

WESTWOOD NEIGHBORHOOD COUNCIL

August 10, 2016

Agenda Item #9

MOTION IN REGARD TO “SOBER LIVING” FACILITIES IN R-1 NEIGHBORHOODS

WHEREAS, so-called “sober living” facilities (“SLFs”) are group homes which are not currently required to be licensed or certified in any way by the State of California (unlike facilities which provide services such as detoxification, group sessions, individual sessions, educational sessions, or alcoholism or drug abuse recovery or treatment planning, *see* California Department of Health Care Services, <http://www.dhcs.ca.gov/provgovpart/Pages/FacilityLicensing.aspx>);

WHEREAS, the Westwood Neighborhood Council recognizes the theoretical benefits of providing transitional housing such as SLFs;

WHEREAS, however, there are no federal, state or local regulations or standards governing the operation of SLFs;

WHEREAS, SLFs are commercial enterprises that can be highly lucrative for the operators;

WHEREAS, residents of SLFs are short-term transients, staying at most only a few months;

WHEREAS, SLFs are being located in R-1 single-family residential neighborhoods, where they are inherently inconsistent with the concept of single-family homes, and impose negative impacts on such neighborhoods;

WHEREAS, at its July 13, 2016 meeting, the Westwood Neighborhood Council heard presentations from the Deputy City Attorney charged with enforcement of various zoning and occupancy laws applicable to SLFs and the difficulties related thereto, from the president of the Westwood Hills Property Owners Association whose neighborhood is currently grappling with at least two SLFs, and from a neighbor next door to whom one such facility recently began operating.

WHEREAS, the issue of SLFs has arisen in past years, and the Westwood Neighborhood Council has had previous presentations more or less consistent with the information provided at the July 13, 2016 meeting, and is therefore well aware of the negative impacts such facilities bring to single-family neighborhoods;

WHEREAS, anything that negatively impacts the stability, safety and integrity of single-family neighborhoods also negatively impacts the quality of life in and integrity of the City of Los Angeles as a whole;

NOW THEREFORE, BE IT RESOLVED that the Westwood Neighborhood Council asks the City of Los Angeles and all of its agencies, departments, officers and agents to:

1. enforce with the highest priority, efficiency and effectiveness all existing City laws that may be applied to SLFs, such as those pertaining to occupancy, zoning, health and safety, business license tax, nuisance, noise, etc.; and

2. work promptly and diligently with state (and to the extent necessary, federal) representatives and agencies to enact laws imposing reasonable regulations on SLFs, including at a minimum and without limitation:

- limiting the number of residents in an SLF to no more than six people or one person per legal bedroom, whichever is less;

- requiring on-site supervision 24/7 by a person appropriately licensed or certified;

- requiring the operator of an SLF to acquire and maintain a valid city business license for each facility;

- at least 90 days before opening an SLF in a location, requiring the operator to provide written notice to all owners within 500 feet that the facility will be opening, the number of residents who are permitted to live there, and 24/7 contact information for that facility's responsible person (including street address, phone and email) which shall be kept up to date by the facility's operator and posted online at a publicly accessible website whose link shall be given in the notice.