



April 13, 2026

Kim Johnson, Secretary
California Health and Human Services Agency
1215 O Street
Sacramento, CA 95814

Michelle Baass, Director
California Department of Health Care Services
1501 Capitol Avenue
Sacramento, CA 95814

**Re: Opposition to Award Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2:
Unmet Needs Grant to Fred Brown Recovery Services**

Dear Secretary Johnson and Director Baass:

I am writing to express my strong opposition to the granting of state designated funds from the Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs Grant to Fred Brown Recovery Services for their proposed Serenity Recovery Campus at 2100 S. Western Avenue in San Pedro.

The current site has served as a longstanding senior housing community with 30 one-bedroom units intended for residents of 62 years of age or older and/or otherwise disabled residents. In addition, the site is encumbered by a covenant recorded in the records of Los Angeles County as Document No. 79-1406484 and tied to Zoning Administrator Case No. CUB 78-437, which approved the property for conditional use for its current purpose with reduced parking and other related site assumptions that were granted based on this approved usage.

Most important for the situation at hand, the covenant expressly provides that if the site is no longer used for approved senior housing program, the original parking and land use assumptions no longer apply, and the property must either comply with current zoning requirements or obtain revised authorization. The covenant also states that it runs with the land and is binding on future owners and successors.

I recognize the importance of having behavioral health treatment resources. However, Fred Brown Recovery Services have not demonstrated that they have taken any steps to comply with local land use restrictions or to conduct outreach with the neighborhood around the proposed site or the wider community at large. This may lead to a situation where funds that are earmarked to help close gaps in behavioral health needs within communities are becoming locked up in a project that will never reach fruition.

Currently, Fred Brown Recovery Services have not provided any documentation to demonstrate that they have completed the necessary local land use review to establish that the contemplated use is permitted under the City of Los Angeles Zoning Code and the recorded covenant.

State Funding should not be awarded to a project that has not demonstrated compliance with the local land use restriction governing the property. Advancing funding under these circumstances risks locking funds in a project that will not be able to legally operate at the site. It is for these reasons that I oppose the proposed

project at 2100 S. Western Avenue and that I respectfully request that the BHCIP Program deny or reject the funding award associated with this location.

Thank you for your attention to this matter. I agree that behavioral health investment is a necessity; however, I cannot support a program nor its funding allocation that fails to comply with zoning, land rights, and permitting. This needs to go to legally sound projects that have taken the necessary steps to ensure they are in compliance with local laws and regulations. I understand that this is not a simple issue and would greatly appreciate a written response about this issue or the opening of communications between your office and mine.

If you have any questions or concerns, please feel free to contact me at (916) 651-4035.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laura Richardson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Senator Laura Richardson
35th Senate District

Cc: Fred Brown Recovery Center
Councilman Tim McOsker, 15th District
Los Angeles Department of City Planning
Los Angeles Department of Building and Safety
California Department of Social Services, Community Care Licensing Division