

Date: February 3, 2012

Los Angeles City Council Members et al  
Case No: CPC-2009-800-CA  
Los Angeles City Hall  
200 N. Spring Street, Room 410  
Los Angeles, California 90012

CEQA: ENV-2009-801-ND  
Council File No: 11-0262  
Re: **Community Care Facility Ordinance**

Honorable Councilmembers,

Amy Brothers, Deputy City Attorney completed the final draft of the proposed Community Care Facility Ordinance, September 13, 2011. Four months have now elapsed! It appears that the passage of this long awaited legislation has been needlessly stalled and stonewalled. Communities across the entire City of Los Angeles are anxiously awaiting the enactment of this ordinance that is long overdue. Residents within the community of Old Granada Hills have spent more than four years battling illegal group houses in our residential neighborhoods. Surprisingly, LAPD officials recently informed the community that there are currently 45 boarding houses operating within Devonshire Division. Virtually all of these are operating illegally and will continue to do so because of our outdated and vague zoning codes. Safety and enforcement officials are also looking forward to the enactment of the CCFO as well. On multiple occasions they have stated "without this ordinance, we simply cannot help you. The current laws are so vague and contradictory that any kind enforcement is nearly impossible".

How much longer must we endure the non-stop threats to our safety and wellbeing?

How much longer will these illegally operating group houses be allowed to decimate our communities, while year after year, the city of Los Angeles continues to delay the passage of this ordinance?

Other nearby municipalities have ordinances in place that protect their citizens. Don't the citizens of the City of Los Angeles deserve the same? Serious threats are facing the residents of this city. We need this ordinance! Without it we are left completely unprotected. Therefore, Councilmember Reyes, I strongly urge you to take immediate action and move this critical measure forward so that it will be passed and enacted.

Sincerely,

Anita Goldbaum  
16113 Malden Street  
North Hills, California 91343



Candy Rosales <candy.rosales@lacity.org>

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Fwd: Fw: Fwd: PPRAre cc ordinance/CPC-2009-800-CA

1 message

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Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:17 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 2:05 PM

Subject: Fw: Fwd: PPRAre cc ordinance/CPC-2009-800-CA

To: [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl

President

LA Coalition for Neighborhoods

[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

From: [barbara.kohn](mailto:barbara.kohn)

**Sent:** Monday, February 21, 2011 2:39 PM

**To:** [rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)

**Cc:** [ppfriends3@hotmail.com](mailto:ppfriends3@hotmail.com)

**Subject:** Fwd: PPRAre cc ordinance/CPC-2009-800-CA

Subsequently sent to Amy Brothers...

bk

-----Original Message-----

From: bbkohn <[bbkohn@aol.com](mailto:bbkohn@aol.com)>

To: Planning <[Planning@lacity.org](mailto:Planning@lacity.org)>

Cc: alan.bell <[alan.bell@lacity.org](mailto:alan.bell@lacity.org)>; linn.wyatt <[linn.wyatt@lacity.org](mailto:linn.wyatt@lacity.org)>; thomas.rothmann <[thomas.](mailto:thomas.)

[rothmann@lacity.org](mailto:rothmann@lacity.org)>; councilmember.rosendahl <[councilmember.rosendahl@lacity.org](mailto:councilmember.rosendahl@lacity.org)>; paul.backstrom <[paul.backstrom@lacity.org](mailto:paul.backstrom@lacity.org)>; norman.kulla <[norman.kulla@lacity.org](mailto:norman.kulla@lacity.org)>; councilmember.smith <[councilmember.smith@lacity.org](mailto:councilmember.smith@lacity.org)>; ppfriends3 <[ppfriends3@hotmail.com](mailto:ppfriends3@hotmail.com)>; barbara <[barbara@kohn.com](mailto:barbara@kohn.com)>; infor <[infor@pprainc.org](mailto:infor@pprainc.org)>; pacpali <[pacpali@aol.com](mailto:pacpali@aol.com)>

Sent: Wed, Oct 6, 2010 11:44 am

Subject: PPRAre cc ordinance/CPC-2009-800-CA

PACIFIC PALISADES RESIDENTS ASSOCIATION

PO Box 617

Pacific Palisades, CA 90272

[info@pprainc.org](mailto:info@pprainc.org)

October 6, 2010

Commission Secretariat  
City Planning Commission  
Los Angeles City Hall, Room 532  
200 N. Spring Street  
Los Angeles, CA 90012

RE: WRITTEN COMMUNICATION REGARDING PROPOSED ORDINANCE  
CASE NO CPC-2009-800-CA  
CEQA ENV-2009-801-ND  
COUNCIL FILE 07-3427

Dear Commission Secretariat:

Pacific Palisades Residents Association, incorporated 1958, is a community wide non-profit all volunteer organization dedicated to the preservation of residential neighborhoods and coastal and mountain resources in the City of Los Angeles.

Pacific Palisades Residents Association (PPRA) endorses the resolution submitted by Pacific Palisades Community Council (PPCC) on September 23, 2010 concerning the proposed Community Care Ordinance.

Along with PPCC, PPRA applauds the City Planning Commission's efforts to address this city-wide issue in this recently Proposed Ordinance regulating these businesses. We concur with PPCC that six (6) changes are needed, as listed in the attached PPCC resolution. PPRA believes that it is essential that each one of these changes be incorporated in the proposed Ordinance. We urge the inclusion of the six changes.

Please add this motion to your public comments and the record.  
Thank you for your consideration.

Sincerely,

Barbara Kohn  
President  
PPRA

CC: Councilman Bill Rosendahl  
Councilman Greig Smith  
Alan Bell  
Linn Wyatt  
Thomas Rothmann  
Norman Kulla  
Paul Backstrom  
Pacific Palisades Community Council

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Motion\_-\_Community\_Care\_Ordinance\_-\_9-23-10.doc  
70K

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## September 23, 2010 - MOTION

Community Care Facility Ordinance – Chris Spitz and Jennifer Malaret. Upon motion by Richard Cohen, seconded by Jack Allen the Council approved the following resolution:

### PACIFIC PALISADES COMMUNITY COUNCIL RESOLUTION RELATED TO THE CITY OF LOS ANGELES', DEPARTMENT OF PLANNING, RECOMMENDED COMMUNITY CARE FACILITY ORDINANCE -

Whereas the City of Los Angeles has determined that it is necessary to modify the Los Angeles Municipal Code's ("LAMC")'s existing definitions of *family* and *boarding/rooming houses*, and adding the definition of *single housekeeping unit*, as a way to provide effective tools for the City to enforce its zoning laws with respect to transient types of group homes operating in single family neighborhoods.

Whereas the City of Los Angeles has proposed amending Sections 12.03, 12.05, 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09.1, 12.09.5, 12.10, 12.12, 12.12.2, 12.21, 12.22, 12.24, and 14.00 of the LAMC to add definitions of *Community Care Facility*, *Residential Care Facility for the Elderly*, and *Alcoholism or Drug Abuse Recovery or Treatment Facility* to the LAMC to bring it into conformance with the California Community Care Facilities Act. As mandated by State law, the ordinance permits these State licensed facilities with six or fewer residents in any zone that permits single-family homes. It also permits those with seven or more residents as public benefits, requiring performance standards. The proposed ordinance also amends the definitions of *Boarding or Rooming House* and *Family* to provide clear guidelines for the appropriate enforcement of boarding homes with transient characteristics and prohibits *Boarding or Rooming Houses* in one-family dwellings zoned RD. Lastly, it adds a definition for *Correctional or Penal Institution* to ensure that group homes for parolees are classified as conditional uses.

Whereas the Pacific Palisades Community Council is desirous of protecting the established character of it's low-density residential neighborhoods and preventing the location of group homes in SFR's within R1, RD1.5, R2 and RD zoned areas.

Now Therefore Be It Resolved that the Pacific Palisades Community Council supports the proposed Ordinance, provided that the following changes are incorporated:

- (1) There Can Be No Unlicensed Community Care Facilities - Part 1 of the proposed Ordinance shall be amended to clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.
- (2) Concentration: Part 1 of the proposed Ordinance shall be amended to include a limit on over-concentration which states that all community care facilities must be located more than 300 feet from each other. Further, limits are necessary to address the City's own findings that the over-concentration of licensed and unlicensed facilities create problems with

parking, noise and incompatibility with the character and quality of residential neighborhoods.

- (3) Distance: Part 1 of the proposed Ordinance shall be amended to include a distance requirement of 2,000 feet from community care facilities to schools, churches, temples and other places of religious worship. This amendment will bring the proposed Ordinance into conformance with findings by the City of Los Angeles at PLUM hearings and other venues.
- (4) Public Hearings Shall Be Required: The Ordinance shall be amended to require a public hearing before the City may make a determination relative to the “Public Benefit” test and performance standards for licensed facilities of seven or more residents. As written, the proposed Ordinance utilizes a “ministerial process” that does not require a public hearing or letter of determination. We believe the fundamental principles of fairness and due process require that the City provide impacted communities the opportunity to be heard when a licensed community care facility with seven or more residents is seeking to locate in the immediate area. Further, we believe that any investigation or evaluation of Public Benefit by the City would be inadequate without public notice and comment.
- (5) Correctional or Penal Institutions Are Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones – the proposed Ordinance shall be amended to prohibit Correctional or Penal Institutions in R1, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit or otherwise.
- (6) No Grand-Fathering of Existing Facilities – It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that protect the character of established residential neighborhoods.



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Case No. 11-0262

1 message

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Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:17 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 2:03 PM

Subject: Case No. 11-0262

To: [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl

President

LA Coalition for Neighborhoods

[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

From: [carmltadur@aol.com](mailto:carmltadur@aol.com)

Sent: Monday, February 28, 2011 7:11 AM

To: [rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)

Subject: community care licensing

Hi Rebecca,

Thank you for all of your hard work.

The experiences that we have had since the very obvious board and care facilities have moved into our immediate (one block north of us) neighborhood: trash strewn about in the immediate area of the facility where we walk and our children ride their bikes, groups of men sitting outside smoking cigarettes to the point we cross the street because the air is so thick with smoke, dilapidated looking vehicles that usually sit and create an eyesore, people working on those vehicles in the street, when the vehicles are eventually moved - left behind are awful oil stains on the street, sidewalk and their driveway, two of the residents regularly ride their motorized wheelchairs in the middle of the street - thus creating a potential hazard (motorized wheel chair vs.

motor vehicle) for those of us coming out of our driveways - there have been several occasions wherein I have had to apply the brakes with force to prevent colliding with a wheelchair whizzing by that one really cannot see (the wheel chairs don't even has as much visibility as a person on a bicycle).

Thank you for the opportunity,

Carla Cavalier Bowdoin  
213-247-0577  
5328 Brynhurst Avenue  
Los Angeles, CA 90043

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Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Fw: North Area Neighborhood Development Council (NANDC)- Have discussed the proposed Ordinance (Regulating Community Care Facilities and Boarding Houses)

1 message

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Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:17 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 2:00 PM

Subject: Fw: North Area Neighborhood Development Council (NANDC)- Have discussed the proposed Ordinance (Regulating Community Care Facilities and Boarding Houses)

To: [Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl

President

LA Coalition for Neighborhoods

[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

**From:** [Rosie Klein](#)

**Sent:** Tuesday, March 08, 2011 3:20 PM

**To:** [Rebecca Lobl](#)

**Cc:** [rogups@gmail.com](mailto:rogups@gmail.com) ; [shawnsimons](#)

**Subject:** North Area Neighborhood Development Council (NANDC)- Have discussed the proposed Ordinance (Regulating Community Care Facilities and Boarding Houses)

Hello Rebecca,

The North Area Neighborhood Development Council (NANDC) discussed the proposed Ordinance (Regulating Community Care Facilities and Boarding Houses) at their last meeting on March 3, 2011. I have attached NANDC's letter of support, in response to your request below.

From: "Rebecca Lobl" <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: March 5, 2011 2:22:24 PM PST

To: "Shawn Simons" <[shawnsimons@sbcglobal.net](mailto:shawnsimons@sbcglobal.net)>

Cc: "Fran Vincent" <[franvincent@dslextrreme.com](mailto:franvincent@dslextrreme.com)>

Subject: Proposed Ordinance Regulating Community Care Facilities and Boarding Houses - Empowerment Congress North Area

Dear Empowerment Congress North Area Neighborhood Development Council:

Our non-profit organization, LA Coalition for Neighborhoods, has met with Councilmember Parks' Economic Development Deputy, Dennis Rodriguez, and will be meeting with Councilmember Perry's Senior Deputy, Marie Rumsey, next week regarding the City's Proposed Ordinance regulating Community Care Facilities and Boarding Houses. Dennis referred us to you to ask for your input.

We need your help and would very much appreciate the opportunity to speak with your board and/or land use committee regarding this important Ordinance which has been proposed by the City Planning Department. This Ordinance would strengthen the City's current zoning laws in order to protect low density zones from being overrun by boarding homes. We believe that it is a smart, balanced and thoughtful approach to maintaining the City's low density neighborhoods while also supporting the de-institutionalization of persons with disabilities. For more information regarding the Proposed Ordinance please visit our website at [www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org).

The Ordinance has been heard by the City Planning Commission and is now headed to the City's Planning and Land Use Management (PLUM) committee and will then be considered by the City Council. We have been meeting with Neighborhood Councils all over the City to explain the effects of the Ordinance, its necessity and ways in which we believe it should be strengthened. Many of the Neighborhood Councils that we have met with have written letters to their Councilmembers expressing their support for the Ordinance. The following is a list of some of the Neighborhood Councils and Homeowners Associations that support the Proposed Ordinance, with certain reservations. We urge you to join the other Neighborhood Councils and write a letter to PLUM and your Councilmember expressing your support for the Ordinance.

Bel Air-Beverly Crest Neighborhood Council  
Chatsworth Neighborhood Council  
Coastal San Pedro Neighborhood Council  
Empowerment Congress West Area Neighborhood Development Council  
Encino Neighborhood Council  
Granada Hills North Neighborhood Council  
Harbor Gateway North Neighborhood Council  
La Brea Willoughby Coalition  
Mar Vista Community Council  
Neighborhood Council of Westchester/Playa  
Northridge East Neighborhood Council  
Northwest San Pedro Neighborhood Council  
Old Granada Hills Residents Group  
Pacific Palisades Community Council  
Pacific Palisades Residents Association  
Palms Neighborhood Council  
Reseda Neighborhood Council  
Silver Lake Neighborhood Council  
Sunland-Tujunga Neighborhood Council  
United Neighborhoods Neighborhood Council  
West Los Angeles Neighborhood Council  
West of Westwood Homeowners Association  
Westside Neighborhood Council  
Westside Regional Alliance of Councils  
Westwood South of Santa Monica Blvd. Homeowners Association

We are very interested in speaking with your board and/or land use committee in order to help explain the issues involved. We look forward to hearing from you and hope that you will be able to include us in your upcoming agenda. Thank you for your support and helping to maintain the City's low density residential neighborhoods.

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)  
310 710 3220 mobile

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Sincerely,

Rosie Klein  
Executive Assistant

GFO Companies & Stuhlo  
510 W. 6th Street #922  
Los Angeles, CA 90014

P: 323.574.5677

F: 323.731.0701

Rosie@STUHO.com

[www.stuho.com](http://www.stuho.com)



NANDC Letter of support (CPC-2009-800-CA - Community Care Ordinance).doc  
41K

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**Shawn Simons**, President  
**Rohan Gupta**, Vice President  
**Samantha Foley**, Secretary  
**Jill Remelski**, Treasurer

**Committees:**

Jill Remelski, Budget & Finance  
Rohan Gupta, Planning & Land Use  
Leslie Evans, Public Safety  
Eddie North-Hager, Outreach  
Al Foster, Youth/Senior  
Gabriela Garcia, Block Clubs &  
Beautification  
Shawn Simons, Economic Development

**EMPOWERMENT  
CONGRESS NORTH AREA  
NEIGHBORHOOD  
DEVELOPMENT COUNCIL**



**PO Box 7536  
Los Angeles, CA 90007  
[Sam.R.Foley@gmail.com](mailto:Sam.R.Foley@gmail.com)  
[www.nandc.org](http://www.nandc.org)**

**Area Representatives:**

Leslie Evans, Area 1  
Josyel Castellon, Area 1  
Ana Carrion, Area 2  
VACANT, Area 2  
Al Foster, Area 3  
Ashley Ramos, Area 3

**At Large Representatives:**

Christine Lee  
Gabriela Garcia  
Yelba Castellon  
Hector Ramos

**Community Interest Position:**

Andrea Canty, Education Rep  
Eddie North-Hager, USC-Staff Rep  
Sabrina Brown, Public Safety Rep  
Carlos Segovia, Youth Rep

March 1, 2011

**Subject:** CPC-2009-800-CA - Community Care Ordinance

Los Angeles City Planning Commission  
200 North Spring Street, Room 550  
Los Angeles, California 90012

Dear Planning Commission:

On behalf of the North Area Neighborhood Development Council, I am writing to express our support for the proposed CPC-2009-800-CA - Community Care Ordinance. At our board meeting on February 24, 2011, our North Area Neighborhood Development Council voted to support this Ordinance, with the following changes:

1. Eliminate its application to owner-occupied housing.
2. Exempt housing for students.
3. Remove from the definition of a "Single Housekeeping Unit" the following language: "...and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager."

It is important for this ordinance to stop the proliferation of sober living homes that often cause an increase in crime and the upheaval of communities. As the ordinance is currently worded, it unintentionally creates hardships for well established groups in the community. We are in the USC area where many homes are dedicated to the specific target of student housing. These changes would allow homeowners to continue to rent out rooms, and would allow non-resident landlords to continue to assist the formation of groups of tenants in shared houses or apartments, while retaining the ordinance's requirement that such tenants occupy the premises under a single, written lease.

In deciding to support this Ordinance, NANDC would like to encourage the City to consider the recommended changes to the proposed Ordinance, prior to approval.

Sincerely,

Rohan Gupta  
Vice President  
Co-Chair, Land Use Committee  
North Area Neighborhood Development Council

Samantha Foley  
Co-Chair, Land Use Committee  
North Area Neighborhood Development Council

## CITY OF LOS ANGELES

CALIFORNIA

**SILVER LAKE  
NEIGHBORHOOD COUNCIL  
OFFICERS**

**Clint Lukens**  
**Rusty Millar**  
 CO-CHAIRS  
**Amanda Bromberg**  
 VICE-CHAIR  
**Anthony Crump**  
 TREASURER  
**Claudia Vasquez**  
 SECRETARY

**SILVER LAKE NEIGHBORHOOD  
COUNCIL**

2658 Griffith Park Blvd #377  
 Los Angeles, CA 90039

Serving the Silver Lake  
 Community Since 2003

TELEPHONE: (323) 661-SLNC  
 (7562)  
 FAX: (323) 661-7564

Silver Lake Neighborhood Council Governing Board

**Meeting Minutes**

March 2, 2011 7:00pm

Micheltorena School Auditorium 1511 Micheltorena St

Our meetings rely on input from the stakeholders of Silver Lake. Stakeholders are requested to fill out a **"Speaker Card"** to address the Board on any item of the agenda prior to the Board taking action on that 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, but which are within the Board's subject matter jurisdiction, will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding co-chair of the Board.

Agenda is posted for public review at City Council District 13 Field Office and throughout Silver Lake. Internet users can sign up to receive agendas and minutes via the city's Early Notification System at <http://parc3.lacity.org/ens/index.cfm?dept=ensnc>.

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. Interpreters are also available in seven languages. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the SLNC via email at [Amandabromberg@mac.com](mailto:Amandabromberg@mac.com). Si necesita un interprete en español, favor de comunicarse con o por correo electronico, tres dias antes de la junta que se lleva a cabo cada mes.

