

Communication from Public

Name: Joann Gioia

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Council File No: 26-0275

Comments for Public Posting: Date: May 18, 2026 To: Los Angeles City Council – Planning and Land Use Management (PLUM) Committee Attn: City Clerk / Committee Chair Regarding: Council File 26-0275 / Objection to Proposed Land-Use and Zoning Exemptions for 2100 S. Western Ave. (Former Little Sisters of the Poor Site) To the Honorable Members of the PLUM Committee, I am writing as a concerned local stakeholder to formally register my strong objection to the proposed land-use conversion and zoning exemptions for the property located at 2100 S. Western Avenue in San Pedro. While the expansion of behavioral health infrastructure is a critical state priority, the scale and operational model of the project proposed by Fred Brown Recovery Services under Proposition 1 are entirely incompatible with this specific location. I urge the PLUM Committee to assert local zoning authority and reject any streamlined approvals or "Change of Use" certificates without a full, transparent local review process. My objections to this land-use filing are based on the following critical points:

- 1) Incompatible Institutional Encroachment: The 5-acre property is situated directly within a low-density, strictly residential neighborhood (South Shores). Introducing an institutional campus with 106 residential treatment beds and a high-turnover outpatient facility designed to serve up to 200 clients daily is a massive commercial intrusion that fundamentally alters the character of this residential zone.
- 2) Insufficient Traffic and Parking Infrastructure: Western Avenue is already heavily congested. The state filings indicate that outpatient care will operate strictly on an appointment-only basis. This model creates a continuous cycle of daily vehicle trips, staff shifts, and transport vehicles. The existing local infrastructure cannot safely support this influx of daily traffic, and the site lacks the parking capacity required to prevent overflow into surrounding residential streets.
- 3) Bypassing Crucial Environmental Review (CEQA): Transitioning this site from a quiet, low-impact senior assisted-living home to a high-density, multi-service recovery campus constitutes a major property redevelopment, not a simple "change of use." The extensive internal retrofitting and altered daily operations trigger significant neighborhood impacts. This project must not be granted a streamlined exemption; it requires a comprehensive Environmental Impact Report (EIR) to evaluate traffic, noise,

public safety, and infrastructure strain . 4)Proximity to Sensitive Community Uses: The proposed facility sits directly adjacent to a church operating an active daycare center and is in close proximity to multiple neighborhood schools. Operating an unlocked, high-capacity behavioral health and addiction treatment facility in immediate proximity to these sensitive youth spaces raises severe land-use compatibility concerns. For these reasons, I request that the City of Los Angeles deny any streamlined land-use permits for Council File 26-0275. Fred Brown Recovery Services must be held to the same rigorous local zoning, environmental, and public hearing standards as any other major commercial redevelopment project in Los Angeles. Thank you for your time, consideration, and dedication to protecting our local neighborhoods. Sincerely, Joann Gioia