



PACIFIC PALISADES COMMUNITY COUNCIL

February 18, 2026

Hon. Marqueece Harris Dawson, President, Los Angeles City Council
Hon. Bob Blumenfield, Chair, Council Planning & Land Use Management Committee (PLUM)
Hon. John S. Lee, Councilmember, CD 12 and Member, PLUM Committee
Hon. Traci Park, Councilwoman, CD 11

Via email to all addressees and submission to the City Clerk online filing portal

Re: CF 25-1484 (Park/Lee): report back on regulation of sober living density in Los Angeles -- SUPPORT

Dear Council President Harris-Dawson, PLUM Chair Blumenfield, Councilmember Lee and Councilwoman Park:

Founded in 1973, Pacific Palisades Community Council (PPCC) is the most broad-based community organization and voice of Pacific Palisades – the community that was devastated in the Palisades Fire.

PPCC has long supported appropriate regulation of sober living facilities in Los Angeles, specifically requesting in connection with prior efforts to enact the former proposed “Community Care Facilities Ordinance” (recommended by the City Planning Dept. more than a decade ago but never enacted) that density (spacing) limits be imposed on larger sober living facilities (homes with more than 6 residents) in residential neighborhoods.

We have learned about recent disturbing reports of negative impacts of multiple, unregulated large sober living facilities in the Del Rey neighborhood and in other areas of the Westside. We are concerned that such unregulated facilities may eventually be proposed in the Palisades’ low-density residential neighborhoods as we embark on rebuilding the community. As a result, at our regularly scheduled public Board meeting on February 12, 2026, after an opportunity for discussion, the PPCC Board unanimously passed the following motion (originally recommended by the Westside Regional Alliance of Councils):

“Pacific Palisades Community Council (PPCC), a member of the Westside Regional Alliance of Councils (WRAC), supports CF 25-1484 which seeks to regulate sober living density in Los Angeles.

“Currently homeowners and residents in the Del Rey neighborhood of CD 11 are experiencing the effects of a documented pattern of owners/developers over-developing properties intended as “senior living” and then filing a change of use and converting them to un-regulated sober living homes with between 22 and 48 residents. Repeated requests by the community to abide by “good neighbor norms” have gone unaddressed.

“The Palisades community, along with other communities on the Westside and throughout the city, has also experienced past issues with sober living facilities in residential neighborhoods and strongly supported previous city efforts to regulate such facilities, including requesting amendments to include restrictions on overconcentration of sober living facilities in a former proposed ordinance (the “Community Care Facilities Ordinance”) that was never enacted.

“More recently, a Costa Mesa ordinance which established minimum spacing requirements between facilities and created thresholds based on facility size was upheld by the courts. As we embark on the rebuilding of our devastated community and seek to restore and preserve the character of our residential neighborhoods, PPCC continues to strongly

support regulation of sober living facilities, including density limits as were upheld in the Costa Mesa case and are now called for in CF 25-1484.”

We urge the Council PLUM Committee at the earliest opportunity to take up and approve, and the City Council to adopt, the motion in Council File 25-1484, so that the requested report back on regulation of sober living density in the City can be initiated without delay.

Thank you for your consideration and anticipated support for this important Council File.

Sincerely,

Sue Kohl

Sue Kohl
President, Pacific Palisades Community Council

cc: Hon. Karen Bass, Mayor, City of Los Angeles