**TIMES ARE FOR REFERENCE ONLY. ITEMS MAY BE ADDRESSED OUT OF THE ORDER LISTED.  
 ALL ITEMS MAY BE ACTED UPON WHETHER SPECIFICALLY LISTED FOR ACTION OR NOT.**

- |  |      |
|--|------|
| I. Call to Order                                     | 7:03 |
| II. Roll Call  | 7:05 |
| Amanda Berman (Region 5)                             |      |
| Leonardo Chalupowicz (At-Large)                      |      |
| Scott Crawford (Region 1)                            |      |
| Anthony Crump (Region 3/Treasurer)                   |      |
| Sarah Dale (At-Large)                                |      |
| Charles Herman-Wurmfeld (At-Large)                   |      |
| Gale Jaffe (Region 4)                                |      |
| <i>Clint Lukens (Region 1/Chair of this meeting)</i> |      |
| Adam Marvel (Region 2)                               |      |
| Michael Masterson (Region 7)                         |      |
| Rusty Millar (Region 4/ Co-Chair of this meeting)    |      |
| Paul Neuman (At-Large)                               |      |
| Annemarie Ralph (Region 6)                           |      |
| Renee Nahum (Region 7)                               |      |
| <u>CAME IN AFTER VOTE TO APPROVE MINUTES</u>         |      |
| Elizabeth Bougart-Sharkov (At-Large)                 |      |
| Dale Benson (Region 5)                               |      |
| Susan Hutchinson (Region 6) – arrives at 7:10 p.m.   |      |
| <u>ABSENT</u>  |      |
| Janet Cunningham (At-large)                          |      |
| Claudia Vasquez (At-Large Secretary)                 |      |
| III. Approval of February 2, 2011 Minutes            | 7:07 |

Silver Lake Celebrates Our Traditions of  
 Diversity, Innovation & Harmony

Diversidad, Innovación y Harmonía Pagiging, Mapanlikha at Pagkakaiba

**M/S/P “Motion to approve minutes with amendments.” Carries by unanimous voice vote.**

Changes: Berman is Region 5 representative, not At-Large Rep.

- IV. Public Comment on Non-Agenda Items 7:10
- Chalupowicz - Work day on Saturday at Micheltorena Street School Garden. LAUSD provided mulch.
  - Herman-Wurmfeld – Encourage local artists to submit design for Sunset Junction art.
  - Jaffe – Call Nancy at 213-978-0371 if you’re interested in working the polls. Small pay provided. Nine O’clock Players has started performance of Velveteen Rabbit. Tickets are \$12. Go to [www.nineoclockplayers.com](http://www.nineoclockplayers.com) for more information.
  - Chantile Emerick, teacher at Belmont High School – Statement in support of Bennett Keyser, who is running for a position on the LAUSD School Board
- V. Correspondence 7:25
- E-mails (Read by Jaffe and Millar)
- Alycia Witzling – reminder to be a part of SurveyLA
  - Message from Marisa Schor, Zumba instructor, requesting use of space for holding exercise classes
  - Claudia Rodriguez – modified parking requirements, community care facility ordinance
  - Breathe LA – organization devoted to improving air conditions in L.A. holding an event
  - Carol Knapp
  - Freddy Ceja, field rep. of Assembly member Gilbert Cedillo – Dodger Job Fair and Women’s History Month
  - Concetta Hajek – health care reform community dialogue
  - News from Greater Griffith Park Neighborhood Council
  - Joanna Paden – request for a moment of silence at SLNC GB meeting
  - Joe Malone – save-the-date for neighborhood watch meeting
  - Xiem Clay News – sale promotion
  - Stephanie Interiano – LADWP storm water capture and recycled water projects
  - Sarah Richards – Silver Lake Neighborhood Council report
  - Philip Iglauer – NELA coalition flyer and candidate forum on Feb. 23
  - Martie Petrie – partnership
  - Charmine Solia – LADOT – card and coin parking meters
  - Silver Lake Chamber of Commerce – e-news
  - Martie Petra - partnership
  - Maria F. – Community Care Facility Ordinance
  - GGPNC – News from GGPNC
  - Tina Hajek – health care reform community dialogue
- Phone Calls
- Brad – request for info on conditions of Sunset Bridge over Silver Lake Blvd.
  - Sadie Uribe – Is Starbucks coming in at the Laundromat on Sunset Blvd.?
  - Marty Petry – request for help promoting
  - Cheryl Spencer – University of Phoenix wants name of lobbyist to interview. Millar suggested that she contact City Hall.
- Other Correspondence
- Hazel Kilsedor – request for the board’s address
  - Millar sent updated letterhead to SLNC GB members.
  - Rosalind Miles –electric box project
- Millar - Solar World and LADWP are partnering on development of 11.6-megawatt solar system panels in Mojave Desert. Millar contacted LADWP to look into working with both companies to place solar lights on certain parts of Silver Lake Reservoir
- Annemarie Ralph requests moment of silence for Roberto Carlos Santos, a middle school student recently shot and killed.
- VI. Special Reports & Presentations
- Mary Rodriguez/Tom LaBonge CD4 7:30  
LADWP, after consulting with California State Division of Safety of Dams, has gotten approval from the state to build a street-level walkway on the north face of the Ivanhoe Reservoir paralleling Tesla Avenue. Now in process of raising funds and seeking community input from residents, regular walkers, the Silver Lake Conservancy, and the Silver Lake Neighborhood Council. Hope to get as much input as possible. Special thanks to Assembly member Gatto for moving process along with California State Division of Safety of Dams.  
Update on construction project on West Silver Lake Drive and Rowena. For DWP project, intersection at Glendale and Riverside will be closed down for two consecutive weekends, possibly beginning this weekend.  
Planning community meeting on “No Cruising” signs. Tentative date of March 23.  
Construction project on Fountain and Hyperion is part of Safe Routes to School grant. Will widen sidewalk on Fountain to create a bulb-out. Final leg will be at the end of this fiscal year - electronic speed signs on Fountain in Manzanita and Effie.
  - Francisco Covarrubias, rep. for Assembly member Gatto – Assembly member working on bill investigating piezotechnology (AB306).

- i. Question from Rusty Millar – Re rubberized asphalt, can we contact office to speed up process?
- c. Freddy Ceja – Assembly Member Cedillo – Eager to communicate with board members to learn about Silver Lake community.
  - i. Neuman – Gov. Affairs Committee eager to have dialogue with Assembly member Cedillo's office.
- d. Council member Eric Garcetti – His focus is on economic recovery and balancing the budget. This fiscal year, City Council worked with unions to eliminate 4500 positions while doing as few layoffs as possible. Also, with the support of the City Council, a new Cirque du Soleil show will be opening in Hollywood and providing a source of revenue as a tourist attraction. Provides overview of the measures on the ballot in upcoming election in March 8.
  - i. Measure G – pension reform that will save 3 billion dollars over the next 25 years
  - ii. Measure H – First section would ban contribution to candidates from companies seeking to get contracts from the city. Second section would change the city's matching fund policy, taking a step towards full public financing for candidates. In economically healthy years, it will allow matching funds to build up instead of being swept into the general fund.
  - iii. Measures I and J - DWP – Measure I would establish a rate payer advocate for the community. Four representatives of the neighborhood council will join committee that will choose the rate payer advocate. Other members of the committee will be from the City Council and also appointed by the Mayor. Measure J would amend the City Charter to require the Department of Water and Power to submit a preliminary budget to the City Council for the following fiscal year, and it would establish procedures for making surplus transfers from the Power Revenue Fund to the City Reserve Fund.
  - iv. Measure L - Increases percentage of the allocation from general fund from .0175 to .03. Daily News and LA Times did not endorse it. They believe that City Council should solve the problem. Not a tax increase.
  - v. Measure M – Measure to tax medical marijuana. Garcetti opposed because it's illegal to medicine, which is marijuana's current designation.
  - vi. Measure O – oil extraction fee – LA has the 3<sup>rd</sup> largest oil field in America. Measure O would establish a gross receipts tax for areas where oil is drilled.
  - vii. Measure P – in the charter – Measure would add to the City Charter a condition that a certain percentage of the budget is reserved for a rainy day fund.

#### Questions from the Board Members

1. Jaffe – Questions about the government's decision to pull redevelopment funds. (
  2. Millar – Questions on solving the problem with homeless encampments on the bridge under Sunset and Silver Lake Blvd. Discussion of the need for a parking structure in primary business district of Silver Lake. The shortage of parking makes support of new businesses/restaurants difficult. (Garcetti – Re homeless encampment, seeking engineering solution. People can be moved out, but they always move back. Re parking structures, Park and Revenue Fund used to build parking structures goes to reduce the city debt in bad years. Road diets are another solution which will create more diagonal parking spaces.)
  3. Bougart-Sharkov - Re parking garages, they are exploring options with combination between public funds and private partnership. Since public funds are difficult to get, focusing more on private investment. Asking for support with communication with 99 cent store corporation. Some staircases are closed for public use. They need to have better lighting at night. (Garcetti - Can put in application with Dept. of Public Works to open them.)
  4. Crawford - Please increase security in Barnsdall Art Park, especially by Hollyhock House. (Garcetti – Will contact General Services with a request for increased security in that area.)
  5. Lukens – Commendation of good work for Field Dep. Ryan Carpio. Update on meadow? (Garcetti - Opening in April/May at the latest.) Offers his help bridging communication gap between local landlords and housing dept. in relation to local inspections.
  6. Crump – Thanks for support of Sunset Junction streetscape. Would like to start a process of creating a vision for Silver Lake, in particular the area south of Sunset.
  7. Chalupowicz – Thanks for the support of the Micheltorena Street School Garden
  8. Herman-Wurmfeld – Would like to encourage committing to solar energy in Silver Lake. Interested in public transit and happy about measures to oversee the DWP. (Garcetti – Bicycle plan is passed. Supportive of feed-in tariff. Los Angeles Area Neighborhood Dream Plan (LAANDP) focuses on small neighborhood improvement projects that can be achieved in 2 years. Silver Lake planning meeting will be in May – an opportunity to brainstorm with urban planners, community members, and local officials in order to determine 5-7 goals and achievable projects to improve the neighborhood.
- e. Ryan Carpio, Council District 13 7:50  
Did not speak. Council Member Eric Garcetti was present and provided update.
  - f. Gracie Lui, Department of Neighborhood Empowerment 8:00

Not present to make report.

VII. Report of Officers

8:05

- a. Co-Chairs – Item skipped.
- b. Vice-Chair – Item skipped.
- c. Treasurer –

February 2011 Expense Report	Period of Jan. 20 – Feb. 20
Website Services	\$50
FuseMail	\$40
Public Storage locker	\$221
Target – purchase of timer	\$12.06
AT&T Voice Mail	\$37.60
Gelson's - refreshments for candidates' forum	\$31.88
Thanks for Learning materials – purchase of timer	\$14.26

Current balance is \$30,828.26.

**M/S/P “Motion to accept treasurer’s report” Motion carries by unanimous voice vote.**

- d. Secretary – Not present at meeting.

VIII. Consent Agenda

8:15

**M/S/P “Motion to adopt items b, c, d, f, and g.”**

**Motion carries by unanimous voice vote.**

- a. Gov. Affairs Committee – March 8<sup>th</sup> Ballot Measures – SLNC Support  
**The governmental affairs committee moves that the Silver Lake Neighborhood Council endorse the following positions regarding measures in the upcoming March 8, 2011 citywide ballot.**  
**Measure G – Support**  
**Measure H – No recommendation from the Governmental Affairs Committee**  
**Measure I – Support**  
**Measure J – Support**  
**Measure M – Support**  
**Measure N – Support**  
**Measure O – Support**  
**Measure P – No recommendation from the Governmental Affairs Committee**  
**Measure Q – Against**  
Michela Bedard, Co-Chair of the Governmental Affairs Committee - Explanation of the Governmental Affairs Committee’s decisions to support the measures or not  
Summary of Board Discussion
  1. Concerns about lack of information about measures attached to the meeting packet, as well as a too-short time frame for sound decision-making. (Crump/Chalupowicz/Millar)
  2. Regarding Measure M, whether the measure will be effective if it's illegal to tax medicine. (Chalupowicz) Gov. Affairs Committee supported it because all businesses should pay business taxes, and the tax would be on the business itself, not the product. The decision was not made in order to take steps towards legalizing marijuana. (Bedard)
  3. Why did the Gov. Affairs Committee decide not to support Measure H? (Crump/Herman-Wurmfeld) The measure lumped two very different issues together. (Nahum)
  4. Why not support Measure P? - Concern that so much of the general fund budget is pre-mandated. (Bedard)

Chair calls the question  
**M/S/F “Proposed amendment to support Measure H.” (Herman-Wurmfeld/Jaffe)**  
**YES (5): Berman, Crawford, Herman-Wurmfeld, Jaffe, Marvel**  
**NAYS (2): Nahum, Neuman**  
**ABSTAINING (9): Benson, Bougart-Sharkov, Chalupowicz, Crump, Dale, Hutchinson, Masterson, Millar, Ralph**  
**Motion fails 5-2-9.**

**M/S/P “Motion to support all recommendations of the Gov. Affairs Committee.” (Neuman/Marvel)**  
**YES (10): Benson, Dale, Herman-Wurmfeld, Hutchinson, Jaffe, Marvel, Masterson, Millar, Nahum, Neuman**  
**NAYS (0):**  
**Abstaining (6): Berman, Bougart-Sharkov, Chalupowicz, Crawford, Crump, Ralph**  
**Motion carries 10-0-6.**
- b. Gov. Affairs Comm. – LAANE – Don’t Waste LA – Support  
**The governmental affairs committee moves that the Silver Lake Neighborhood Council support the Zero Waste goals of the City of Los Angeles by supporting the Don’t Waste LA campaign to bring recycling to commercial and multi-family sectors of Los Angeles. This is an important step towards sustainability managing our resources and ensuring that Los Angeles achieves its Zero Waste goals by 2030.**

Presentation by community organizer – will have more efficient system of waste collection. Create standards of how works are treated in the industry.

- c. Gov. Affairs Comm. – Multi-Family Solar Virtual Net Metering – Support  
**The governmental affairs committee moves that the Silver Lake Neighborhood Council supports Governor Jerry Brown's call for virtual net metering for multi-unit buildings in order to facilitate the development of customer-generated solar power in California.**
- d. Gov. Affairs Comm. – Open Wi-Fi – Support  
**The governmental affairs committee moves that the Silver Lake Neighborhood Council support the use of open Internet access in the neighborhood of Silver Lake.**
- e. Gov. Affairs Comm. – Earth Day – Solar Event – Support  
**The governmental affairs committee moves that the Silver Lake Neighborhood Council hosts a community event on or around Earth Day (April 22) of this year highlighting the use of solar panels on businesses and residences in our community.**

Summary of Board Discussion:

1. Encourage collaboration with Outreach Committee on an Earth Day event. (Dale)
2. How will event be planned/organized? (Millar) Preliminary motion geared to start planning/collaboration. Inspired by community solar project like the one done in Mar Vista.
3. Request for confirmation that motion includes a request for \$500. (Crump) Yes. Should have been made clear in motion. Request for modest funds for outreach in case they are needed in a short time frame. (Neuman)
4. The motion is brought to the SLNC GB too late for adequate planning of an event. (Crawford)
5. Offer to hold the event at Micheltorena School Garden (Chalupowicz)

Chair calls the question.

**M/S/P "Motion to support."**

**AYES (15): Berman, Benson, Bougart-Sharkov, Chalupowicz, Crump, Dale, Herman-Wurmfeld, Hutchinson, Jaffe, Marvel, Millar, Neuman, Nahum, Ralph, Nahum,**

**NAYS (1): Crawford**

**ABSTAINING (0):**

**Motion passes 15-1-0.**

- f. Gov. Affairs Comm. – Community Impact Statement – City Park Ads  
**Concerning the potential placement of commercial advertising in our City's neighborhood parks, the Governmental Affairs Committee moves that the Silver Lake Neighborhood Council adopt the following Community Impact Statement, which is in keeping with a related motion previously approved by the SLNC:**  
"The Silver Lake Neighborhood Council is opposed to the use of commercial advertising in city parks. City parks are precious in part because they are a place where people, including families with young children, are not bombarded by commercial messages and noise that surround them in much of daily life. City parks should be a place for recreation, exercise, and free thought unencumbered by marketing. The Neighborhood Council recommends that if such commercial advertising is ever approved, neighborhood councils be allowed significant input in the code, approval, and regulation of such advertisements."
- g. Budget – Amendment Motion  
**The proposed amendment budget makes the following changes to the previously approved budget:**
  - i. Various formatting changes to add line item descriptions/labels to each budget line item.
  - ii. Changes the category name of "Neighborhood Improvement Projects" to "Community Improvement Projects."
  - iii. Adds a line item in the Operations category for "Facility Rental" in the amount of \$1,500 to cover new charges imposed by Micheltorena Street School for use of the facility for Governing Board meetings.
  - iv. Add \$500 to the line item "Storage Rental" in the Operations category to cover an increase in the storage rental costs for FY2010-11.
  - v. Reduces each committee budget in the Outreach category by \$250 thereby releasing \$2,500.
  - vi. Relocated \$500 of the \$2,500 released by the committee budget reductions to the "Neighborhood Purposes Grant" category. Reallocates the remaining \$2,000 to the "Operations" category to cover increased costs under the "Storage costs" and "Meeting Room Rental" line items.

#### IX. New Business

- a. Presentation: Undoing Community Design – Edendale 8:25  
(Phil Van Namers presentation re: steps in Silver Lake)  
Not present to make speech.
- b. Motion: Discussion/Possible Action Community Care 8:35  
Facilities – Impact on Community  
(Proposed change in zoning laws regarding care facilities)

Rebecca Lobl of L.A. Coalition for Neighborhood Councils speaks to the public and board members about the reasons to support regulation of community care facilities and boarding houses. Before going to LA's Planning and Land Use Management Committee and to the City Council, her organization is seeking community input. The ordinance will help clarify the existing code and allow for more consistent enforcement. Growing problem in low density zones in R2 zones where operators of businesses come in, lease the property to tenants, and tenants subsequently sub-let to others. The people in this group housing need to self-select. Ordinance will stop the creation of for-profit arrangements in R1 and R2 zones.

Summary of Board Discussion:

1. Chair – Received e-mail from Dorit Dowler-Guerrero stating her opposition to the ordinance.
2. Existing ordinance is complicated and unclear. This organization made the effort to go through every single word of the language and stop all the loopholes. Supporting it will benefit the UD&PAC and Silver Lake as a whole. (Bougart-Sharkov) In support because it would close a loophole in the existing law. (Crump)
3. Questions regarding students. In a housing situation with students, would the students have to know each other? (Marvel) (Rebecca - It would be a joint lease of people who all know each other. The city will go after student housing. Their main priority would be houses that are in egregious violation of the code and that are a nuisance to residents.)

**M/S/P (Crump/Nahum) "Motion that SLNC Governing Board supports the CCF ordinance and urges the City Council to pass the ordinance quickly."**

**Ayes (8): Benson, Bougart-Sharkov, Chalupowicz, Crawford, Crump, Hutchinson, Jaffe, Nahum**

**Nays (3): Dale, Herman-Wurmfeld, Marvel**

**Abstaining (4): Berman, Masterson, Neuman, Ralph**

**Chair (Lukens) makes deciding vote. He supports the motion.**

**Motion carries 9-3-4.**

- c. Motion: UD&PAC, 4019 W Sunset Blvd

8:45

(Support for "Blossom" Restaurant – Alcoholic Beverage Service)

**"Move to approve the UD&PAC support for application ZA 2010-3272 (CUB) re: "Blossom" restaurant at 4019 W. Sunset Blvd., subject to the following conditions:**

1. **Instead of providing 5 ft. R. in ADA bathroom – propose to LADBS to install ADA complaint door to bathroom that will swing both ways.**
2. **No outside seating shall be considered.**
3. **To maintain clean sidewalk in front of business on regular basis.**
4. **No plastic bags or Styrofoam containers for take-out.**
5. **Present current Geological Report to the ZA Office, prior to the Public Hearing."**

Eddie Navarette represents the applicants and answers questions from the public and the board members.

Public Comment:

1. Lucia Marano - Resident of Hyperion off of Sunset –Concern about increased parking demand in area with already high demand and limited spaces for residents. Likelihood that residents of the surrounding area will try to get permit parking established on the residential side streets.

