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Your Community Impact Statement Submittal - Council File Number: 25-1484

1 message

LA City SNow <cityoflaprod@service-now.com>

Sat, Feb 7, 2026 at 1:06 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, vic@westlasawtelle.org, APCWestLA@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: West Los Angeles Sawtelle

Name: Victor Pacheco

Email: vic@westlasawtelle.org

The Board approved this CIS by a vote of: Yea(7) Nay(2) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/28/2026

Type of NC Board Action: For

Impact Information

Date: 02/07/2026

Update to a Previous Input: No

Directed To: City Council and Committees, Area Planning Commission - West Los Angeles

Council File Number: 25-1484

City Planning Number:

Agenda Date:

Item Number:

Summary: The West Los Angeles Sawtelle Neighborhood Council supports CD11's motion to require separation distances of 650 ft between sober living houses, as allowed per State and Federal court decisions, and authorizes the Chair to submit a Community Impact Statement (CFN 25-1484). Over the past several years, Westside neighborhoods have become a concentration point for sober living facilities. With no citywide regulations in Los Angeles limiting how closely these facilities can operate near one another, residents say providers have continued expanding capacity, transforming

what were once quiet residential areas into what neighbors now describe as “campuses for addiction services.” PLEASE REFER TO ATTACHED DOCUMENT FOR COMPLETE BACKGROUND STATEMENT.



CIS PCN 25-1484 (SOBER LIVING HOUSES).docx.pdf

156K



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LOS ANGELES CITY COUNCIL

Council File Number: 15-1484

City Planning Case Numbers: N/A

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Jan. 20, 2026

Subject: Sober Living Houses - Distance Requirements

Resolution:

The PLUM Committee recommends that the Board support CD11's motion to require separation distances of 650 ft between sober living houses, as allowed per State and Federal court decisions, and authorize the Chair to submit a Community Impact Statement.

i. Article: https://www.westsidecurrent.com/news/as-quiet-streets-become-hubs-for-recovery-homes-residents-push-for-density-regulations/article_f2d014ec-96b5-4385-81e2-07bb0d812

PLUM Vote: Motion passed (JH, SJ): 7-0-0.

Exhibit: Sober living houses

As Quiet Streets Become Hubs for Recovery Homes, Residents Push for Density Regulations

Rachael Gaudiosi

Dec 18, 2025 (Westside Current)

LOS ANGELES — Over the past several years, one Westside neighborhood has become a concentration point for sober living facilities. With no citywide regulations in Los Angeles limiting how closely these facilities can operate near one another, residents say providers have continued expanding capacity, transforming what was once a quiet residential area into what neighbors now describe as “a campus for addiction services.”

When Noah Clark moved into the area, he felt confident he had made the right choice. He was drawn to the small pocket of homes straddling Culver City and Del Rey, a neighborhood he described as having a small-town feel. When the first sober living facilities opened nearby a few years ago, Clark said few residents raised concerns. But, as more followed, the shift became harder to ignore, and neighbors began asking how the area they had grown to love had changed so dramatically, so quickly.

Clark said he lives now within half a mile of six sober living facilities—a claim nearly every resident in the neighborhood can make.

“Every time a ‘for sale’ sign goes up, everyone immediately panics,” said Ben Huber, who leads the Culver City side of the neighborhood watch group. “We have been at capacity here for a long time, but all of us still have a feeling they are going to scoop up and convert yet another house.”

Noticing the issue starting to spiral more and more out of control, residents reached out to the District 11 Council office to request backup. The group of neighbors got together to do some research and stumbled across a lawsuit out of Costa Mesa about a similar situation to theirs. The city regulations, challenged multiple times in court, barred sober living facilities from being within 650 feet of one another— a spacing requirement Traci Park has now brought to the table of LA’s City Council.

