

April 14th, 2012

To: Honorable Councilmembers Ed Reyes, Mitchel Englander, and Jose Huizar

Re: Council File No. 11-0262 Community Care Facility Ordinance

Community care facilities (elder/child/adult day care, residential group homes) that serve 7 or more clients in low-density residential areas (RA, R1 and R2) are obtrusive, detrimental and unfair to current residents. It is critical that any Community Care Facility Ordinance NOT allow such facilities into any zone "by right". It is imperative the proposed ordinance require facilities for 7+ to have a public hearing and acquire a zoning variance if they intend to be in an RA R1 or R2 zone. The General Plan creates separate and distinct zones each with their own unique character, usage, and nature. Business enterprises that operate day programs or residential care for 7 or more clients do not comply with RA, R1 or R2 cultures and are best located in multifamily or commercial zones.

Currently, there are multiple RA1 neighborhoods that are fighting to preserve their low-density neighborhoods against large community care facilities that destroy the surrounding properties' residential character, quiet enjoyment, and property value. In the Northridge South area, 75 homeowners in the semi-rural RA1 neighborhood are passionately opposing an adult day care that is requesting a zoning variance to expand their number of clients to 36. The homeowners of the neighborhood have expressed overwhelming opposition to the expansion in neighborhood council and zoning administration hearings, letters to hearing officials, and signatures on a petition. In the Tarzana area, hundreds of homeowners in the two RA1 neighborhoods surrounding the Calvert Street site purchased by a potential developer of a 157-bed eldercare recently won their South Valley Area Planning Commission hearing. In the Woodland Hills' RA1 neighborhood of Walnut Acres, hundreds of homeowners awaiting the zoning administration hearing results regarding their opposition to a proposal for a 76-bed eldercare in their single family neighborhood. Homeowners in low-density residential areas understand the adverse impact that large community care facilities have in such zones. It is critical for any Community Care Facilities Ordinance to maintain the current Los Angeles Municipal Code requirement for a public hearing and zoning variance for large facilities in R1 and R2 zones.

Sincerely,

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