

RECEIVED ON: July 23, 2024

Dear Ms. Warner,

I am a resident of your district 3 but also as an advocate for the homeowners along Enramada Avenue. It has come to my attention that there are significant concerns affecting our community, particularly those residing in this area, and it is imperative that they are addressed with urgency and care. Last week on July 15th, my wife noted that new people were moving in at 8549 Enramada, evidence by the U-Haul trucks and several cars in the driveway. 3 days later, Thursday, the 18th, we headed down Enramada to go to Ralph's Market, when we had to stop because 3 police units blocked the street in front of the subject address. This can be checked with the Police call log. I nervously backed up to turn around and decided to go back home. I was concerned because about two months ago, there were 8 police units across the street from this subject site because of a break-in.

I called my friend and neighbor to inquire, and he informed me that someone called regarding suspicious individuals that may have been loitering in front of that house. I was further told that other neighbors mentioned that the house at 8549 Enramada had been sold to a church from Uptown Whittier, and that they installed a sober living facility run by Solace Treatment Center based in Uptown Whittier as well. This is a full-on commercial business. I called the planning department to inquire, and staff stated that the State allows up to 6 patients without city approval, and they are to be considered as single-family dwellings. I understand through neighbor communications that there is another one nearby on 8227 Lindante Drive, and that the church has a business plan to install as many as 50 facilities in your district utilizing this State regulation.

We ask that you request staff to prepare a presentation on how these facilities operate, because they do not function as a single-family dwelling. Each facility in these residential zones involves 6 different individuals with 6 different sets of friends, family, and staff from the facility. Looking like a SFD and operating as a commercial business creates a distinction and demand upon a neighborhood that is unlike a typical single-family dwelling. We need to examine options to appeal State law and push back like Pico Rivera did. The City of Whittier did officially take a stance on SB9, and now we ask that you consider asking the state to amend how sober facilities are allowed as a commercial business in residential zones with no due city process. It's also a reminder of the importance of community engagement in local governance, where every voice is heard, and every concern is addressed. As a concerned citizen, I urge you to consider these conveyed concerns of these homeowners and to take immediate action to investigate and resolve their questions. Our community's well-being and the integrity of our neighborhood depend on your prompt and decisive response.

CC: CM; ACM; CA; Council; Original to CC; Public Binder; Department

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If there had been a hearing, the community and the school districts would have been informed that this site is within walking distance to Ocean View Elementary, and even closer to East Whittier Middle School. Additionally, information would have been provided by La Serna officials that Enramada is used as a “safe route to school because they use it year after year to train their different athletic teams, particularly the cross country, track & field teams, and other championship teams. Teenagers will be running by this site, and I do not think it’s fair to assume that just because the State allows sober living facilities without city jurisdictional review, that the city would not ensure “compatibility of land use”, because this is not a typical single-family house.

I prepared and collected the following questions from my neighbors:

1. Does the church have any affiliation with Solace Treatment Center?
2. Who owns the property? Does the City have a copy of the operating agreements?
3. Does the City check the qualifications of these operators to service susceptible individuals?
4. How do these operators receive the referred patients?
5. How are these facilities funded?
6. Are conflicts of interest checked?
7. Are sober living facilities the same as halfway homes for previously incarcerated individuals?
8. Do the operators perform background checks for their patients?
9. Does the City perform background checks of the operators on site?
10. Are there distancing requirements between other sober living facilities and other sensitive receptors?
11. What if an adjacent or abutting site is an assisted living facility where drugs are constantly being delivered? Wouldn’t this be a concern if true? And how would we find out if there is no due process? How would the city mitigate that?
12. Discretionary and non-discretionary City approvals require findings or at least meet certain requirements to operate a business. Why can’t a sober living facility?
13. Why can’t the city collaborate with the State to only allow these types of commercial businesses that provide a service on commercially zoned lots?
14. If Pico Rivera can find a way to lower, it’s State’s RHNA number because of special and/or unusual circumstance? Why can’t the City of Whittier use established safe school routes to push back?
15. If operators have a less than professional track record, will the city still allow these individuals to operate these types of facilities? Even cannabis operators are required to pass a background and have no drug trafficking violations to be

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approved. Cities, Counties, and State Cannabis Control collaborate to ensure there is safety in that business and coordinate the shut-down of rouge operators.

16. Lastly, if anyone of you knew that there was a sober living facility or halfway house
Would you consider that house to raise your young family, or would you at least use that condition to lower the price?

Regulations can be amended, and what was once established through zoning law can be made non-conforming as some properties at 5-points were recently made legal non-conforming with sunseting clause through local zone changes. If the City desires to set up an ad-hoc committee on this important land issue, there are residents that are tuned in and informed better than I that could be helpful on such committee to formulate a plan. They are compiling as much data as possible to share with you all as tonight's request for a presentation is being considered.

I leave you with this, my aunt on Floral Drive received a notice for a hearing to determine if a residence around the corner on Westmont can have 3 chickens, but a sober assisted living facility establishes under the radar, with no notice, to determine if it is the proper use and how this facility will operate. Keep in mind, this use started last Monday, and my Thursday there is a police record for a call. This does not make sense.

Resident of the 3rd District.