

POLICY MOTION

COMMITTEE: Planning & Land Use Management (PLUM)

TITLE: Support/Opposition for CF 25-1484 - Regulation of Sober Living Facility Density in Los Angeles

BACKGROUND:

December 10 2025 Traci Park and John Lee Instructed the Department of City Planning, with the assistance of the City Attorney, to report back on legal and policy options to reduce the overconcentration of sober living facilities in residential neighborhoods, including:

- Establishing minimum spacing requirements between facilities, modeled on the Costa Mesa ordinance upheld by the courts.
- Exploring caps or dispersal requirements within community plan areas to ensure equitable distribution citywide.
- Considering thresholds based on facility size (e.g. homes with more than 6 residents) to target regulations at the uses most likely to create infrastructure burdens.
- Reviewing case studies and research to evaluate how the City can preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering.

Mar Vista has a number of sober living facilities within its boundaries, with a concentration of them in Zone 4. Per the crime mapping web site (crimemapping.com) no significant events have occurred around the sober living facilities identified on Google maps

City of LA Planning and Land Use Management Committee has this item on their agenda for Feb 10 the meeting

THE MOTION:

MVCC Support of Council File 25-1484 Instructing the Department of City Planning, with the assistance of the City Attorney, to report on legal and policy options to reduce the overconcentration of sober living facilities in residential neighborhoods; and establishing minimum spacing requirements between facilities and creating thresholds based on facility size modeled on the Costa Mesa ordinance upheld by the courts. This motion acknowledges the benefits of such homes while trying to proactively avoid future issues that may arise out of a concentration of these facilities.

DIRECTED TO:

City Clerk -Clerk.CIS@lacity.org

Councilmember- Katy Yaroslavsky CD-5

Councilmember-Traci Park CD-11

City Attorney-

ACTION/VOTE COUNT:

Motion approved by MVCC PLUM Feb 12, 2026

Vote:

MVCC Board Meeting,

Motion of opposition moved by Director XXX, seconded by Director XXX

Motion of opposition approved by the MVCC Board XX-XX-XX

MOTION

The City of Los Angeles is home to a significant number of sober living facilities, also known as group homes or recovery residences. These facilities provide critical housing and support for individuals in recovery and play an important role in advancing public health and equity.

At the same time, certain neighborhoods in Los Angeles have raised concerns about the overconcentration of such facilities in limited geographic areas. While research shows that well-run recovery residences typically do not harm neighborhood character when dispersed, studies and real-world experience indicate that excessive clustering can overwhelm community infrastructure and create tangible quality-of-life impacts.

For example, a 2016 Minneapolis study concluded that “group homes a block or more apart produce no negative impacts,” but cautioned that clustering them too closely together can create cumulative effects. In Newport Beach, where over 100 facilities were concentrated in a small coastal area, residents and city staff documented issues such as parking shortages, traffic congestion, noise, and a sense of institutionalization in formerly single-family neighborhoods. Larger sober living homes with 7 or more residents may also increase burdens on public services and neighborhood compatibility when clustered.

Courts and state housing agencies have consistently affirmed that local governments cannot exclude or discriminate against sober living facilities. Federal Fair Housing law requires reasonable accommodation, and California recognizes recovery residences as protected housing. However, precedent now exists for narrowly tailored regulations designed to address overconcentration without eliminating access. Notably, the City of Costa Mesa adopted a 650-foot spacing requirement for sober living homes, which was challenged in court. The Ninth Circuit upheld the ordinance, finding it a reasonable and lawful measure to balance neighborhood stability with fair housing obligations.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, with the assistance of the City Attorney, to report back on legal and policy options to reduce the overconcentration of sober living facilities in residential neighborhoods, including:

- Establishing minimum spacing requirements between facilities, modeled on the Costa Mesa ordinance upheld by the courts.
- Exploring caps or dispersal requirements within community plan areas to ensure equitable distribution citywide.
- Considering thresholds based on facility size (e.g. homes with more than 6 residents) to target regulations at the uses most likely to create infrastructure burdens.

DEC 10 2025



- Reviewing case studies and research to evaluate how the City can preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering.