Summary of Board Discussion:

1. Questions about plan for bicycle parking (Herman-Wurmfeld) Navarette describes plan to move bicycles into the basement on a track system, providing cyclists with a ticket as they would with a car valet.
2. Request that terms of parking lease should match up with the schedule for renewal of license. (Millar)
3. Statements of support. (Berman/Crump)
4. Concern about lack of access for people with physical disabilities. Parking is away from the location of the restaurant and only one handicapped parking space. (Neuman)
5. Has not received soil report yet. It will be presented to the ZA. (Bougart-Sharkov)

**Amendment proposed by Bougart-Sharkov: "To add another condition to the motion to bind the terms of the beer and wine license with the terms of the parking lease." Seconded by Millar.**

**AYES (8): Bougart-Sharkov, Chalupowicz, Crawford, Jaffe, Masterson, Millar, Nahum, Neuman**

**NAYS (8): Crump, Berman, Herman-Wurmfeld, Dale, Ralph, Marvel, Hutchinson, Benson**

**In deciding vote, Chair (Lukens) does not support amendment.**

**Amendment fails 8-9-0.**

Chair (Lukens) calls the question.

**M/S/P (Bougart-Sharkov/Dale) "Motion to support motion as originally proposed."**

**AYES (13): Berman, Bougart-Sharkov, Benson, Chalupowicz, Crawford, Crump, Dale, Herman-Wurmfeld, Hutchinson, Jaffe, Marvel, Masterson, Ralph**

**NAYS (1): Millar**

**ABSTAINING (2): Nahum, Neuman**

**Motion carries 13-1-2.**

- d. Motion: UD&PAC, 3319 W Sunset Blvd 8:55  
 (Support for "Tarasco's" Restaurant – Alcoholic Beverage Service)  
**"Move to approve the UD&PAC support for application ZA-2011-40-CUB (Beverage) re:  
 "Tarasco's" Mexican Restaurant at 3319 W. Sunset Blvd., subject to the following conditions:**
1. The restaurant shares parking with its adjacent businesses. There has been a lot of confusion as to which businesses can and which cannot use the parking lot, and to what capacity. Therefore, all required eight (8) parking spaces exclusively designated to Tarasco's patron's use should be marked/labeled clearly on the site.
  2. The Restaurant is located at the bottom of Sunset Blvd. at its section which forms canyon-like topography. The noise generated by any business situated along the boulevard travels up the residential neighborhoods. Therefore, Tarasco's outdoor seating area should be enclosed in an efficient way to diminish traveling noise below the accepted LAMC 80 DCB levels.
  3. At this section, Sunset Blvd. is surrounded with residential neighborhoods on both sides. In order to protect their occupants' quality of life, the SLNC suggests that the restaurant should close at midnight (12 a.m.) on Fridays and Saturdays and at 11 p.m. on Sundays through Thursdays.
  4. Provide enclosed and concealed designated area for all trash bins.
  5. The SLNC does not support use of Styrofoam or plastic bags for take-out."
- M/S/P "Motion to support." Carries by unanimous voice vote.**

- X. Committee Reports
- a. Park and Green Spaces/Beautification (Cunningham) – No update.
  - b. Outreach (Ralph/Hutchinson) –Next meeting is Tuesday, March 15, at Coffee Table at 6 p.m.
  - c. Friends of Animals (Nahum) – Met with Forestry Dept. Dept. of Recreation and Parks, and representatives of Council Member Garcetti's office at dog park to see where we would place the next round of trees. Trees already planted in dog park are thriving.
  - d. Urban Design and Preservation (Bougart-Sharkov) – No update.
  - e. History Collective (Herzog) – No update
  - f. Arts & Culture (Vasquez) – Not present.
  - g. Community Liaison (Vacant) – No update.
  - h. Public Safety (Dakin/Berne) – Meeting about possible removal of "No Cruising" signs. Advocating that SLNC GB members join Echo Park Time Bank. Wants to work with the SL Chamber of Commerce on establishing silver dollar as local currency. Local food shed conversation. Chair requests that the Public Safety Committee agenda is sent out the governing board members.
  - i. Governmental Affairs (Neuman) – Would like to work with all other interested sub-committees and board members on the Earth Day event.
  - j. Budget & Finance (Crump) – See Treasurer's Report. Millar notes that they spent less than \$125 on candidates' forum.
  - k. Youth & Families – Millar – No update.
  - l. Transportation and Public Works (Millar) – Meeting next week. Will send agenda to the board via e-mail.
- XI. Agenda Items for Next Meeting – Next SLNC GB meeting is April 6, 2011. Deadline for submission of agenda items is March 28, 2011.
- XII. Announcements –
- a. Please note that we are accepting applications for Region 2 and Region 3 vacancies. The SLNC Board will hold an election for any applicants at the April 6, 2011 meeting. See board for more details.
  - b. Thanks to George Flowers.
- XIII. Adjourn – Meeting adjourned at 10:05 p.m. – We adjourn the meeting in memory of Firefighter Allen and Roberto Carlos Sanchez.**





Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Fw: SOBER LIVING WITH 25 MEN IN MY RESIDENTIAL (R-1 Zoning) NEIGHBORHOOD

1 message

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Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:18 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 2:00 PM

Subject: Fw: SOBER LIVING WITH 25 MEN IN MY RESIDENTIAL (R-1 Zoning) NEIGHBORHOOD

To: [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl

President

LA Coalition for Neighborhoods

[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

**From:** [Shannon Hill](#)

**Sent:** Friday, March 11, 2011 1:32 PM

**To:** [rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net) ; [Rebecca Lobl](#)

**Subject:** FW: SOBER LIVING WITH 25 MEN IN MY RESIDENTIAL (R-1 Zoning) NEIGHBORHOOD

[Additional attachment to previous](#) <<3.11.11 Sober Living Homes.pdf>>

-----Original Message-----

**From:** Shannon Hill

**Sent:** Friday, March 11, 2011 1:12 PM

**To:** '[Dennis.Zine@lacity.org](mailto:Dennis.Zine@lacity.org)'; '[Tom.LaBonge@lacity.org](mailto:Tom.LaBonge@lacity.org)'; '[Paul.Koretz@lacity.org](mailto:Paul.Koretz@lacity.org)'; '[Tony.Vadenas@lacity.org](mailto:Tony.Vadenas@lacity.org)'; '[Richard.Alarcon@lacity.org](mailto:Richard.Alarcon@lacity.org)'; '[Bernard.Parks@lacity.org](mailto:Bernard.Parks@lacity.org)'; '[Jan.Perry@lacity.org](mailto:Jan.Perry@lacity.org)'; '[Herb.Wesson@lacity.org](mailto:Herb.Wesson@lacity.org)'; '[Bill](#)

[Rosendahl@lacity.org](mailto:Rosendahl@lacity.org)'; '[Eric.Garcetti@lacity.org](mailto:Eric.Garcetti@lacity.org)'

**Subject:** SOBER LIVING WITH 25 MEN IN MY RESIDENTIAL (R-1 Zoning) NEIGHBORHOOD

Dear Council Members:

The purpose of this email is that I recently found out from my Neighborhood Watch Captain that a house just 4 doors from my home is operating as a sober living (hereinafter referred to as Discovery House) which is located at 6957 Enfield Avenue, Reseda. The owner of the Discovery house, Tom Whiting, resides in Ventura and owns a construction company. Mr. Whiting bought the Enfield property a few years ago when suddenly it burnt down. Mr. Whiting rebuilt a McMansion and the house has 7 bedrooms where he advertises 6 of the rooms at \$1,100 a month (Please See Attachment). Mr. Whiting also has the garage converted and does not have adequate parking for all of his 13 tenants. In addition to the Discovery House, Mr. Whiting just purchased the adjacent lot on Bertrand (across the street from Bertrand Elementary School) and bulldozed the house a few weeks ago. In fact, Mr. Whiting was fined by Building & Safety for starting construction without a permit. Now, Mr. Whiting is building his second McMansion as an exact replica of the Discovery House. Mr. Whiting and his associates attended our Reseda Neighborhood Council meeting this past month and advised the group that the new construction was going to be a single family residence, yet he told me and my boyfriend that he was building an exact replica of the Discovery House and planned to build every square inch. He has also told the mail lady that the new construction was going to be offices. Now, Mr. Whiting and his associates have told three different stories. I feel that the story Mr. Whiting told us is the true plan for his new construction project and he is not being truthful to the Council or the mail lady. Once this new house is finished and Mr. Whiting fills the house with tenants, we will have approximately 25 recovering alcoholic/addict men and I am extremely upset to find out that there are no laws preventing this from happening. I do know from Mr. Zine that there is an ordinance in the process of being passed. However, in the meantime, Mr. Whiting is violating several laws now.

I have done many hours of research on this issue and find it hard to believe that as a homeowner --- I cannot convert my garage into a guest house because it is in a residential R-1 zoning but Mr. Whiting has no problem with his garage conversion. And, Mr. Whiting has no problem running a business in a residential neighborhood. In 2008, I applied to Building & Safety for a permit to do an addition to my garage and was told that I could do the addition for storage purposes but that I would have to build a carport. Mr. Whiting and the Discovery House does not have a carport--matter of fact, he doesn't even have a driveway. (See Pictures Attached) Our street is often parked up so bad that we can barely fit our cars into our own driveway because it was blocked by unknown cars. The Discovery House falsifies that it has been in business since 2001 which is untrue because I bought my house in 2001 and know of the elderly lady who owned the home prior to Mr. Whiting purchasing it. (Please see attached advertisement) I believe that the Discovery House is holding 12 step meetings which are open to the public or alumni are attending because the parking is out of control. Further, because the house is on the corner, the curb is painted red for the fire hydrant combined with the garage conversion-- there is absolutely no parking for this amount of people.

Also, from what I have read, there is a limit of how far out you can build the front of your property, but Mr. Whiting and the Discovery House has built on the entire plot where there is no yard and no parking. (See Attached Pictures) Now, Mr. Whiting is in the process of building the very same house on the Bertrand property. (See Attached Pictures) I am disturbed that I have young children who are scared of the house on the corner now because of hearing about the Discovery House and also concerned about the children who pass by these houses each day to attend school at Bertrand. How are we to know if there are convicted felons residing in these sober livings or child molesters. Sober Livings are not being regulated or licensed by any governmental agency and so they can basically do anything they please. I am also concerned with the fact that should one of Mr. Whiting's tenants go back to drinking and/or using drugs-- the houses in our neighborhood can very well be burglarized because the houses have been watched for the past few months? I no longer feel safe in my own neighborhood for which I have resided for the past 10 years. Had I known that I was moving 4 doors from 2 sober livings with 25 recovering addicts- **I would not have bought the house!** Now, should I decide to move because I am unhappy with what's taking place- what nice family will buy my home? Do I remain silent and withhold this information or be honest and advise a potential buyer of what type of houses are on the corner? I know I wouldn't buy a house nearby and upset that I have this happening.

Further, I have complained to building and safety for the violations listed above because I want to know who signed off with a certificate of occupancy on this 7 bedroom home when it was clear that the garage had been converted from the beginning and there was no carport or parking on the property- not even a driveway because it's clearly a patio (See Attachment of Discovery House's own pictures of the patio). The mail lady has confirmed that there are 2 mail boxes at the location and yet, nothing has happened, yet from building and safety. When the neighbors call to complain, the inspector says he knows of the issue but is backed up, so he can't get out to the property for at least 3 months. Our neighborhood is very upset and sitting by each day watching another one of these houses being built and there's nothing we can do.

I urge each and everyone of you to vote and pass the upcoming ordinance . I ask each and everyone of you to put yourself and your children in my position. I am a single mother with two small children who works very hard to barely get by, so that my children can live in a house. Suddenly after 10 years of paying your mortgage, the neighbor next door to you puts 13 men in the house and your enjoyment goes out the window. You no longer have the peace you once had when you purchased your home. You and your family start seeing tattooed gangsters walking past your house and it's obvious that they do not belong there. You turn down your street and find people hanging out late at night and/or standing in the street and yell at you as you drive by. Or, you and your family cannot enjoy your backyard because of the second hand smoke. Or, you have a birthday party for your child and your visitors can't park in front of your house. Imagine all of these things happening to you and your family. Imagine having to get up at 6 am to get your children up and to school on-time- drive an hour to work and an hour back- pay your mortgage with property taxes included only to find out that there is an institute built 4 doors away with ex-cons and/or people in the grip of their addiction. Living day by day with no where to go. Obviously their own family members don't want them around or why would they be living in this type of housing anyway. I am upset to find out that Reseda has 11 advertised sober livings--- with another one on its way. Many more are operating but just not listed on the internet, so I believe we have enough. In Los Angeles County alone, we have over 2,200 sober livings according to the

Sober Living Network. There must be rules and regulations from preventing this many sober livings and where they are placed. They shouldn't be allowed to operate next door to each other, nor should they be operating near any schools. I understand the need for addicts to recover and perhaps these operators should buy apartment buildings that are zoned for this many people. We cannot have 25 recovering men that close -- our neighborhood is going to be ruined-- it is being ruined as I write. Please take the time to look at the pictures attached so that you can see how large these houses are and they are build on every square inch of the land! The houses do not match our 1950 houses and down the line-- what family will buy a huge house that has no yard or parking? The reason I bought my home back in 2001 was so that my children could have a place to play. I will tell you now, as a mother, I would not buy either of these houses for the simple fact that there is no yard.

I believe that Mr. Whiting is doing this out of greed and has no regard for our quiet neighborhood--- Enfield has many original owners and many young families that should not have to spend their hard earned money on legal representation to prevent this nuisance from happening or stress over the fact that this happening and we cannot prevent it. The city is responsible to enforce its very own building codes and zoning laws. Should my family have to follow these types of laws-- then the Discovery House and the Bertrand construction should, too! The ordinance as it stands now says that these types of boarding houses should not exceed more than 6 people, yet the Discovery House on Enfield has 13 and once Bertrand is finished- we will have 25 men right next door and/or connected!! As you can see from my pictures-- the two houses will be connected to each other- PLEASE LOOK AT THE PICTURES. Both corners are painted red and these houses have no parking! There are too many people in such a close proximity of an elementary school. The owner lives out of the county and is not present to watch his sober living houses. Most of these sober livings let someone with a year or two clean live for free to watch over the residents. Typically, the manager is a glorified babysitter and is there to collect rent, make sure everyone comes home at night and does their chores. This person is not an expert to have an opinion of whether someone is loaded on narcotics and even if one is suspected of using drugs--- there are many ways to pass a urine test. I hereby request a response from each one of you as to your standing on the Discovery House issue and please feel free to pass this email to other appropriate representatives for their review. Someone needs to step in and stop this from happening. This house is not licensed and therefore, it should be shut down immediately for violating the existing laws.

Lastly, if the owner Mr. Whiting was a recovering person-- then explain to me why he would be dishonest and break the law? Part of being a recovering person is that you are a productive member of society and follow the law- that you are honest in all of your affairs. Obviously, Mr. Whiting only cares about money- at \$1,100 a bed and the Discovery House has 6 rooms with 2 beds that equals- \$13,200.00. Then with his Bertrand property-- double that! I see GREED, I smell GREED and I want my neighborhood to stay clean and quiet. Please vote to pass this ordinance!

<<Discovery House Garage Conversion and the SECOND HOUSE CONSTRUCTION.jpg>>  
<<Closer View of Drive-Way blocked and NO PARKING FOR THE RESIDENTS.jpg>>  
<<DISCOVERY HOUSE DRIVEWAY blocked ALWAYS by this VAN.jpg>> <<Front of New Construction of SECOND SOBER LIVING.jpg>> <<EXACT REPLICA of Discovery House on Corner of Bertrand and Hart.jpg>> <<Discovery House Garage Conversion with SECOND

MAILBOX.jpg>> <<Side View of Discovery House- Corner Painted Red.jpg>> <<At Corner of Enfield and Hart- Front of Discovery House.jpg>> <<Front of Discovey House 6957 Enfield Avenue.jpg>> <<Discovery House on Left Corner of Enfield and Hart w their 15 passenger van in front of house.jpg>>

Thank you for your time,  
Shannon Hill

*Shannon Hill*

Assistant to Stephen H. Marcus, Esq. and Randy A. Berg, Esq.

**GITTLER & BRADFORD**

10537 Santa Monica Boulevard, Third Floor

Los Angeles, California 90025

Telephone: (310) 474-4007, Ex. 155

Facsimile: (310) 474-4407

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11 attachments

- ☐ Discovery House Garage Conversion and the SECOND HOUSE CONSTRUCTION.jpg  
506K
- ☐ Closer View of Drive-Way blocked and NO PARKING FOR THE RESIDENTS.jpg  
449K
- ☐ DISCOVERY HOUSE DRIVEWAY blocked ALWAYS by this VAN.jpg  
476K
- ☐ Front of New Construction of SECOND SOBER LIVING.jpg  
467K
- ☐ EXACT REPLICA of Discovery House on Corner of Bertrand and Hart.jpg  
424K
- ☐ Discovery House Garage Conversion with SECOND MAILBOX.jpg  
507K
- ☐ Side View of Discovery House- Corner Painted Red.jpg  
631K
- ☐ At Corner of Enfield and Hart- Front of Discovery House.jpg  
516K
- ☐ Front of Discovey House 6957 Enfield Avenue.jpg  
415K



Discovery House on Left Corner of Enfield and Hart w their 15 passenger van in front of house.jpg  
808K



3.11.11 Sober Living Homes.pdf  
3895K

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Shannon Hill  
Enfield Homeowner  
818-642-1690 (Cell)

March 11, 2011

RE: SOBER LIVING HOMES

Dear Council Members:

The purpose of this email is that I recently found out from my Neighborhood Watch Captain that a house just 4 doors from my home is operating as a sober living (hereinafter referred to as Discovery House) which is located at 6957 Enfield Avenue, Reseda. The owner of the Discovery house, Tom Whiting, resides in Ventura and owns a construction company. Mr. Whiting bought the Enfield property a few years ago when suddenly it burnt down. Mr. Whiting rebuilt a McMansion and the house has 7 bedrooms where he advertises 6 of the rooms at \$1,100 a month (Please See Attachment). Mr. Whiting also has the garage converted and does not have adequate parking for all of his 13 tenants. In addition to the Discovery House, Mr. Whiting just purchased the adjacent lot on Bertrand (across the street from Bertrand Elementary School) and bulldozed the house a few weeks ago. In fact, Mr. Whiting was fined by Building & Safety for starting construction without a permit. Now, Mr. Whiting is building his second McMansion as an exact replica of the Discovery House. Mr. Whiting and his associates attended our Reseda Neighborhood Council meeting this past month and advised the group that the new construction was going to be a single family residence, yet he told me and my boyfriend that he was building an exact replica of the Discovery House and planned to build every square inch. He has also told the mail lady that the new construction was going to be offices. Now, Mr. Whiting and his associates have told three different stories. I feel that the story Mr. Whiting told us is the true plan for his new construction project and he is not being truthful to the Council or the mail lady. Once this new house is finished and Mr. Whiting fills the house with tenants, we will have approximately 25 recovering alcoholic/addict men and I am extremely upset to find out that there are no laws preventing this from happening. I do know from Mr. Zine that there is an ordinance in the process of being passed. However, in the meantime, Mr. Whiting is violating several laws now.

I have done many hours of research on this issue and find it hard to believe that as a homeowner --- I cannot convert my garage into a guest house because it is in a residential R-1 zoning but Mr. Whiting has no problem with his garage conversion. And, Mr. Whiting has no problem running a business in a residential neighborhood. In 2008, I applied to Building & Safety for a permit to do an addition to my garage and was told that I could do the addition for storage purposes but that I would have to build a carport. Mr. Whiting and the Discovery House does not have a carport- matter of fact, he doesn't even have a driveway. (See Pictures Attached) Our street is often parked up so bad that we can barely fit our cars into our own driveway because it was blocked by unknown cars. The Discovery House falsifies that it has been in business since 2001

which is untrue because I bought my house in 2001 and know of the elderly lady who owned the home prior to Mr. Whiting purchasing it. (Please see attached advertisement) I believe that the Discovery House is holding 12 step meetings which are open to the public or alumni are attending because the parking is out of control. Further, because the house is on the corner, the curb is painted red for the fire hydrant combined with the garage conversion-- there is absolutely no parking for this amount of people.