Costa Mesa Compromises, Jurisdictional Complications

Over a decade ago, Costa Mesa updated their city policies to create regulations surrounding sober living facilities, including that all existing and future facilities would need to be at least 650 feet apart unless approved otherwise. This regulation was challenged multiple times in court, even twice reaching the docket of the United States

Court of Appeals for the Ninth Circuit, where the regulations were again upheld as legal.

Now, residents in Del-Rey and Culver City are calling on the City of Los Angeles to create a similar ordinance for sober living regulations to protect their neighborhood from continuing further down the path of sober living facility conversion.

District 11 supported residents in their calls for a similar motion to be passed in Los Angeles. Last week, Councilwoman Park introduced a call for regulation on the spacing and patient capacity of sober living facilities to the city, based on the Costa Mesa lawsuits and studies about the issues related to their “excessive clustering.” The motion, seconded by Councilman John Lee, now sits with the Planning and Land Use Management Committee for further discussion.

Still, even if the city passes the motion, Culver City or the County would have to follow suit to enact change in the multi-jurisdictional neighborhood.

The area, comprised of about just over 100 homes, sits halfway in Del Rey, under the jurisdiction of LA City. The other half sits in Culver City, under the jurisdiction of LA County. State highways border the area, further creating a cross-jurisdictional headache that complicates the landscape of the area.

To help navigate these complications, Huber joined the head of the Del Rey side of the neighborhood watch group, Elizabeth Osder, to create an entity working to merge the gaps in representation that the boundaries create. Together, the groups represent 120 homeowners, approximately 360 residents, roughly equally divided between the two cities, and all within walking distance of the six sober living facilities.

Osder is hopeful that Culver City will also adopt distance regulations to be enforced in neighborhoods like hers that cross city lines. In the meantime, she said she will continue to try to work with staff to address community concerns.

Osder has tried to “take down the temperature” of mounting frustrations with the number of sober living residents by working directly with the facilities to address day-to-day issues that have emerged and educate the staff on community norms. She says, “practically we have had some success” in working with the facilities to be better neighbors, but the reality is that the number of residents in these six houses has become overwhelming.

Neighbors estimate that there are about 140 residents packed into the 6 properties within their single-family neighborhood. While two of the properties, former senior living facilities, have significant capacity for patients, residents also noted more single-family

homes being converted despite being substantially smaller in size.

“These facilities aren't intrusive because of the occupants themselves, but because of the number of occupants they are packing into small spaces. The houses they are using are busting out of their seams with patients, it's not sustainable for the long-term,” said Clark. “It's hard to maintain our sense of community when a large portion of residents here are cycling in and out every three to four weeks. When their insurance runs out, they have to leave, and a new crop of people come in.”

‘If 100 People Walked Down the Street In Purple, Would You Notice?’

As Clark described his situation, he noted looking out of his window and seeing a group of twelve strangers walk by in the middle of the street, something he said had almost never happened before the facilities started moving in, but now he sees multiple times a day.

“If 100 people walked down the street in purple shirts, you would notice,” said Clark. “Now imagine those 100 people are also being disruptive.”

While the individuals at these facilities are not literally wearing purple shirts, Clark said the similar mannerisms and behaviors make it noticeable which residents are temporary patients at one of the facilities, and which are long term homeowners.

Neighbors said when the facilities first moved in, the smaller number of patients was barely noticeable. But, as the number grew, the crowds started to distinguish themselves more and more from their neighbors with incidents like littering, yelling, and physical altercations.

These stories line up with studies and incidents cited in Park's new council motion, which states clustering sober living facilities “too closely together can create cumulative effects” and a “sense of institutionalization in formerly single-family neighborhoods.”

For residents, the issue is not opposition to treatment itself, but the scale and density of facilities in their neighborhood, leading to what they see as positive to no one but the landlords and companies operating the properties.

“We are compassionate and in support of people getting help,” said Huber, “what we aren't in support of is what we see as someone taking advantage of a vulnerable community and our neighborhood.”

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Board members may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

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