PRESENTED BY:

Traci Park
TRACI PARK
Councilwoman, 11th District

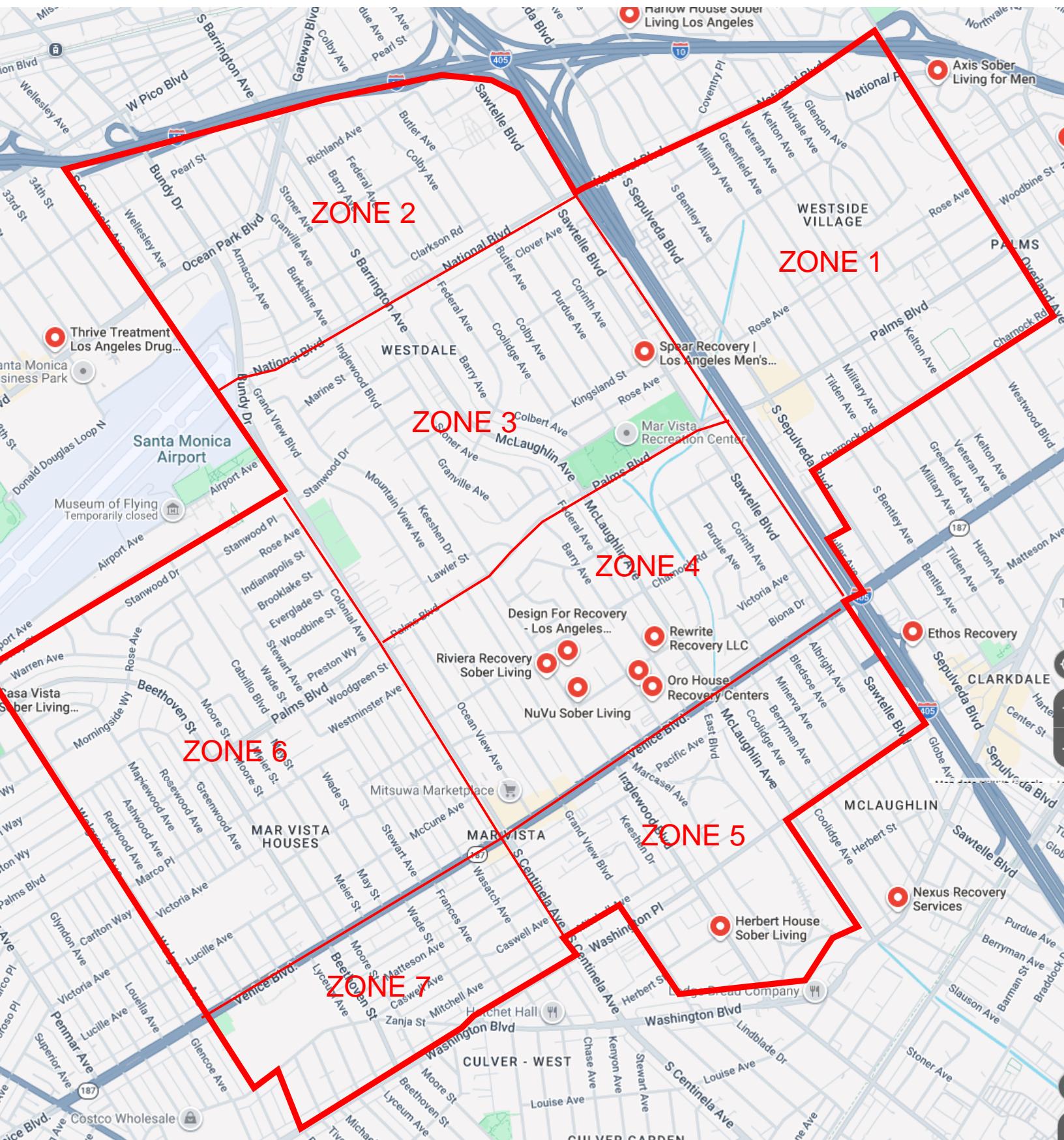
SECONDED BY:



ORIGINAL

Sober Living facilities in Mar Vista

Per google search: shows approximately 8 within the Mar vista region





clerk CIS <clerk.cis@lacity.org>

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

1 message

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, Ravi.Sankaran@delreync.org

Fri, Jan 9, 2026 at 2:06 PM

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 enable by the to 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: Del Rey

Name: Ravi Sankaran

Email: Ravi.Sankaran@delreync.org

The Board approved this CIS by a vote of: Yea(10) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/08/2026

Type of NC Board Action: For

Impact Information

Date: 01/09/2026

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-1484

City Planning Number:

Agenda Date:

Item Number:

Summary: The Del Rey NC supports CF 25-1484 which seeks to regulate sober living density in Del Rey and beyond. Currently homeowners and residents have experienced the effects of a documented pattern of 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. Research and findings from prior communities who have experienced this demonstrate that the best way to resolve many of the problems now stemming from these largely unregulated sober living facilities is by establishing

minimum spacing requirements between facilities and to create thresholds based on facility size, modeled on the Costa Mesa ordinance upheld by the courts. This motion seeks to allow the City to preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering.



clerk CIS <clerk.cis@lacity.org>

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

1 message

LA City SNOW <cityoflaprod@service-now.com>
Reply-To: LA City SNOW <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, rosalieannp@hotmail.com

Wed, Feb 4, 2026 at 11:04 AM

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: Harbor Gateway North

Name: Rosalie Preston

Email: rosalieannp@hotmail.com

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/13/2026

Type of NC Board Action: For

Impact Information

Date: 02/04/2026

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-1484

City Planning Number:

Agenda Date:

Item Number:

Summary: The HGNNC is currently aware of an overconcentration of sober living homes in our internal District 8. Therefore, we support the Department of City Planning, with assistance from the City Attorney, in drafting legal and policy options to reduce overconcentration in residential neighborhoods, such as establishing minimum spacing requirements between facilities, modeled on the Costa Mesa ordinance which has been upheld by the courts, exploring caps or dispersal requirements within Community Plan areas to ensure equitable distribution citywide, considering thresholds based on facility size (e.g. homes with more than 6 residents) to target regulations at the uses most likely to create

infrastructure burdens, and reviewing case studies and research to evaluate how the City can preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering.

Communication from Public

Name: Elizabeth
Date Submitted: 01/25/2026 08:08 PM
Council File No: 25-1484
Comments for Public Posting: I support this motion because we have too many sober living facilities in my neighborhood....this impacts my street that has 3 sober living facilities within 2 blocks and there are constant cars and large groups of people going up and down the street at all hours of the day and night. This neighborhood has so many families with children who want to ride their bikes on the side walk and have to go onto the street because too many people are walking on the sidewalks. The street has so many park cars due to over population causing congestion trying to get work.

Communication from Public

Name: Thomas Oberhofer
Date Submitted: 01/26/2026 09:38 AM
Council File No: 25-1484
Comments for Public Posting: My family tries our best to live a pedestrian lifestyle. It is becoming increasingly difficult to feel safe and secure or to experience a clean environment in our neighborhood. I can't walk down Sawtelle to the grocery store, have a family meal at McDonalds, or frequent the businesses on Sepulveda without dodging human waste, drug waste, and people under the influence. Please stop the Sober Living scams dumping patients onto our streets. It does not help the patients in the long run. Patient dumping is illegal in California. State and federal laws, including SB 1152 and the federal EMTALA act, strictly prohibit discharging patients—particularly the homeless or indigent—without proper care, stabilization, and a safe, planned destination. Please enforce these laws and shut down these facilities.

Communication from Public

Name: Ivy sinjur

Date Submitted: 01/26/2026 06:55 PM

Council File No: 25-1484

Comments for Public Posting: I support this motion. We need to limit and regulate the amount of over living in our la neighborhoods

Communication from Public

Name:

Date Submitted: 02/05/2026 08:40 PM

Council File No: 25-1484

Comments for Public Posting: I support this motion because we have too many sober living facilities in my neighborhood. There are people in the neighborhood who leave the facility close by and have nowhere to go and they become unhoused because of the inhumanity and poor planning of the facilities. Please do not allow any more; there are already way too many.