Also, from what I have read, there is a limit of how far out you can build the front of your property, but Mr. Whiting and the Discovery House has built on the entire plot where there is no yard and no parking. (See Attached Pictures) Now, Mr. Whiting is in the process of building the very same house on the

Bertrand property. (See Attached Pictures) I am disturbed that I have young children who are scared of the house on the corner now because of hearing about the Discovery House and also concerned about the children who pass by these houses each day to attend school at Bertrand. How are we to know if there are convicted felons residing in these sober livings or child molesters. Sober Livings are not being regulated or licensed by any governmental agency and so they can basically do anything they please. I am also concerned with the fact that should one of Mr. Whiting's tenants go back to drinking and/or using drugs-- the houses in our neighborhood can very well be burglarized because the houses have been watched for the past few months? I no longer feel safe in my own neighborhood for which I have resided for the past 10 years. Had I known that I was moving 4 doors from 2 sober livings with 25 recovering addicts- **I would not have bought the house!** Now, should I decide to move because I am unhappy with what's taking place- what nice family will buy my home? Do I remain silent and withhold this information or be honest and advise a potential buyer of what type of houses are on the corner? I know I wouldn't buy a house nearby and upset that I have this happening.

Further, I have complained to building and safety for the violations listed above because I want to know who signed off with a certificate of occupancy on this 7 bedroom home when it was clear that the garage had been converted from the beginning and there was no carport or parking on the property- not even a driveway because it's clearly a patio (See Attachment of Discovery House's own pictures of the patio). The mail lady has confirmed that there are 2 mail boxes at the location and yet, nothing has happened, yet from building and safety. When the neighbors call to complain, the inspector says he knows of the issue but is backed up, so he can't get out to the property for at least 3 months. Our neighborhood is very upset and sitting by each day watching another one of these houses being built and there's nothing we can do.

I urge each and everyone of you to vote and pass the upcoming ordinance . I ask each and everyone of you to put yourself and your children in my position. I am a single mother with two small children who works very hard to barely get by, so that my children can live in a house. Suddenly after 10 years of paying your mortgage, the neighbor next door to you puts 13 men in the house and your enjoyment goes out the window. You no longer have the peace you once had



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I believe that Mr. Whiting is doing this out of greed and has no regard for our quiet neighborhood--- Enfield has many original owners and many young families that should not have to spend their hard earned money on legal representation to prevent this nuisance from happening or stress over the fact that this happening and we cannot prevent it. The city is responsible to enforce its very own building codes and zoning laws. Should my family have to follow these types of laws-- then the Discovery House and the Bertrand construction should, too! The ordinance as it stands now says that these types of boarding houses should not exceed more than 6 people, yet the Discovery House on Enfield has 13 and once Bertrand is finished- we will have 25 men right next door and/or connected!! As you can see from my pictures-- the two houses will be connected to each other- PLEASE LOOK AT THE PICTURES. Both corners are painted red and these houses have no parking! There are too many people in such a close proximity of an elementary school. The owner lives out of the county and is not present to watch his sober living houses. Most of these sober livings let someone with a year or two clean live for free to watch over the residents. Typically, the manager is a glorified babysitter and is there to collect rent, make sure everyone comes home at night and does their chores. This person is not an expert to have an opinion of whether someone is loaded on narcotics and even if one is suspected of using drugs--- there are many ways to pass a urine test. I hereby request a response

Council Members

March 11, 2011

Page 4

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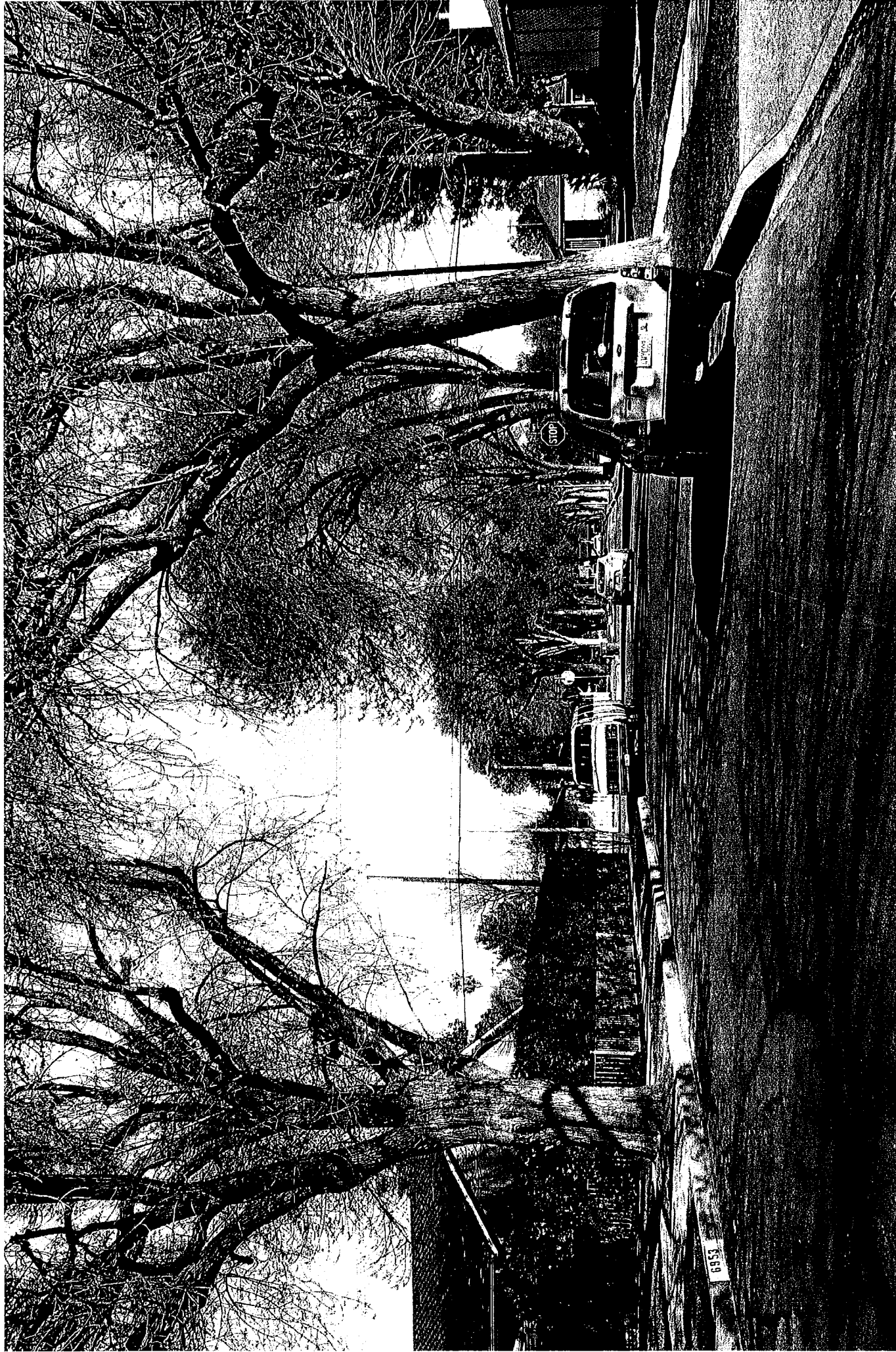
Thank you for your time,

Shannon Hill

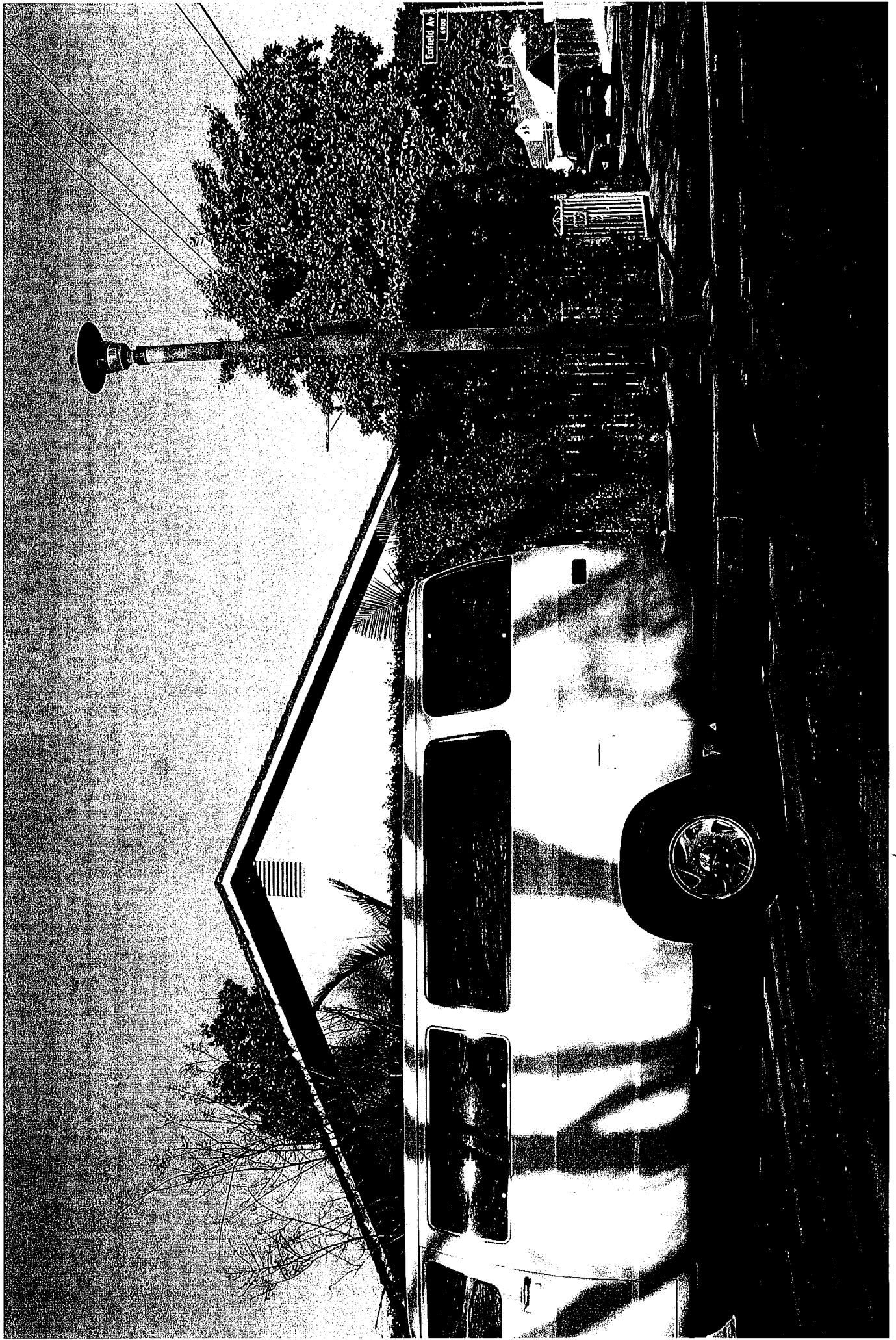
A handwritten signature in black ink, appearing to read 'Shannon Hill', written over the printed name.

I would prefer my name remain anonymous.

