

Background – Sober Living Density Motion
(sponsored in WRAC by R. Sankaran/DRNC & C. Spitz/PPCC)

Current motions/positions re sober living regulation in LA

The Del Rey neighborhood in CD 11 and other communities are experiencing serious problems resulting from an overconcentration of unregulated “sober living facilities” in residential neighborhoods. See:

<https://westsidecouncils.com/wp-content/uploads/2026/01/Westside-Current-Sober-Living-Clustering-in-LA-12-10-25.pdf>

Responding to these concerns, CW Traci Park has brought a motion in Council for a report back on possible regulation of these facilities in terms of restrictions on overconcentration/density, which DRNC supports.

CW Park motion in CF 25-1484: https://cityclerk.lacity.org/online/docs/2025/25-1484_misc_12-10-25.pdf

CF: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-1484>

DRNC motion/CIS: https://cityclerk.lacity.org/online/docs/2025/25-1484_cis_01-09-2026.pdf

Costa Mesa Case: 9th Circuit Ruling Upholding Restrictions on Sober Living Density

<https://www.awattorneys.com/case/ninth-circuit-upholds-city-of-costa-mesas-ordinance-requiring-distance-separation-for-sober-living-homes/>

Past motions/positions: “Community Care Facilities Ordinance / CCFO” (group homes/sober living regulation)

The “CCFO” was a former proposed City ordinance intended to bring the LAMC into conformance with state law relative to group housing for those in alcohol and drug abuse recovery (“sober living”) and other vulnerable groups. In 2010-2013, PPCC and other WRAC members supported efforts by the City to draft and enact an effective ordinance; the CCFO was drafted and presented in City Council but was stalled for more than a decade. The most recent motion to revive the CCFO was by former CM Koretz (CD 5) in 2017 (motion expired after no activity). As noted, eight years later – and after the 2024 ruling upholding spacing restrictions for sober living facilities in the Costa Mesa ordinance – CW Park has now called for a report on regulating sober living density in LA. .

PPCC’s online minutes dating back to 2010-2013 show that the Palisades and other communities on the Westside and beyond (including Granada Hills) were experiencing problems with sober living homes in residential neighborhoods. PPCC leaders and other Westside & Valley community leaders participated in an informal coalition effort to obtain reasonable regulation of these facilities (Chris Spitz, then PPCC LUC chair, assisted in and recalls the effort). This resulted in PPCC and others passing detailed motions expressing support for the proposed CCFO and requesting certain additional provisions (not included in the proposed ordinance), including an overconcentration or “spacing” limit. According to PPCC minutes and Council File records (which support Spitz’s recollection of these past events), the PPCC motion in turn was basically adopted during that time by a “supermajority” of WRAC member councils (PPCC along with BCC, BABCNC, MVCC, NCWP, SORONC, WLASNC & WWNC were specifically mentioned in PPCC minutes but with possible additional supporting motions by other WRAC members; WRAC was then composed of 13 member councils, requiring at least 9 votes for a supermajority).

WRAC and many WRAC members do not have complete or any pre-2013 minutes or records, so aside from PPCC minutes it’s difficult to confirm exactly which councils took this position at that time. However, CIS on file from MVCC, WWNC & SORONC in 2011-2012 indicate support for the CCFO and density limits. LAPD (via former Chief Beck) also recommended “maximum saturation” limits for group homes (sober living) – see letter linked below.

*By C. Spitz/WRAC Vice-Chair; PPCC At-large rep, LUC Chair & rep to WRAC
and R. Sankaran/DRNC President & rep to WRAC
Prepared in connection with the 1/26/26 WRAC Board meeting*

Links to past motions/CIS/public comments on p. 2, following

Past motions/positions/CIS/comments re CCFO (sober living regulation)

MVCC:

https://cityclerk.lacity.org/online/docs/2011/11-0262_pc_12-07-12.pdf (referencing action taken on 10/12/2010)

SOROC:

https://cityclerk.lacity.org/online/docs/2011/11-0262_cis_3-24-11.pdf (referencing action taken on 2/17/2011)

WWNC:

https://cityclerk.lacity.org/online/docs/2011/11-0262_cis_7-23-12.pdf (referencing action taken on 6/13/2012)

PPCC:

Resolution passed 9/23/2010 re proposed CCFO (relevant portions regarding density/distance limits):

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

...

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.

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."

<https://pacpalicc.org/index.php/minutes-from-2010/> (scroll down to 9/23/2010 minutes & attachment)

CCFO Status Update 11/18/2010 (from 2010 minutes linked above)

"Land Use/CCF/Sober Living Update. "[PPCC Members] attended the 11/4/10 CPC hearing and spoke in support of the City's proposed ordinance. . . WRAC members who have passed motions in support of the CCF ordinance (which basically mirror the motion passed by the PPCC Board) are: MVCC, BABCNC, BCC, NC Westchester/Playa and WLANC. Other WRAC NC's yet to consider the matter are Venice, Palms, Westside, Del Rey, South of Robertson, and Westwood. The City's Planning Department is optimistic that the ordinance (as likely modified) will eventually be approved by the City Council."

CCFO Status Update 9/22/2011:

"CCFO update, Jennifer Malaret. (1) the final draft of the Community Care Facilities Ordinance ("CCFO") has been filed by the City Attorney with the City Clerk. . . . PPCC, as part of a super-majority of WRAC councils fought for many changes that have not been incorporated into the final draft. Those changes which are not included are: limits on concentration, distance limits from "sensitive uses" . . ."

<https://pacpalicc.org/index.php/minutes-from-2011/> (scroll down to 9/22/2011 minutes)

Former LAPD Chief Beck letter (recommending "maximum saturation" limits & other public safety provisions):

https://cityclerk.lacity.org/online/docs/2011/11-0262_RPT_LAPD_08-14-12.pdf

C. Spitz & G. Wolfberg (public comments 1/29/2013 (referencing *WRAC supermajority* supporting the CCFO):

https://cityclerk.lacity.org/online/docs/2011/11-0262_pc_1-29-13.pdf

Further detailed PPCC motion passed 2/28/2013 (referencing support for prior WRAC motion):

https://cityclerk.lacity.org/online/docs/2011/11-1529-s10_pc_3-5-13.pdf

Past motions in Council re CCFO/regulation of group homes:

https://cityclerk.lacity.org/online/docs/2011/11-0262_MOT_02-16-11.pdf

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=11-1529-S10>

https://cityclerk.lacity.org/online/docs/2017/17-1426_mot_12-13-2017.pdf