying to sleep and I mentioned the smoke levels required us to bring our dog inside. I gave them my name and phone number.

5/29/10 11:22 – lots of people in the backyard using strings of expletives including “Fucking” “Fucking turn it up!” “Fucking turn it off”.

5/29/10 - Midnight – The dog started barking and I went out to check if someone was on our property. I found the House Manager slamming doors and reparking all the cars in the street.

5/30/10 10:15 pm smoking again, smoke coming in my son’s bedroom. A lot of people in the backyard being very loud.

6/9/10 I came home at 9:00 am to the little dog on the sidewalk in front of our house, running around rapping and growling at him. I tried to get the dog back into the house and it went in the garage door. This dog sometimes defecates on our pathway.

6/12/10 The cigarette smoke in the backyard in the evening was unbearable.

6/16/10, 4:00 pm terrible cigarette smell in the backyard, making it unusable. A dog on their property has been barking for hours.

6/19/10 7:50 am a terrible cigarette smell emanating from the property, making the backyard unusable.

7/22/10 – I followed a Toyota Prius traveling up Temescal from PCH in excess of 60 MPH, to where it parked at the boarding house. The Prius ran three stop signs at excess of 40 MPH through the neighborhood.

Late July 2010 – our daughter was playing in the backyard with the dog when she heard a couple at the boarding house having sex against our backyard fence.

8/16/10 – Rat infestation begins. They are everywhere, even the kitchen.

8/16/10 The boarding house is pumping chemicals on the street. Our daughter heard residents using foul language in the backyard.

August 2010 – a Porsche belonging to a boarding house resident was parked on the sidewalk in front of the property.

August 2010 Every week there is an ammonia smell emanating from the boarding house as if they are cleaning something industrial.

8/31/10 Our daughter couldn't use backyard because of smoke.

9/2/10 11:30 pm car towed from in front of the boarding house – light shined into neighbor's house.

9/2/10 Our daughter was alone in the house for 10 minutes when a prowler entered just after our cars had left the driveway.

September 2010 – My wife was getting out of our car in the driveway when two young women passed by. She heard one of the women urgently talking into a cell phone saying that a woman was missing and that she and the woman she was with were searching the neighborhood for her. She cautioned whomever she was speaking with not to tell the house manager that the woman was missing.

September 2010 – There were two cars parked parallel to one another in front of the boarding house. One car was on the sidewalk, blocking all foot traffic and the other was in the street blocking access to the garage. There were several young men washing four cars in the street and on the sidewalk.

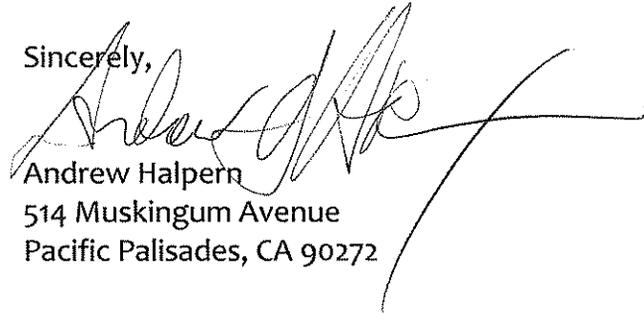
September 2010 – There are bicycles attached to the front gates of the house and wet towels draped over the front of the building like a frat house.

September 2010 – There was a sudden influx of numerous cars with Connecticut license plates parked in front of and along the streets adjacent to the boarding house. Among the

ten or so new cars to the neighborhood, there were three Connecticut license plates:
327XUR, 571UTP, and 355 XWN.

Since then the constant stream of different people moving in and out weekly and their corresponding cars has dramatically changed the nature of our neighborhood and how we feel about our home. I urge you to support the City's Proposed Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Halpern", with a long, sweeping horizontal stroke extending to the right.

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