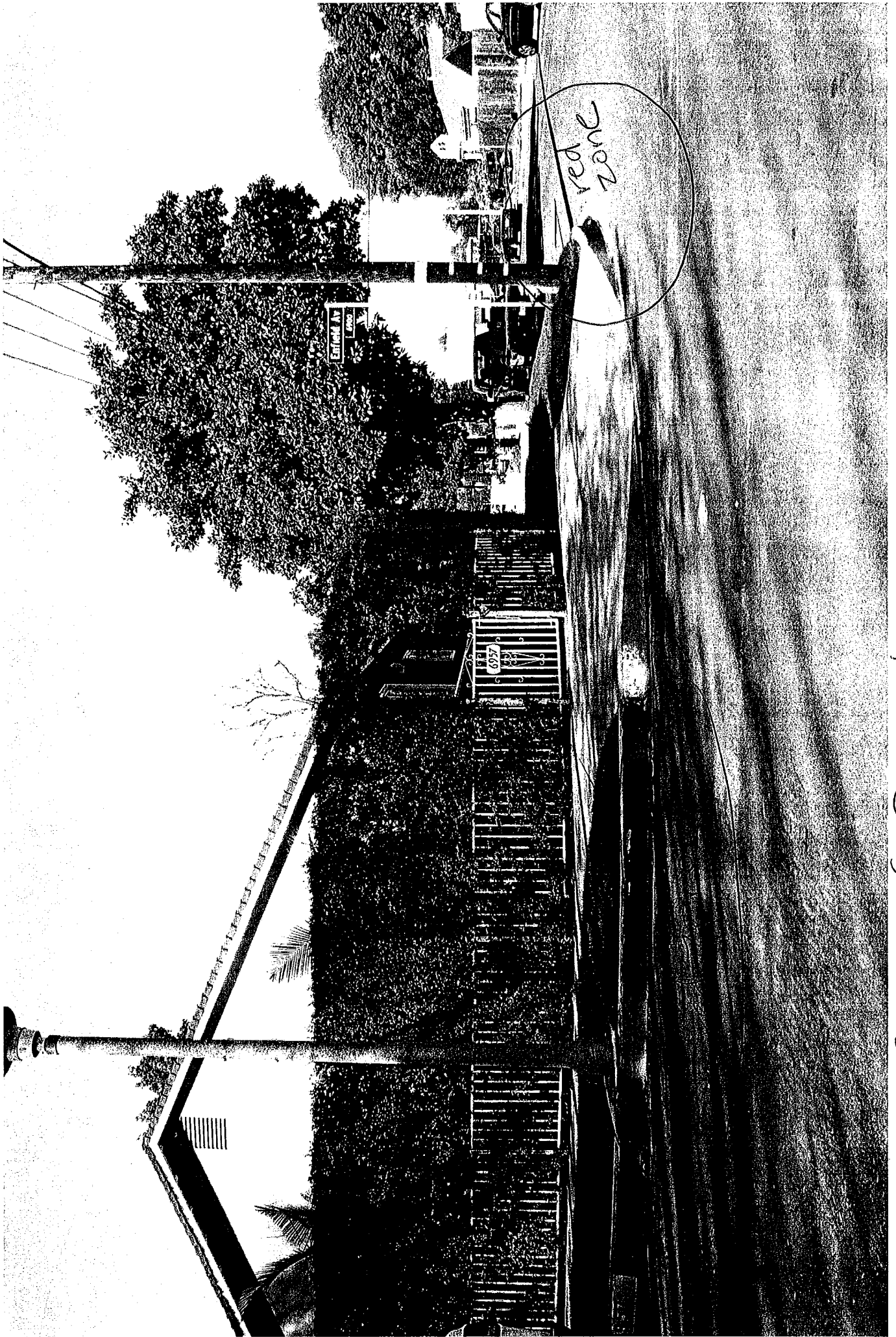
# ATTACHMENT



Corner Left House - Discovery House

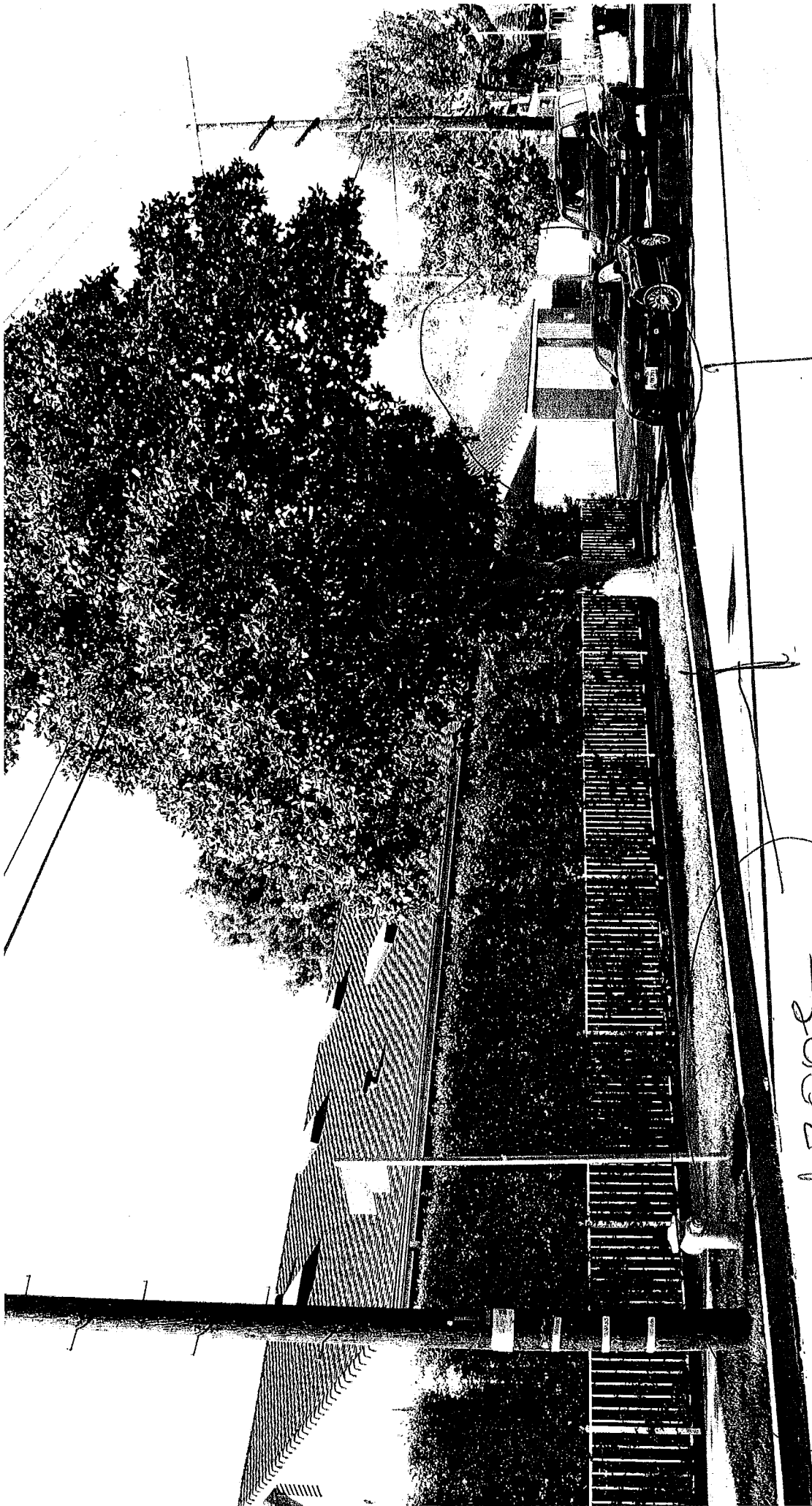


Discovery house - 15 passenger van



Front of Property

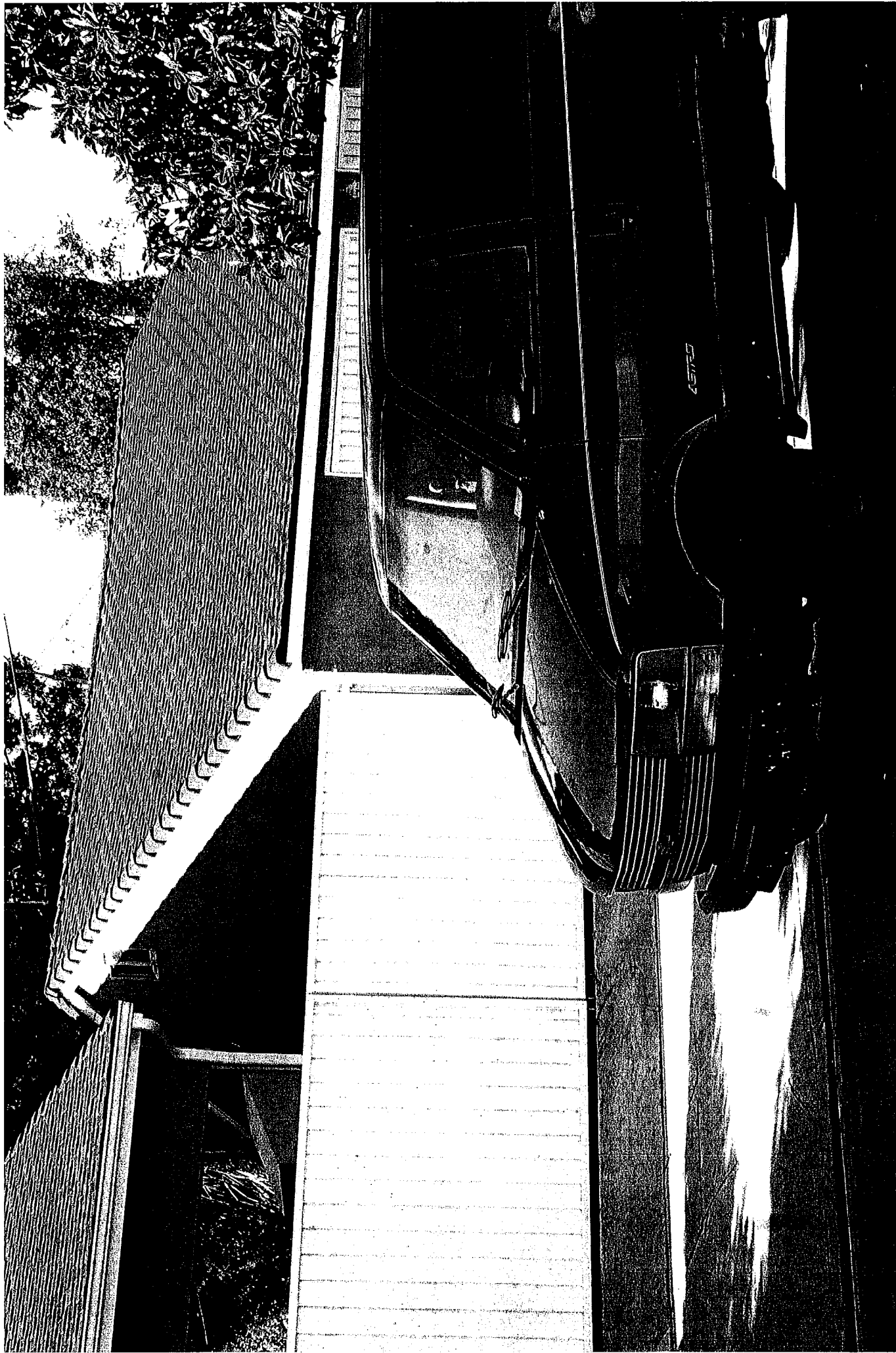




garage  
conversion

red zone

Side of house

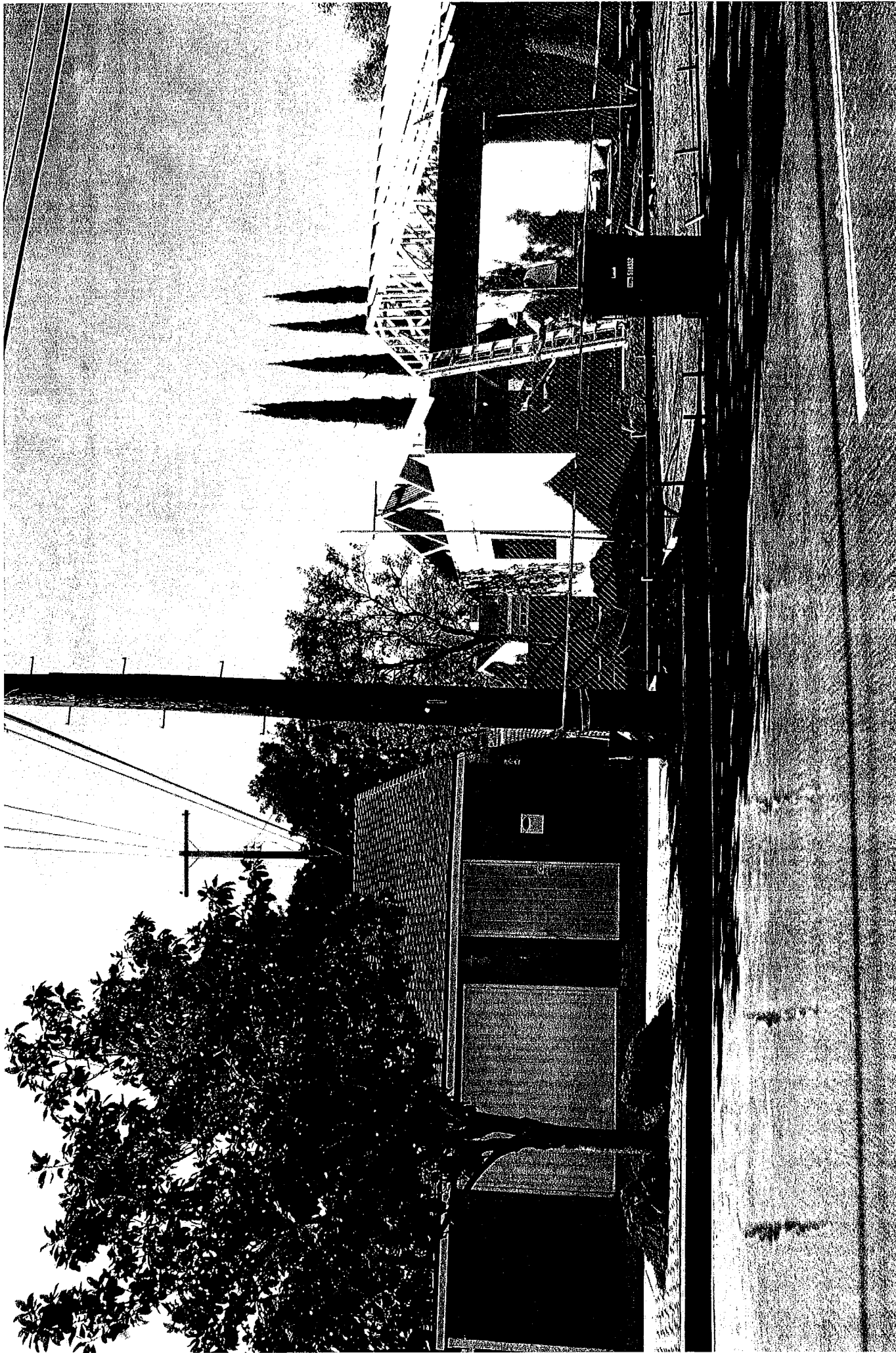


Discovery House Driveway - Always Blocked.

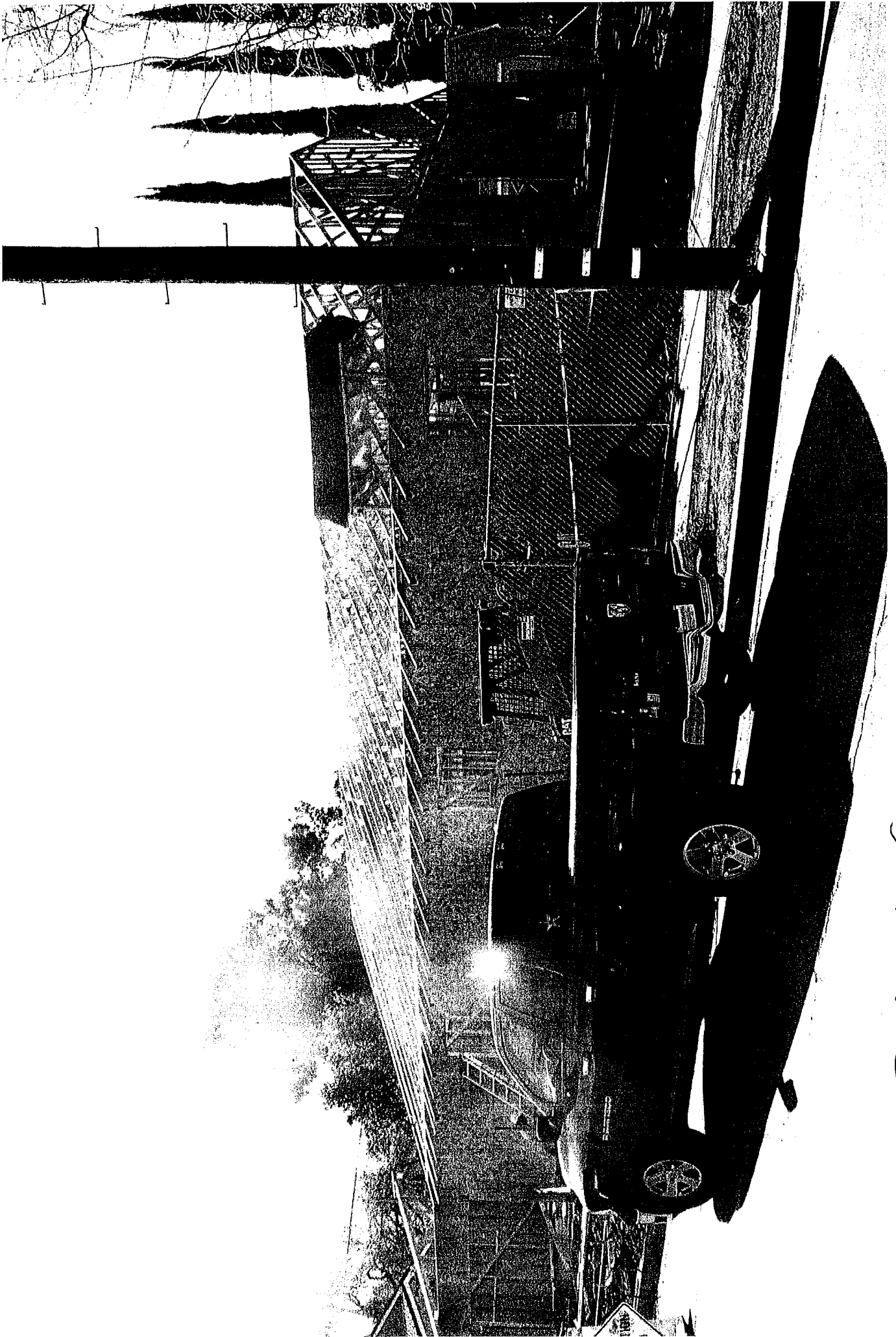




Drive way - Patio inside



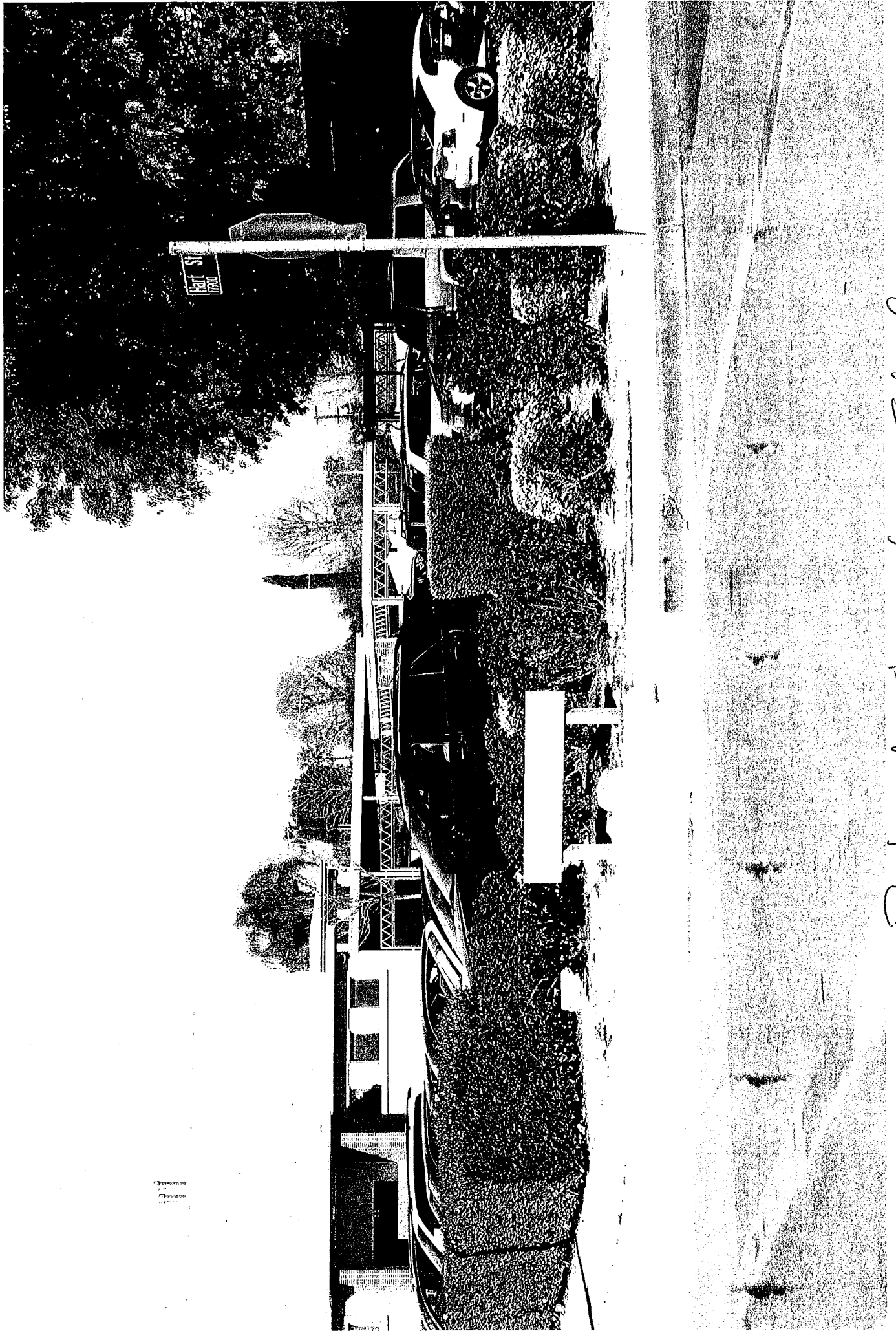
Garage w/ its own mail box - Close Construction



Bertrand Construction



Front of house - Bertrand



Bertrand Elementary School

**See Pictures from the  
DISCOVERY HOUSE'S  
Web-site  
where they have no  
parking or yard**



# the discovery House

Sober Living and Extended Care  
Working Today For A Better Tomorrow - One Step At A Time!!

- HOME
- ABOUT US
- TOUR
- STRUCTURE
- AMENITIES
- EXTENDED CARE
- RESOURCES
- CONTACT US



*12 Step  
Transitional  
Living*

Member  
Sober Living  
Coalition



Click Images to View

*Welcome To The Discovery House  
Quality Sober Living*

# the discovery house

Sober Living and Extended Care  
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HOME

ABOUT US

TOUR

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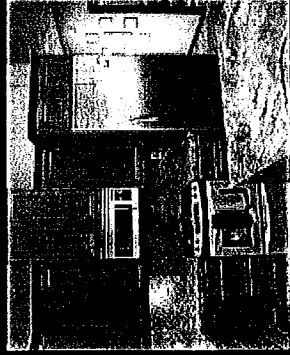
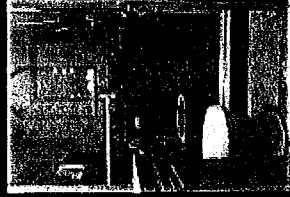
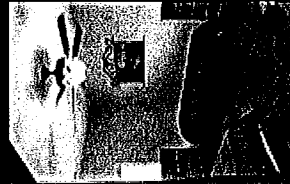
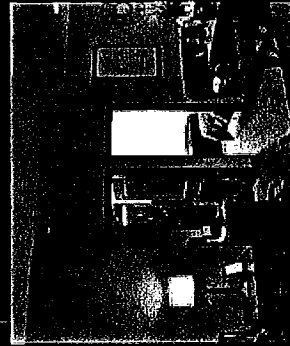
CONTACT US

## About Us

We understand how important the first 6 - 12 months are for a recovering person. The Foundation for ongoing, meaningful change is strengthened by our structure and 12-Step approach at The Discovery House. In order to help our guests stay focused on their recovery we keep a safe, peaceful home with full amenities and healthy activities.

Our mission is to help men successfully transition from treatment to independent living and enjoy long-term recovery from addiction... How do we accomplish this? With comfort, care, and high quality service.

The Discovery House is a gated facility with 6 bedrooms (2 men per room), 5 bathrooms with unlimited hot water, a large kitchen, living room, TV room, fitness area, and free laundry facility. Our kitchen is state-of-the-art and includes stainless steel appliances, 2 full refrigerators, large stove, freezer, dishwasher, and a center island that is great for gathering with other guests and family.



CLICK TO VIEW IMAGES

e-mail: [info@thediscoveryhouse.com](mailto:info@thediscoveryhouse.com)



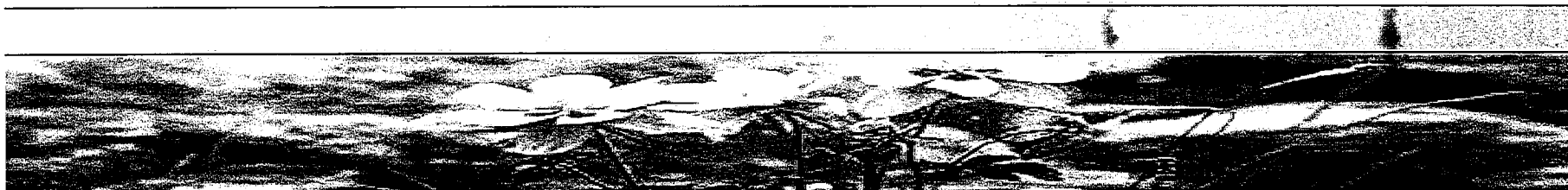


Front of Property  
No yard!



No Yard - No Driveway

**SEE PAGE 3 FOR  
DISCOVERY HOUSE  
PRICES AND NOTE  
THE 11 ADVERTISED  
SOBER LIVINGS IN  
RESEDA**


[Home](#)
[Vision](#)
[Organizing](#)
[Training](#)
[Contact](#)
[Sponsors](#)
**Find Sober Housing In Your SoCal Community** Search By Area

Go

## The Sober Living Network

### San Fernando Valley

City	Sober Living Home	Contact	Phone	Serves	Cost
Calabasas	<u>Seasons Sober Living</u>	Larry Norman	(818) 692-4296	coed	\$4500
Canoga Park	<u>Comfort Zone</u>	Ike Eichar	(818) 894-8617	coed	\$840
Canoga Park	Discovery House I Sober Living	Tony D.	(818) 903-6441	men	\$550
Canoga Park	<u>New Beginnings Sober Living</u>	Gary Sutter	(818) 620-5624	men	\$600
Canoga Park	Second Chance Sober Living	Alan Nathen	(818) 961-6155	men	\$500
Canyon Country	Bridges	Eleanor Boutte	(661) 252-0569	women	\$765
Chatsworth	Stone Sober Society	Linda Perez	(818) 772-6888	coed	\$500

City	Sober Living Home	Contact	Phone	Serves	Cost
Chatsworth	A Work In Progress	Liz Leon	(818) 633-1719	women	\$700
Encino	<u>Angel Villa</u>	Georgia Frabotta	(877) 768-9673	coed	\$3500
Encino	<u>Casa Nuevo Vida</u>	David Marvin	(310) 592-0139	men	\$3000
Encino	Mulholland Recovery SL	Christine Franz	(818) 917-3438	coed	\$1000
Encino	Petit House Sober Living	Tyrone Adair	(818) 800-7009	men	\$1500
Encino	Sunrise III	Carmen Risiglione	(818) 968-6669	coed	\$550
Glendale	Geneva House	Michael Akopov	(818) 288-6812	men	\$600
Glendale	New Visions Sober Living	Janelle Jones	(818) 247-8493	coed	\$520
Granada Hills	Clear View Sober Living I	George Turner	(818) 451-6968	men	\$500
Granada Hills	Clear View Sober Living II	George Turner	(818) 451-6968	men	\$500
Granada Hills	New Horizon Sober Living	Iraj Salehyar	(818) 360-8574	men	\$600
Granada Hills	Small Steps II	Al Pittman-J. McClure	(818) 881-0073	men	\$500
Hollywood Hills	Hollycrest Sober Living	Robert & Hugh Biele	(323) 876-5485	men	\$500
North Hills	The Digs Sober Living	Drew Williams	(818) 939-3197	men	\$525
North Hills	<u>Recovery Zone I Sober Living</u>	Claude Eichar	(818) 894-8617	men	\$600
No. Hollywood	Abbey House	Kelly Hagerman	(310) 871-1336	men	\$500
No. Hollywood	<u>Angel House I</u>	Georgia F., Priscilla	(818) 906-2435	women	\$575
No. Hollywood	<u>Angel House III</u>	Georgia Frabotta	(818) 906-2435	men	\$575
No. Hollywood	<u>Chandler Lodge</u>	Main Office	(818) 766-4534	men	\$650

11 Sober Livings in Reseda.

	City	Sober Living Home	Contact	Phone	Serves	Cost
	No. Hollywood	<u>Primary Purpose III</u>	Mary Grayson	(818) 612-1439	men	\$500
	No. Hollywood	<u>Spencer House II</u>	Fred Foster	(818) 252-6545	men	\$550
	No. Hollywood	Vesper House	Charlotte	(818) 769-3057	women	\$520
	Northridge	Maximum Service Sober Living	Michael Ray	(818) 251-0917	coed	\$500
	Northridge	Parthenia House	Lisa Richards	(818) 996-1051	men	\$425
	Northridge	<u>Peaceful Discoveries</u>	Cindy Green	(818) 527-1930	women	\$800
	Northridge	<u>A Step In The Right Direction</u>	Linda Ruzich	(818) 720-7075	women	\$var.
	Panorama City	Serenity Retreat	Ryan Valencia	(818) 997-3734	men	\$580
1.	Reseda	Arminta House	Lisa Richards	(818) 996-1051	men	\$425
2.	Reseda	Arminta House II	Lisa Richards	(818) 996-1051	women	\$425
3.	Reseda	<u>The Discovery House</u>	Tom Whiting	(805) 844-5272	men	\$1100
4.	Reseda	Elijah's House	Lisa Hines	(818) 300-1002	men	\$500
5.	Reseda	Fresh Start	Lynn	(818) 642-6384	coed	\$500
6.	Reseda	Jamieson House	Lisa Richards	(818) 996-1051	women	\$425
7.	Reseda	<u>Reseda Villa Sober Living</u>	Rohan	(818) 571-6998	men	\$500
8.	Reseda	Serenity Connection – Men	Terrence Frazier	(818) 687-4906	men	\$650
9.	Reseda	Serenity Connections-Women	Terrence Frazier	(818) 687-4906	women	\$650
10.	Reseda	Small Steps I	Al Pittman-J. McClure	(818) 881-0073	coed	\$500
11.	Reseda	The Solution House	Irene Hoffer, Saitie Mallon	(818) 585-3917	women	\$580

City	Sober Living Home	Contact	Phone	Serves	Cost
Sherman Oaks	<u>A Safe Place</u>	Doug Eggleton	(818) 590-4886	men	\$1500
Sun Valley	Alpha & Omega Sober Living	Rima Abelian, Samuel Tan	(818) 253-5989	coed	\$650
Sun Valley	Alpha & Omega Sober Living II	Rima Abelian, Samuel Tan	(818) 253-5989	coed	\$650
Sunland	12 Step Sober Living	Lisa & Joel Moss	(818) 445-9901	men	\$500
Sunland	<u>Club 12</u>	Mark Gregoire	(818) 674-2575	men	\$500
Sunland	Prosperous Life	Adelina Galspanyan	(818) 497-2101	coed	\$500
Sunland	RAF Three Palms Ranch	Robert Holbrook	(626) 216-5427	coed	\$650
Tarzana	<u>Sober Souls Ranch</u>	Admissions	(818) 266-2849	coed	\$940
Tujunga	<u>Club 12 Sober Living</u>	Mark Gregoire	(818) 674-2575	men	\$500
Valley Glen	<u>Bridge at Valley Glen</u>	David Casey	(818) 939-3486	men	\$4000
Valley Glen	<u>Primary Purpose I</u>	Mary Grayson	(818) 612-1439	women	\$500
Valley Village	Sunrise I	Carmen Risiglione	(818) 968-6669	men	\$500
Van Nuys	<u>AA/NA Sobriety Central</u>	Joey Axelson	(818) 326-6499	men	\$550
Van Nuys	Maya Clean & Sober	Bia Sarro	(818) 585-8280	women	\$550
Van Nuys	<u>Primary Purpose II</u>	Mary Grayson	(818) 612-1439	men	\$500
Van Nuys	<u>Recovery Zone II</u>	Ike Eichar	(818) 894-8617	men	\$500
Van Nuys	Second Chance Sober Living	John Hakopyan	(818) 209-4472	men	\$400
Van Nuys	Second Chance Sober Living II	John Hakopyan	(818) 209-4472	men	\$500
Van Nuys	<u>Spencer House</u>	Ruben Calderon	(818) 785-6639	men	\$550

City	Sober Living Home	Contact	Phone	Serves	Cost
Van Nuys	Sunrise II	Carmen Risiglione	(818) 968-6669	men	\$550
Van Nuys	Sylvan House	Martin Suran	(818) 749-6282	coed	\$525
West Hills	<u>Sanctuary for Sober Living</u>	Malia Lindy	(818) 564-4996	women	\$3250
Westlake	<u>The Lake House</u>	Stuart Birnbaum	(877) 762-3707	coed	\$4000
Winnetka	Kelvin House	Lisa Richards	(818) 996-1051	men	\$425
Winnetka	New Beginnings Sober Living	Gina Romero	(818) 915-0548	women	\$500
Winnetka	Quartz House	Lisa Richards	(800) 996-1051	men	\$425
Woodland Hills	<u>Carousel</u>	Dawn Theodore	(818) 679-6205	women	\$var.
Woodland Hills	<u>In Good Hands</u>	Pat Smith	(805) 807-5553	coed	\$4750
Woodland Hills	<u>Progressions</u>	Will, Rhonda Hollman	(818) 324-2507	coed	\$650
Woodland Hills	Sober College – Friar	Robert Pfeifer	(818) 274-0304	men	\$2000
Woodland Hills	Sober College – Melvin	Cody Bassett	(818) 274-0304	women	\$2000
Woodland Hills	Sober College – Oxnard	Robert Pfeifer	(818) 274-0304	men	\$2000
Woodland Hills	Sober College – Shoup	Robert Pfeifer	(818) 274-0304	men	\$2000

The Network would like to thank our generous website sponsors, whose listings appear in blue above.

**The Sober Living Network**  
P.O. Box 5235  
Santa Monica, CA 90409  
(310) 396-5270



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# M, McKay Out Reach - the Discovery House

(818) 632-9920  
Reseda, CA 91335

Hours: Monday 08:00 PM, Tuesday 8:00 PM, Wednesday 8:00 AM - 8:00 PM, Thursday 8:00 AM - 8:00 PM, Friday 08:00 AM - 8:00 PM, Saturday 08:00 PM, Sunday 08:00 PM - 24 hours

Categories: Addiction Treatment

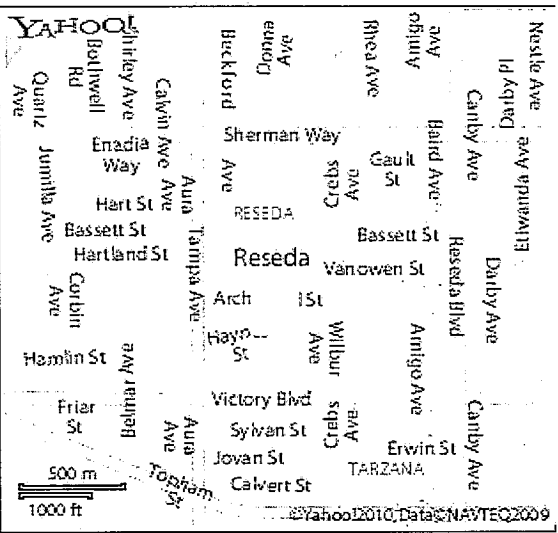
Payment: Cash Only

Associations: S.A.S.C.A. : Coalition

Products and Services: Sober Living

Year Established: 2001

Other Contact Info: Fax: 805-50, Email: help@thedis



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7232 Canby Ave, #6, Reseda, CA

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## NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

### Resolution on Proposed City Regulation of Community Care Facilities and Boarding Houses

Whereas San Pedro residents have complained for many years about some group living facilities located in residential areas because of crime, noise, smoke, rowdiness, foul language, parking problems, unkempt properties, etc., and

Whereas it has been difficult to regulate many of these residential units because State law mandates that licensed community care facilities of six or fewer residents may exist in all residential areas, and

Whereas the City of Los Angeles has proposed an ordinance that will redefine unlicensed group living homes as “boarding houses, and

Whereas this will regulate and in many cases eliminate group living facilities (boarding homes) in R-1 and R-2 areas, and

Whereas the proposed ordinance will also permit Licensed facilities serving 7 or more to exist in all zones provided certain minimum requirements are met, and

Whereas the effect of this ordinance may be to eliminate many unlicensed group living facilities from residential areas, including some that provide important services in a responsible manner,

Therefore, be it resolved, that the NWSPNC support the proposed ordinance with the following recommended changes:

1. The ordinance should allow a reasonable period of time to relocate into properly zoned areas for existing facilities that will become non-conforming as a result of the ordinance, and
2. The ordinance should set up a process where a facility could obtain a variance depending upon their track record within the community.

Be it further resolved that the NWSPNC communicate this resolution to the Los Angeles Planning Commission and the City Council.

Unanimously adopted, January 31, 2011



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Fw: PROPOSED ORDINANCE CASE NO CPC-2009-800-CA

1 message

---

Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:19 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 1:58 PM

Subject: Fw: PROPOSED ORDINANCE CASE NO CPC-2009-800-CA

To: [Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

**From:** [Encino Neighborhood Council](#)

**Sent:** Tuesday, March 29, 2011 11:38 AM

**To:** [council.reyes@lacity.org](mailto:council.reyes@lacity.org) ; [jose.huizar@lacity.org](mailto:jose.huizar@lacity.org) ; [paul.krekorian@lacity.org](mailto:paul.krekorian@lacity.org) ; [greig.smith@lacity.org](mailto:greig.smith@lacity.org) ; [bill.rosendahl@lacity.org](mailto:bill.rosendahl@lacity.org) ; [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)

**Cc:** [councilmember.smith@lacity.org](mailto:councilmember.smith@lacity.org) ; [bill.rosendahl@lacity.org](mailto:bill.rosendahl@lacity.org) ; [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org) ; [Michael.LoGrande@lacity.org](mailto:Michael.LoGrande@lacity.org) ; [Alan.Bell@lacity.org](mailto:Alan.Bell@lacity.org) ; [Tom.Rothmann@lacity.org](mailto:Tom.Rothmann@lacity.org) ; [Michael.espenssa@lacity.org](mailto:Michael.espenssa@lacity.org) ; [Louis Krokover](#)

**Subject:** PROPOSED ORDINANCE CASE NO CPC-2009-800-CA

**Encino Neighborhood Council**

March 28, 2011

Re: Planning & Land Use Management Committee Meeting Tues. March 29, 2011  
File No. 11-262 – Agenda Item No 4

Councilmember Ed P. Reyes, Chair  
Councilmember Jose Huizar  
Councilmember Paul Krekorian  
Los Angeles City Hall,  
200 North Spring Street  
Los Angeles, CA 90012

Re: WRITTEN COMMUNICATION REGARDING: PROPOSED ORDINANCE  
CASE NO CPC-2009-800-CA, CEQA ENV-2009-801-ND, COUNCIL FILE 07-3427

Dear Councilmembers Reyes, Huizar and  
Krekorian,

**On January 25, 2011 the NCINO NEIGHBORHOOD COUNCIL  
unanimously passed the following motion:**

“The Encino Neighborhood Council appreciates the Planning Department's Proposed Ordinance and its efforts to address the city-wide issue of for-profit group homes in residential zones. However, we find that there remain a number of serious concerns. Thus, we respectfully request the Ordinance be amended to address the following eight issues:

**Enforcement** - The Proposed Ordinance be amended to provide a specific mechanism for enforcement of the regulations. The Ordinance provide the Department of Building and Safety with specific obligations to' inspect the premises, review any applicable licenses and/or leases, and generally investigate the living conditions of all boarding homes, including sober living and group parolee homes, which are suspected of illegally operating in low density residential zones.

**Density** - While the Proposed Ordinance references "bedroom," and "guest room," it provides no definition of the terms. Section 19 (1 O) (a) (7). The Ordinance must define "Bedroom" so as to limit the number of areas within a single family dwelling that may be used for sleeping purposes in CCF's serving 7 or more residents in residential zones, thereby placing a limit on the number of residents in a house.

**Public Hearings for Performance Standards** - The Proposed Ordinance categorizes those CCF's serving seven or more residents as "Public Benefits" if they meet the applicable Performance Standards. Currently written, to determine whether a use is a Public Benefit, there need not be a public hearing. However, the Performance Standards are of such a public nature that it would behoove the City to require a public hearing in order to include neighborhood comment before deciding the issue.



**Performance Standards Must Include a Prohibition Against Second Hand Smoke**

- We recommend that the Proposed Ordinance be amended to adopt a prohibition against second hand smoke as a Performance Standard for all Public Benefits.

**Unlicensed Community Care Facilities** - Part 1 of the proposed Ordinance be amended to

clearly state that there will be no (a) unlicensed facilities serving six or fewer residents and (b) unlicensed community care facilities serving seven or more residents eligible for the "public benefits" test. This modification will bring the proposed ordinance into conformance with state law that requires any and all residential facilities to have a valid license to operate. Further, it is only through the State of California's Department of Social Services licensing procedures that (among other things) the number of operators, quality of operators, approved fire clearances, local building use permits, on-site inspections and reviews, and health safety standards can be assured.

**The Proposed Ordinance Must Limit the Proximity of Boarding Homes and Licensed**

**Community Care Facilities Serving 7 or More to Other Similar and Sensitive Uses. The**

**Staff Report Must Include Findings that Group Homes Create Additional Concerns and**

**Secondary Impacts** - The Report be amended to include other concerns that would be brought to light at a public hearing, such as conversion of garages to other uses, increased trash leading to vermin, frequent calls for police assistance resulting in several arrests, public urination and indecent exposure, public drunkenness and drug use.

**Correctional or Penal Institutions be Prohibited From Utilizing a Conditional Use Permit In Order to Locate In Residential Zones** - the proposed Ordinance should be amended to prohibit Correctional or Penal Institutions in RI, RD1.5, R2 and RD zoned areas. It is wholly inconsistent with the nature of low zoned residential neighborhoods to allow prisons, jails, halfway houses and group parolee homes to operate within them under a conditional use permit.

**No Grand-Fathering of Existing Facilities** - It must be made clear that any existing (a) unlicensed or (b) illegally licensed community care facilities would have to comply with the new ordinance to be allowed. This clarification is required to ensure that all facilities are brought into compliance with the existing zoning code provisions that **protect the character of established residential neighborhoods.**"

Please consider including the above points in the proposed ordinance.

Sincerely,

**Louis Krokover**

Louis Krokover, President: Encino Neighborhood Council

**Diane Rosen,**

Chair: Planning & Land Use Committee / Encino Neighborhood Council

CC: Councilmember, Greig Smith

Councilmember, Paul Koretz

Councilmember, Bill Rosendahl

Michael LoGrande, Director: City Planning Department

Alan Bell, Deputy Director: City Planning Department

Thomas Rothmann, ZA/ Code Studies: City Planning Department

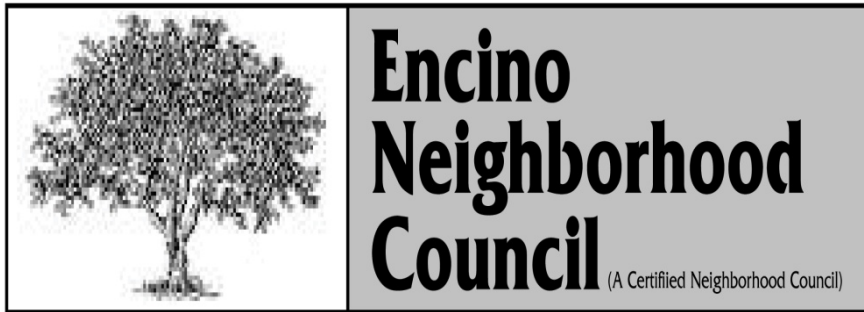
Michael Espenssa, Legislative Assistant



PROPOSED ORDINANCE - CASE NO CPC-2009-800-CA.pdf  
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March 28, 2011

Re: Planning & Land Use Management Committee Meeting Tues. March 29, 2011  
File No. 11-262 – Agenda Item No 4

Councilmember Ed P. Reyes, Chair  
Councilmember Jose Huizar  
Councilmember Paul Krekorian  
Los Angeles City Hall,  
200 North Spring Street  
Los Angeles, CA 90012

Re: WRITTEN COMMUNICATION REGARDING: PROPOSED ORDINANCE  
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**The Proposed Ordinance Must Limit the Proximity of Boarding Homes and Licensed Community Care Facilities Serving 7 or More to Other Similar and Sensitive Uses. The Staff Report Must Include Findings that Group Homes Create Additional Concerns and Secondary Impacts -** The Report be amended to include other concerns that would be brought to light at a public hearing, such as conversion of garages to other uses, increased trash leading to vermin, frequent calls for police assistance resulting in several arrests, public urination and indecent exposure, public drunkenness and drug use.

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Please consider including the above points in the proposed ordinance.

Sincerely,

*Louis Krokover*

Louis Krokover, President: Encino Neighborhood Council

Diane Rosen,

Chair: Planning & Land Use Committee / Encino Neighborhood Council

CC: Councilmember, Greig Smith

Councilmember, Paul Koretz

Councilmember, Bill Rosendahl

Michael LoGrande, Director: City Planning Department

Alan Bell, Deputy Director: City Planning Department

Thomas Rothmann, ZA/ Code Studies: City Planning Department

Michael Espenssa, Legislative Assistant



Candy Rosales <candy.rosales@lacity.org>

---

## Fwd: Fw: 3/29 PLUM committee meeting

1 message

---

Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:19 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 1:58 PM

Subject: Fw: 3/29 PLUM committee meeting

To: [Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl

President

LA Coalition for Neighborhoods

[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

**From:** [David Reid](#)

**Sent:** Tuesday, March 29, 2011 11:10 AM

**To:** [councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org) ; [rebecca.valdev@lacity.org](mailto:rebecca.valdev@lacity.org)

**Cc:** [Bill Rosendahl](#) ; [John Darnell](#) ; [Council Member Koretz](#) ; [Arthur Gallegos](#)

**Subject:** 3/29 PLUM committee meeting

Councilmember Reyes-

This afternoon the PLUM committee meeting has an agenda item regarding the regulation of the now unregulated business in LA commonly called 'sober houses'.

We are in strong support of this first step in regulations of these operations.

We cannot urge the PLUM committee strongly enough to support the

proposed ordinance. It is not a complete answer, but it is a first step.

We wish we had the funds to hire attorneys as the 'sober industry' has. We do not have houses full of people we can bus downtown to show puppet support against this law.

Many of these operations are bringing in hundreds of thousands of dollars without paying any business tax or other fees. And they increase the cost to the City significantly.

We live next to one of these 'sober houses'. It was purchased from foreclosure and renovated to accommodate up to ten (10) customers. They can do this through a loophole that allows multiple beds in a house as long as there is only one kitchen. State law reads that there is a limit to six (6) unrelated adults under one roof but this number is often ignored. An inspection with Building & Safety and LAPD found 10 beds next to us. They were ordered to reduce the number to six. With the number of people in and out every day this compliance is greatly in doubt. We would wager if a surprise inspection were held next door at least ten (10) residents are there today. The flow of traffic of people in and out would make many retail operations jealous.

Why isn't the City license these operations? Why isn't the City getting \$20,000 a year in fees per operation?

There is a day care facility four doors down from this location. Pre-school children. Several of our neighbors sold and fled after this house opened.

Many residents are wearing court ordered ankle tracking bracelets.

We are in a single family neighborhood. This 'sober house' is a de facto boarding house. And brings new residents EVERY 30 DAYS to our street.

Most have cars in an already over parked area. Many of these cars are out of state. We report these to the state 'cheaters' program to little help.

We have seen residents arrested in front of this house. We have seen paramedics called to this location for someone that went way, way off the wagon.

These are money mills for people that care little about the well being of the folks that need compassion and help the most. They are preying on the most vulnerable. We are told many times residents facing a '3rd strike' charge in court can get the case dismissed but fulfilling 30 days of sobriety.

And we taxpayers, voters, are having our property values pushed even

farther down in these troubled times by having these operations next door. We are required to disclose these facilities to potential buyers. If you 'google' our address an advertisement for 'sober nexus' pops up. A commercial operation in the middle of residential.

Oh, we wish our scheduled allowed us to attend today's meeting. But we will be there when the matter is taken up by the full council.

We have only you, our elected representatives to protect the taxpayers from further erosion of our neighborhoods.

respectfully submitted,

David Reid & Neil Loden

925 N. Vista Street  
Los Angeles 90046

---

CITY OF LOS ANGELES

**SYLMAR NEIGHBORHOOD COUNCIL**

**EXECUTIVE OFFICERS**

**PRESIDENT:** Quyen Vo-Ramirez

**VICE-PRESIDENT:** Hiral Bhakta

**TREASURER:** Randall Kelly

**PUBLIC RELATIONS:** Nick Krall



**SYLMAR NEIGHBORHOOD COUNCIL**

**13109 Borden Ave., Sylmar, CA 91342**

**Telephone: (818) 833-8737**

**Fax: (818) 833-8707**

**E-mail: Board@SylmarNC.org**

**Website: www.SylmarNC.org**

**Office Administrator: David Levin**

Dear Ms. Rebecca Lobl,

On March 24, 2011 the Sylmar Neighborhood Council reviewed and discussed the Community Care Facilities Ordinance. Our board made the following recommendation:

“Motion (by Mr. Martin Laufer, second by Mr. Randall Kelly): The Sylmar Neighborhood Council recommends that the Los Angeles City Council approve the Community Care Facilities Ordinance, Council File #07-3427, proposed to regulate housing with seven or more residents.

Motion Passed by a hand vote with 11 in favor; Mr. Smith abstained.

Please contact the Sylmar Neighborhood Council office with any questions.

Regards,

Quyen Vo-Ramirez

President

Sylmar Neighborhood Council





Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Fw: PMHCC - Council Item No. 11-0262 - Letter of Support For City Ordinance

1 message

---

Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:19 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 1:54 PM

Subject: Fw: PMHCC - Council Item No. 11-0262 - Letter of Support For City Ordinance

To: [Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

**From:** [Park Mesa Heights](#)

**Sent:** Monday, May 09, 2011 12:28 PM

**To:** [Rebecca Lobl](#)

**Cc:** [Velma Stevens](#) ; [THEODORE THOMAS](#) ; [Ta-Lecia Arbor](#) ; [Dennis Rodriguez](#) ; [bernard parks](#)

**Subject:** PMHCC - Council Item No. 11-0262 - Letter of Support For City Ordinance

## **Park Mesa Heights Community Council**

### **RE: Council Item No. 11-0262 - Letter of Support For City Ordinance For Boarding Homes and Community Care Facilities**

Park Mesa Heights Community Council  
5349 Crenshaw Blvd., Ste. 107  
Los Angeles, CA 90043  
323 298-6124 office 323 294-9755 fax  
[www.pmhcc90043.org](http://www.pmhcc90043.org)



PMHCC - Council Item No. 11-0262 - Letter of Support For City Ordinance For Boarding  
Homes and Community Care Facilities.doc  
172K

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Las Comunidades de Hyde Park, Angeles Mesa and View Heights

5349 S. Crenshaw Bl. Ste. 107, Los Angeles, CA 90043 \* 323.298.6124 / Fax 323.294.9755 \* [www.PMHCC90043.ORG](http://www.PMHCC90043.ORG)

May 9, 2011

**Honorable Bernard C. Parks,**  
Councilmember, 8th District  
**Honorable Herb J. Wesson Jr.**  
Councilmember, 10th District  
Los Angeles City

RE: City Council Item No. 11-0262

Dear Councilmember's,

Park Mesa Heights Community Council, does support, and urge you to support the proposed ordinance regulating Community Care Facilities and Boarding Houses. The Park Mesa Heights Community, is having its character and quality of life threatened by what we feel is a significant increase of boarding homes in our community. The Park Mesa Heights Neighborhood is primarily zoned for low-density, single-family homes. Our community was designed for R1 zoning in our neighborhoods. As such, our neighbors are more likely to be long-term residents with homeowner interest. The residents of boarding homes and community care facilities are not homeowners, but renters who are transients with no long-term interest in the community. This is a violation of R1 zoning requirements, turning homes into Commercial Properties. If we had known these businesses were moving in, we could have made our case for why it shouldn't be allowed. We found that there was no City agency to which we could make our case. We need this ordinance to put some type control on businesses that are taking advantage of the law through loopholes.

Thank you,

Theodore Thomas  
President

Velma Stevens  
Land-Use Committee



Candy Rosales <candy.rosales@lacity.org>

---

## Fwd: City Council Item No. 11-0262 - Letter of Support For City Ordinance For Boarding Homes and Community Care Facilities

1 message

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Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:20 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 1:56 PM

Subject: City Council Item No. 11-0262 - Letter of Support For City Ordinance For Boarding Homes and Community Care Facilities

To: [Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

From: [Solomon Robinson](#)

Sent: Tuesday, April 26, 2011 8:45 PM

To: [Bernard Parks](#) ; [councilmember.Wesson@lacity.org](mailto:councilmember.Wesson@lacity.org)

Cc: [Jan.perry@lacity.org](mailto:Jan.perry@lacity.org) ; [councilmember.hahn@lacity.org](mailto:councilmember.hahn@lacity.org) ; [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org) ; [councilmember.garcetti@lacity.org](mailto:councilmember.garcetti@lacity.org) ; [councilmember.smith@lacity.org](mailto:councilmember.smith@lacity.org) ; [councilmember.rosendahl@lacity.org](mailto:councilmember.rosendahl@lacity.org) ; [councilman.alarcon@lacity.org](mailto:councilman.alarcon@lacity.org) ; [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org) ; [councilmember.cardenas@lacity.org](mailto:councilmember.cardenas@lacity.org) ; [councilmember.labonge@lacity.org](mailto:councilmember.labonge@lacity.org) ; [councilmember.zine@lacity.org](mailto:councilmember.zine@lacity.org) ; [councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org)

Subject: Tue, April 26, 2011 7:58:52 PM City Council Item No. 11-0262 - Letter of Support For

## City Ordinance For Boarding Homes and Community Care Facilities

Honorable Bernard C. Parks,  
Councilmember, 8th District

Honorable Herb J. Wesson Jr.  
Councilmember, 10th District

Los Angeles City

Reference: (City Council Item No. 11-0262)

Dear Councilmembers,

We, the Cherrywood/Leimert Block Club, a coalition of smaller block clubs and households, do support, and urge you to support the proposed ordinance regulating Community Care Facilities and Boarding Houses. Our neighborhood, Leimert Park North of King Blvd, is having its character and quality of life threatened by the what we feel is a significant increase of boarding home types into our community which is zoned for low-density, single-family homes. Our section of Leimert Park was designed for, and has always been an R1 zoning classification. As such, our neighbors are more likely to be long-term residents with homeowner interest. The residents of boarding homes and community care facilities are more likely to not be homeowners, but renters who are typically transient in nature with no long-term interest in the community. To us, this is a violation of R1 zoning requirements. If we had known these businesses were moving in, we could have at least made our case for why we thought it shouldn't be allowed, but after the fact, we found that there was no City agency (or law) to which we could make our case. We need this ordinance to to put some type control on businesses that are taking advantage of the law through loopholes.

Sincerely,

Marcia Arnold, President and Solomon Robinson, Vice President  
Cherrywood/Leimert Block Club  
PO Box 561634, Los Angeles, CA 90056  
323 394-4093

**Westwood South of Santa Monica Blvd**  
**Homeowner's Association**  
*Incorporated November 8, 1971*  
**P. O. Box 64213**  
**Los Angeles, CA 90064-0213**  
[www.westwoodsouth.org](http://www.westwoodsouth.org)

May 23, 2011

Los Angeles City Council  
Los Angeles City Hall  
200 North Spring Street  
Los Angeles, CA 90012

*VIA EMAIL*

**RE: Council File 11-0262 – Community Care Facilities Ordinance**

Dear President Garcetti and Council Members:

Our Westwood South of Santa Monica Blvd. Homeowners Association community of over 3800 homeowners stands strongly in support of the proposed Community Care Facilities Ordinance. We have attended the many City Planning Commission and PLUM Committee hearings on this ordinance and believe that the current proposal resolves the majority of issues and concerns raised during testimony. It is important that the City have tools to regulate Community Care Facilities and that the Municipal Code be brought into conformity with State law. The newly proposed definition for Single Housekeeping Unit, and the amended definitions for Boarding/Rooming House and Family will provide a much-needed framework for oversight and regulation.

The Planning Dept. is to be commended for its work on producing a well-crafted ordinance that will well serve the City and its residents. The ordinance addresses serious problems in our City and provides a reasonable balance between the rights of community care facilities occupants and the rights of nearby residents. While we believe that the ordinance could provide even stronger protections for neighborhoods, we urge its adoption at your upcoming Council meeting.

Those who support and those who do not support the ordinance have had many opportunities to express their opinions and have input in this process. We urge a speedy approval by the City Council and an expeditious adoption of the proposed ordinance.

Thank you for your consideration.

Sincerely,



Barbara Broide, President

cc: Michael LoGrande, Alan Bell – City Planning Dept.  
Paul Koretz, Chris Koontz – CD 5



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Council File No. 11-0262 - ASAP

1 message

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Sharon Gin <sharon.gin@lacity.org>

Fri, Feb 3, 2012 at 4:20 PM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rebecca Lobl <[rebeccalobl@earthlink.net](mailto:rebeccalobl@earthlink.net)>

Date: Fri, Feb 3, 2012 at 1:52 PM

Subject: Council File No. 11-0262 - ASAP

To: [Sharon.gin@lacity.org](mailto:Sharon.gin@lacity.org)

Dear Ms. Gin,

Please add the attached letter to the case file regarding the Community Care Facilities Ordinance, Case File No. 11-0262.

Thank you,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)

**From:** [John](#)

**Sent:** Thursday, September 22, 2011 8:50 AM

**To:** '[Rebecca Lobl](#)'

**Subject:** FW: Please Pass Community Care Facility Ordinance - Council File No. 11-0262 - ASAP

Rebecca,

Here is a copy of the letter I sent the other day to the Council Members. Koretz' office responded that it was in full support.



So far, I have confirmed that the house a few doors down from me has not applied for a state license. However, the prospective lessee keeps stating that it is considering the house for a rehab facility when neighbors ask what they are doing.

John Mackel

---

From: [john@mackel.net](mailto:john@mackel.net)

To: [councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org); [Jan.Perry@lacity.org](mailto:Jan.Perry@lacity.org); [councilman.rosendahl@lacity.org](mailto:councilman.rosendahl@lacity.org); [councilmember.smith@lacity.org](mailto:councilmember.smith@lacity.org); [councilmember.garcetti@lacity.org](mailto:councilmember.garcetti@lacity.org); [councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org); [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org); [councilmember.hahn@lacity.org](mailto:councilmember.hahn@lacity.org); [councilmember.Krekorian@lacity.org](mailto:councilmember.Krekorian@lacity.org); [councilmember.zine@lacity.org](mailto:councilmember.zine@lacity.org); [councilmember.Labonge@lacity.org](mailto:councilmember.Labonge@lacity.org); [councilmember.cardenas@lacity.org](mailto:councilmember.cardenas@lacity.org); [councilmember.alarcon@lacity.org](mailto:councilmember.alarcon@lacity.org); [councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org)

CC: [miagoldwoman@gmail.com](mailto:miagoldwoman@gmail.com); [sgoodmanmd@gmail.com](mailto:sgoodmanmd@gmail.com); [bbroide@hotmail.com](mailto:bbroide@hotmail.com); [Jay.Greenstein@lacity.org](mailto:Jay.Greenstein@lacity.org); [donna.m.simmons.phd@gmail.com](mailto:donna.m.simmons.phd@gmail.com); [kbleonar@uci.edu](mailto:kbleonar@uci.edu); [annette.l.mercer@gmail.com](mailto:annette.l.mercer@gmail.com)

Subject: Please Pass Community Care Facility Ordinance - Council File No. 11-0262 - ASAP

Date: Sat, 17 Sep 2011 19:11:58 -0700

Dear City Council Members:

When the Community Care Facility Ordinance was previously before you, I sent the email below explaining my reasons for requesting your strong support. I appreciate that almost all of you previously supported it and sent the language to the City Attorney for some minor adjustments. The City Attorney has made the adjustments. I am writing to request that you calendar and pass the Ordinance at your soonest convenience.

Since my last email to you, the issues the ordinance seeks to address have hit home with my neighbors and me. Now, we have a potential rehab facility considering a large house a few doors away from our home. Several neighbors have brought this to my attention and are very concerned. Also, other neighbors have noted the recent addition of a number of rehab facilities in our general neighborhood. This problem is growing exponentially and needs to be addressed as soon as possible.

To me, this problem is also compounded by the recent spike in burglaries and other crime in our neighborhood. In response, our neighbors have held Neighborhood Watch meetings and intensified efforts to identify suspicious activities. However, these efforts will be hampered by the frequently changing groups of people from these facilities milling around the neighborhood.

Best regards,

John Mackel

10316 Lorenzo Drive

Los Angeles, CA 90064

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**From:** John [mailto:[john@mackel.net](mailto:john@mackel.net)]

**Sent:** Tuesday, May 24, 2011 10:28 AM

**To:** '[councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org)'; '[Jan.Perry@lacity.org](mailto:Jan.Perry@lacity.org)'; '[councilman.rosendahl@lacity.org](mailto:councilman.rosendahl@lacity.org)'; '[councilmember.smith@lacity.org](mailto:councilmember.smith@lacity.org)'; '[councilmember.garcetti@lacity.org](mailto:councilmember.garcetti@lacity.org)'; '[councilmember.huizar@lacity.org](mailto:councilmember.huizar@lacity.org)'; '[paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)'; '[councilmember.hahn@lacity.org](mailto:councilmember.hahn@lacity.org)'; '[councilmember.Krekorian@lacity.org](mailto:councilmember.Krekorian@lacity.org)'; '[councilmember.zine@lacity.org](mailto:councilmember.zine@lacity.org)'; '[councilmember.Labonge@lacity.org](mailto:councilmember.Labonge@lacity.org)'; '[councilmember.cardenas@lacity.org](mailto:councilmember.cardenas@lacity.org)'; '[councilmember.alarcon@lacity.org](mailto:councilmember.alarcon@lacity.org)'; '[councilmember.wesson@lacity.org](mailto:councilmember.wesson@lacity.org)'

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

Dear City Council Members:

I am writing to request your strong support for the Community Care Facility Ordinance. I have experience on both sides of the issue.

For several years, I worked as a volunteer board member for a non-profit facility in a converted apartment complex near Downtown L.A. Also, I helped save another Hollywood facility in a converted apartment building from being lost by sale of the building to a condo developer. Additionally, I am familiar with another Mid-Wilshire facility in a converted apartment building that does wonderful work. In each of those cases, the facility was in a converted apartment building. In two of those cases, the converted apartment building was located directly adjacent to commercially zoned properties. While these are still not ideal locations, high-density residential zoning is far more compatible with the special impacts that these facilities create.

I have also personally experienced the impacts of a facility that moved into a single-family residential neighborhood of L.A. where I lived. Street parking soon became crowded with cars because the facility's driveway and garage were completely inadequate. There were significantly more people on the sidewalks. There were often new faces so it became difficult to identify residents, visitors or staff. The noise and activity level of the neighborhood substantially increased. The once peaceful and quiet residential character of the area was now similar to a high-density apartment area, perhaps

worse though. In high-density residential, there is usually at least some parking on the property for residents and the turn-over of residents is not nearly as great.

Also, there can be some serious impacts from these facilities. The administrator of the facility I volunteered with near Downtown L.A. frequently needed to call the police to have them run off drug dealers looking to sell to the facility residents. In addition, property values have been documented to have plummeted in single family residential areas where multiple facilities are located. Until the City of Pomona passed its Ordinance, there were homeowners several years ago who could not sell their single-family homes, even though the market was still strong at the time because more than one facility was located within a block. Related to a work assignment, I personally interviewed top real estate agents in the area who confirmed that the proximity of a facility significantly devalued neighboring single-family homes, and that more than one facility in a block would make it very difficult to sell a home.

The current housing market is particularly fragile and probably will be for years. Generally, prices continue to come down and properties sit on the market longer, unless the owner needs to get out at a fire-sale price. We cannot afford to let these facilities take advantage of this situation to locate into single-family residential neighborhoods. These facilities will further devalue single-family homes at a time when any additional devaluation can be devastating to the financial wellbeing of the homeowner. Additionally, for those homeowners who do not want to sell, these facilities will usually diminish the quality of life of neighborhood single-family residents.

Please strongly support this ordinance.

Best regards,

John Mackel

10316 Lorenzo Drive

Los Angeles, CA 90064





Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Case File # 11-0262 Community Care Facilities Ordinance

1 message

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Sharon Gin <sharon.gin@lacity.org>

Mon, Feb 6, 2012 at 7:44 AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Rosemary McMillan <[rosemary.mcmillan@verizon.net](mailto:rosemary.mcmillan@verizon.net)>

Date: Mon, Feb 6, 2012 at 7:40 AM

Subject: Case File # 11-0262 Community Care Facilities Ordinance

To: [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org), [chris.koontz@lacity.org](mailto:chris.koontz@lacity.org)

Cc: [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

Community Care Facilities Ordinance

Council File # 11-0262

Dear Councilmember:

We are constituents. We are writing to urge you to immediately enact the Community Care Facilities Ordinance.

The specific problems that boarding houses cause in neighborhoods has been discussed at City Council for several years. There have been many public hearings. While we sit and wait for your protection and assistance, we have watched our

neighborhoods destroyed and altered by for profit business which cater to transient lodgers. We are in **STRONG SUPPORT** for this ordinance!!!! This ordinance was carefully drafted by the City Attorney in Sept. of 2011.....it is **TIME TO ENACT THIS ORDINANCE!!!**

Sincerely

Fred and Rosemary McMillan

10430 Almayo Ave.

Los Angeles, CA 90064

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February 5, 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

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

Honorable Councilmember Reyes:

Amy Brothers, Deputy City Attorney completed the final draft of the proposed Community Care Facility Ordinance, September 13, 2011. Four months have now elapsed! It appears that the passage of this long awaited legislation has been needlessly stalled and stonewalled. Communities across the entire City of Los Angeles are anxiously awaiting the enactment of this ordinance that is long overdue. Residents within the community of Old Granada Hills have spent more than four years battling illegal group houses in our residential neighborhoods. Surprisingly, LAPD officials recently informed the community that there are currently 45 boarding houses operating within Devonshire Division. Virtually all of these are operating illegally and will continue to do so because of our outdated and vague zoning codes. Safety and enforcement officials are also looking forward to the enactment of the CCFO as well. On multiple occasions they have stated “without this ordinance, we simply cannot help you. The current laws are so vague and contradictory that any kind enforcement is nearly impossible”.

How much longer must we endure the non-stop threats to our safety and wellbeing?

How much longer will these illegally operating group houses be allowed to decimate our communities, while year after year, the city of Los Angeles continues to delay the passage of this ordinance?

Other nearby municipalities have ordinances in place that protect their citizens. Don't the citizens of the City of Los Angeles deserve the same? Serious threats are facing the residents of this city. We need this ordinance! Without it we are left completely unprotected. Therefore, Councilmember Reyes, I strongly urge you to take immediate action and move this critical measure forward so that it will be passed and enacted.

Sincerely,

Tracy & Rahim Jahangard-Mahboob  
Jellico Avenue  
Northridge, CA



February 5, 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

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Sincerely,

William & Kerstin Wendt at 7754 Texhoma Ave, Northridge, Ca, 91325

February 5, 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

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Sincerely,

Francine Menashe



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Council Fiie No. 11-0262

1 message

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Sharon Gin <sharon.gin@lacity.org>

Mon, Feb 6, 2012 at 7:45 AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Isabel Bradley <[bradley\\_isabel@yahoo.com](mailto:bradley_isabel@yahoo.com)>

Date: Sun, Feb 5, 2012 at 11:49 AM

Subject: Council Fiie No. 11-0262

To: [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

I moved to Granada Hills 2 years ago to grow my family in a safe neighborhood and to my surprise we have been invaded by "group and sober living homes." Yes they are group with an upwards of 20 or more residents and NOT sober. I can't send my daughter to my neighbors house because drug using parolees are wandering my streets. I have to drive my daughter 6 houses down so that I know she wont be harassed by these degenerates. Crime has increased significantly since the appearance of these "homes" and us residents are powerless. You need to ensure that we are heard and given the same opportunity that other communities have in creating an ordinance to protect our families from these people. Please Help!

Isabel Bradley  
17614 Ludlow St.  
Granada Hills CA 91344  
(818) 687-7325

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 IMG.pdf  
1572K

Date:

Feb 3, 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

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Honorable Councilmember Reyes:

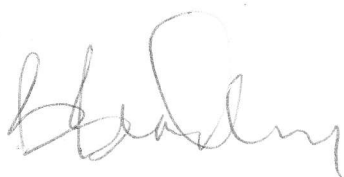
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Other nearby municipalities have ordinances in place that protect their citizens. Don't the citizens of the City of Los Angeles deserve the same? Serious threats are facing the residents of this city. We need this ordinance! Without it we are left completely unprotected. Therefore, Councilmember Reyes, I strongly urge you to take immediate action and move this critical measure forward so that it will be passed and enacted.

Sincerely,



Brittany Bradley  
17614 Ludlow St  
Granada Hills, CA 91344  
(818) 237-6807

Date: Feb 3, 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

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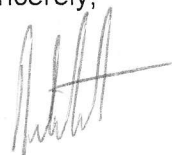
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Sincerely,

 Dustin Bradley  
17614 Ludlow St.  
Granada Hills, CA 91344

Date:

Feb 3, 2012

Councilmember Ed Reyes, Chair  
Planning and Land Use Management Committee  
Los Angeles City Hall  
200 N. Spring Street, Room 410  
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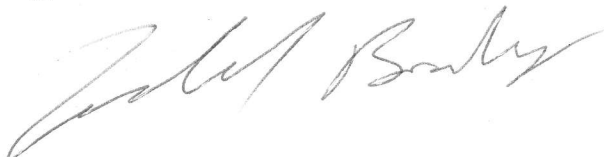
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Isabel Bradley  
17614 Ludlow St  
Granada Hills CA 91344

February 5, 2012

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Other nearby municipalities have ordinances in place that protect their citizens. Don't the citizens of the City of Los Angeles deserve the same? Serious threats are facing the residents of this city. We need this ordinance! Without it we are left completely unprotected. Therefore, Councilmember Reyes, I strongly urge you to take immediate action and move this critical measure forward so that it will be passed and enacted.

Sincerely,

Daphne Dionisio  
7641 Jellico Ave  
Northridge CA 91325





Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Boarding Houses in Los Angeles!

1 message

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Sharon Gin <sharon.gin@lacity.org>

Mon, Feb 6, 2012 at 7:45 AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Jo Phillips <[japhillips1@yahoo.com](mailto:japhillips1@yahoo.com)>

Date: Sun, Feb 5, 2012 at 8:19 AM

Subject: Boarding Houses in Los Angeles!

To: "[councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)" <[councilmember.englander@lacity.org](mailto:councilmember.englander@lacity.org)>

Cc: "[sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)" <[sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)>

Dear Councilmember Englander, please vote in support of the community care ordinance.

I am a constituent that supports the well balanced approach shown in the proposed community care facilities ordinance. My objection is not to sober living homes, but I do object to all boarding houses that cater to transient lodgers which are destroying the nature of low density zones.

I live near what appears to be a boarding house in my residential neighborhood, and this house is on Vanalden Avenue near Nobel Middle School. Also, there is a fraternity house on Lassen Street. There are too many concerns associated with these homes to even begin listing the problems.

Quality of life here in Northridge is eroding due to these houses. The attached letter describes exactly how I feel.

Thank you.

Jo Ann Phillips  
Northridge Clean Sweep Volunteer Organizer



LACN Letter to Council.2.3.2012.pdf  
204K



February 3, 2012

City Council  
Los Angeles City Hall  
200 N. Spring Street, Room 410  
Los Angeles, California 90012  
Re: Case No. Case No: CPC-2009-800-CA  
CEQA: ENV-2009-801-ND  
File No: 11-0262  
Re: Community Care Facilities Ordinance

Dear Councilmember:

We urge you to immediately vote to support the City's Proposed Ordinance regulating Community Care Facilities and Boarding Houses. Residents of low density neighborhoods are tired of waiting for you to act. For years the City's residents have watched their once low density and stable communities eroded, while the City Council has failed to protect them. It is time to take a stand to enforce the existing prohibition against boarding houses in R1 and R2 zones. LAMC, Sections 12.08 and 12.09.

L.A. Coalition for Neighborhoods is a non-profit organization that supports the City's Proposed Ordinance regulating Community Care Facilities and Boarding Houses. Our membership includes residents from all over the City, from every council district, all of whom support the basic principles of the City's Proposed Ordinance and understand the very serious need to regulate boarding houses in low density neighborhoods.

There is overwhelming evidence of the tremendous burden that boarding houses place on low density zones and the various ways in which they alter the character of those neighborhoods. There are boarding houses throughout the City - from the Westside to Granada Hills to Hollywood and Encino to San Pedro and everywhere in between - housing transient lodgers of all kinds. All of these boarding houses negatively impact and threaten to destroy low density zones. They substantially overburden the City's infrastructure which is not planned to carry the increased burden and threaten to permanently change the character of residential neighborhoods. In recognition of this fact, 33 Neighborhood Councils and/or Homeowners Associations have passed motions in support (with some reservations) of the City's Proposed Ordinance. The following is a partial list of Neighborhood Councils and Homeowners Associations that support the City's Proposed Ordinance in principle:

Bel Air-Beverly Crest Neighborhood Council  
Brentwood Community Council  
Chatsworth Neighborhood Council  
Cherrywood/Leimert Park Block Club  
Coastal San Pedro Neighborhood Council  
Empowerment Congress North Area Neighborhood Development Council  
Empowerment Congress West Area Neighborhood Development Council  
Encino Neighborhood Council  
Granada Hills North Neighborhood Council  
Granada Hills South Neighborhood Council  
Harbor Gateway North Neighborhood Council  
La Brea Willoughby Coalition  
Neighborhood Council of Westchester/Playa  
Northridge East Neighborhood Council  
Northridge South Neighborhood Council  
Northwest San Pedro Neighborhood Council  
Old Granada Hills Residents Group  
Pacific Palisades Community Council  
Pacific Palisades Residents Association  
Palms Neighborhood Council  
Park Mesa Heights Community Council  
Reseda Neighborhood Council  
Silverlake Neighborhood Council  
South Robertson Neighborhood Council  
Sunland-Tujunga Neighborhood Council  
Sylmar Neighborhood Council  
United Neighborhoods Neighborhood Council  
Valley Alliance Neighborhood Council  
West Los Angeles Neighborhood Council  
West of Westwood Homeowners Association  
Westside Neighborhood Council  
Westside Regional Alliance of Councils  
Westwood South of Santa Monica Blvd. Homeowners Association

Most of these motions and/or letters are posted on our website at [www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org) under “Documents and Resources.”

In addition, over 400 of the City’s residents, having long suffered the effects of boarding houses in their low density neighborhoods, have signed LA Coalition for Neighborhoods’ petition in support of the City’s Proposed Ordinance. The petition is viewable on our website: <http://www.ipetitions.com/petition/lanighborhoods/>.

Furthermore, at multiple hearings the City has been inundated with evidence of the problems associated with boarding houses, including the following:

- Public urination and indecent exposure
- Public drunkenness and drug use
- Late night noise disturbances requiring police intervention
- Frequent calls for police assistance resulting in several arrests
- Increased calls for ambulances to the neighborhood
- Rat infestation
- Children exposed to residents having sex in the leased property's backyard
- Multiple speeding cars daily
- Increased automobile traffic and street parking
- Cigarette smoke in the front and backyards making adjacent yards unusable
- Increased trash from the number of lodgers living in a single family dwelling
- Significant increase in the number of animals living next door
- Foul language overheard by the adjacent yards and passersby on the streets

In conclusion, the City's Proposed Ordinance is a smart, well balanced approach. The limits that the Ordinance places on boarding houses is practical, well thought out and serves a legitimate purpose.

Sincerely,

Rebecca Lobl  
President  
LA Coalition for Neighborhoods  
[www.LACoalition4Neighborhoods.org](http://www.LACoalition4Neighborhoods.org)  
[LANeighborhoods@gmail.com](mailto:LANeighborhoods@gmail.com)

February 5, 2012

Councilmember Paul Koretz  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, California 90012

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

Dear Councilmember Koretz:

I am a constituent. I am writing to urge you to immediately enact the Community Care Facilities Ordinance. We support the Community Care Facilities Ordinance.

The difficulties that boarding houses cause in low density neighborhoods, has been discussed at City Council for several years. There have been numerous public hearings. While we wait for your protection, we have watched our neighborhoods destroyed by for-profit businesses which cater to transient lodgers. Pursuant to the City Council's instructions, the Ordinance was carefully drafted by the City Attorney in September 2011.

Please vote in favor of this ordinance.

Sincerely,

Albert Mass  
16501 Oldham Street  
Encino, CA 91436

Harriet Mass



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Harbor Gateway North NC support for proposed Community Care ordinance

1 message

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Sharon Gin <sharon.gin@lacity.org>

Mon, Feb 6, 2012 at 7:46 AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Harbor North <[hgnnc@sbcglobal.net](mailto:hgnnc@sbcglobal.net)>

Date: Fri, Feb 3, 2012 at 5:25 PM

Subject: Harbor Gateway North NC support for proposed Community Care ordinance

To: [councilmember.buscaino@lacity.org](mailto:councilmember.buscaino@lacity.org), [doane.liu@lacity.org](mailto:doane.liu@lacity.org)

Cc: [sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)

Dear Councilman Buscaino:

We submitted this letter last year but wanted you to have a copy so that you are aware that the Harbor Gateway North NC supports the well-balanced approach of the proposed community care facilities ordinance (CPC-2009-800-CA; File no:11-0262.) Our objection is not to sober living homes, but to all boarding houses which cater to transient lodgers which are destroying the nature of our low density zones. We are concerned that the City Council has not yet acted on this issue after many hearings and revisions which should now protect both low density residential areas and also the need for housing for those in sober living situations.

Rosalie Preston, Chairperson  
Harbor Gateway North NC  
(310) 768-3853 office



HGNNC letter on Community Care Facilities Ordinance.pdf  
81K

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Rosalie Preston - Chairperson  
Delores Allmond - Vice Chairperson  
Recording Secretary - vacant  
Neodros Bridgeforth – Corres. Secretary  
Joan Jacobs - Treasurer  
Ramon Montoya - District 1 Rep.  
Adrian Valenzuela - District 2 Rep.  
Reynaldo Paduani - District 3 Rep.  
Betty Hawkins - District 4 Representative



## Harbor Gateway North Neighborhood Council

P.O. Box 3723  
Gardena, CA 90247  
(310) 768-3853 tel (310) 538-9654 fax  
[www.harborgatewaynorth.org](http://www.harborgatewaynorth.org)  
[hgnnc@sbcglobal.net](mailto:hgnnc@sbcglobal.net)

Llewyn Fowlkes - District 5 Rep.  
Marvin Bell - District 6 Rep.  
Paris Miller - District 7 Rep.  
Gloria Christmas - District 8 Rep.  
Deborah Lee - Community Org. Rep.  
Kandee Lewis - Youth Representative  
Leo Youngblood – At-Large Rep.  
Eva Cooper – At-Large Representative

January 28, 2011

City Planning Commission  
Los Angeles City Planning Department  
200 N. Spring Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: CPC-2009-800-CA  
ENV-2009-801-ND  
Community Care Facility Ordinance

Dear City Planning Commission:

At our January 11, 2011, Board meeting, the Harbor Gateway North Neighborhood Council voted to support the proposed Community Care Facility Ordinance as recommended by our Planning and Land Use Committee. We view this ordinance as being a move in the right direction to strengthen protections for maintaining the essential characteristics of our residential neighborhoods while at the same time preserving the rights of all those who need housing.

We also wish to support the following amendments which would further strengthen this proposed ordinance:

- Ban all existing nonconforming uses in all zones, including unlicensed boarding houses and licenses community care facilities serving seven or more which are created by the passage of the ordinance
- Define “bedroom” for purposes of Community Care Facilities, with language such as “a bedroom is defined as a structure that is designed such that it could be used for sleeping purposes and meets the room dimension requirements of the most recent edition of the Uniform Building Code, is not accessed directly form the garage, and has one or more windows.”

- Require public hearings for all public benefits so that neighborhoods would have a chance to comment before deciding whether a particular community care facility serving seven or more has met the performance standards.
- Limit the proximity of boarding houses and licensed community care facilities serving seven or more to within 1000 feet of sensitive uses, such as schools, playgrounds, churches, and temples.
- Limit the concentration of boarding houses and licensed community care facilities serving seven or more to within 300 feet of similar uses, thus ensuring that no area of the City suffers from an overconcentration of these houses and facilities.
- Prohibit second-hand smoke from impacting adjacent properties with language such as “no staff, clients, guests, or any other users of a community care facility serving seven or more residents or operators of a boarding house may smoke in an area from which the second-hand smoke may be detected on any parcel other than the parcel upon which the facility or boarding house is located.”

Sincerely,

*Neodros Bridgeforth*

Neodros Bridgeforth, Corresponding Secretary  
Harbor Gateway North Neighborhood Council

cc: Councilwoman Janice Hahn

Frank Hong, Director of Planning and Development Services for Council District 15  
Justin Brimmer, Community Advocate for Council District 15



FEBRUARY 5, 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

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

Honorable Councilmember Reyes:

Any Brothers, Deputy City Attorney completed the final draft of the proposed Community Care Facility Ordinance, September 13, 2011. Four months have now elapsed! It appears that the passage of this long awaited legislation has been needlessly stalled and stonewalled. Communities across the entire City of Los Angeles are anxiously awaiting the enactment of this ordinance that is long overdue. Residents within the community of Old Granada Hills have spent more than four years battling illegal group houses in our residential neighborhoods. Surprisingly, LAPD officials recently informed the community that there are currently 45 boarding houses operating within Devonshire Division. Virtually all of these are operating illegally and will continue to do so because of our outdated and vague zoning codes. Safety and enforcement officials are also looking forward to the enactment of the CCFO as well. On multiple occasions they have stated "without this ordinance, we simply cannot help you. The current laws are so vague and contradictory that any kind enforcement is nearly impossible".

How much longer must we endure the non-stop threats to our safety and wellbeing?

How much longer will these illegally operating group houses be allowed to decimate our communities, while year after year, the city of Los Angeles continues to delay the passage of this ordinance?

Other nearby municipalities have ordinances in place that protect their citizens. Don't the citizens of the City of Los Angeles deserve the same? Serious threats are facing the residents of this city. We need this ordinance! Without it we are left completely unprotected. Therefore, Councilmember Reyes, I strongly urge you to take immediate action and move this critical measure forward so that it will be passed and enacted.

Sincerely,

Laurence Scholte  
7641 Jellico Ave  
Northridge CA 91325



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Community Care Facility Ordinance

1 message

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Sharon Gin <sharon.gin@lacity.org>

Mon, Feb 6, 2012 at 10:47  
AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Patricia Givant <[patgiv@aol.com](mailto:patgiv@aol.com)>

Date: Mon, Feb 6, 2012 at 10:41 AM

Subject: Re: Community Care Facility Ordinance

To: [Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)

Sharon-

Please share the attached letter supporting the proposed Community Care Facility Ordinance with Councilmember Ed Reyes. The Granada Hills community desperately needs this protection to maintain the quality of life that we have worked so hard for. I have lived and worked in this community for over 20 years and am appalled that illegal group houses have been allowed to fester in the Old Granada Hills neighborhood. These threaten the peace and safety of homeowners and the children who walk to neighborhood schools.

I appreciate your sharing this letter with the Planning and Land Use Management Committee and the Councilmember.

Sincerely,

Patricia Givant

17747 Horace Street

Granada Hills, CA 91344



2012\_OGHRG\_CCF\_Ordinance.pdf  
1082K

Date: 2-6-12

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

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

Honorable Councilmember Reyes:

Amy Brothers, Deputy City Attorney completed the final draft of the proposed Community Care Facility Ordinance, September 13, 2011. Four months have now elapsed! It appears that the passage of this long awaited legislation has been needlessly stalled and stonewalled. Communities across the entire City of Los Angeles are anxiously awaiting the enactment of this ordinance that is long overdue. Residents within the community of Old Granada Hills have spent more than four years battling illegal group houses in our residential neighborhoods. Surprisingly, LAPD officials recently informed the community that there are currently 45 boarding houses operating within Devonshire Division. Virtually all of these are operating illegally and will continue to do so because of our outdated and vague zoning codes. Safety and enforcement officials are also looking forward to the enactment of the CCFO as well. On multiple occasions they have stated "without this ordinance, we simply cannot help you. The current laws are so vague and contradictory that any kind enforcement is nearly impossible".

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Sincerely,

*Patricia Givant*





Candy Rosales <candy.rosales@lacity.org>

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## Fwd: CF# 11-0262, Community Care Ordinance: Unregulated Facilities in Our Neighborhoods

1 message

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Sharon Gin <sharon.gin@lacity.org>

Mon, Feb 6, 2012 at 11:19  
AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: Fran Amkraut <[frankraut@yahoo.com](mailto:frankraut@yahoo.com)>

Date: Mon, Feb 6, 2012 at 11:13 AM

Subject: CF# 11-0262, Community Care Ordinance: Unregulated Facilities in Our Neighborhoods

To: "[councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org)" <[councilmember.reyes@lacity.org](mailto:councilmember.reyes@lacity.org)>

Cc: "[sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)" <[sharon.gin@lacity.org](mailto:sharon.gin@lacity.org)>

Dear Councilmember Reyes,

Attached is our letter in reference to the proposed city ordinance regarding community care facilities. We have a facility very near to home that is a cause of great concern to us. We have small children and since this facility opened there have been multiple disturbances in our neighborhood. Please read our letter and those of neighbors and concerns citizens in other affected neighborhoods and please take action.

Thank you,

Fran, Sharon, Sydney (age 5), Stav (age 4), Amit (age 4) and Shaked (age 1)

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☐ 120206 Letter to Councilmember Reyes Community Care facility.pdf  
758K



*Fran Amkraut and Sharon Hillel*

7618 Jellico Avenue  
Northridge, CA 91325  
Tel: 818 345 0539  
Fax: 818 345 0541

February 6, 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

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

Honorable Councilmember Reyes:

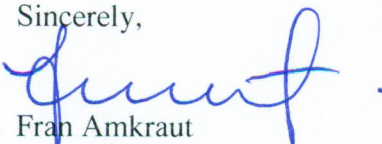
Amy Brothers, Deputy City Attorney completed the final draft of the proposed Community Care Facility Ordinance, September 13, 2011. Four months have now elapsed! It appears that the passage of this long awaited legislation has been needlessly stalled and stonewalled. Communities across the entire City of Los Angeles are anxiously awaiting the enactment of this ordinance that is long overdue. Residents within the community of Old Granada Hills have spent more than four years battling illegal group houses in our residential neighborhoods. Surprisingly, LAPD officials recently informed the community that there are currently 45 boarding houses operating within the Devonshire Division. Virtually all of these are operating illegally and will continue to do so because of our outdated and vague zoning codes. Safety and enforcement officials are looking forward to the enactment of the CCFO, as well. On multiple occasions they have stated "without this ordinance, we simply cannot help you. The current laws are so vague and contradictory that any kind enforcement is nearly impossible."

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How much longer will these illegally operating group houses be allowed to decimate our communities, while year after year, the City of Los Angeles continues to delay the passage of this ordinance?

Other nearby municipalities have ordinances in place that protect their citizens. Don't the citizens of the City of Los Angeles deserve the same? Serious threats are facing the residents of this city. We need this ordinance! Without it we are left completely unprotected. Therefore, Councilmember Reyes, I strongly urge you to take immediate action and move this critical measure forward so that it will be passed and enacted.

Sincerely,



Fran Amkraut