



ZONING TEXT

AMENDMENT NO. 25-003 – GROUP HOMES

City Council Meeting
September 16, 2025

REQUEST

- Zoning Text Amendment (ZTA) No. 25-003 - Amend Section 230.28 of the HBZSO to prohibit a group home operator from reapplying for permits for five years from the date of the denial or revocation of a permit
- An amendment to Municipal Code Chapter 5.110 is also proposed to incorporate the same provisions



PURPOSE & BACKGROUND

- In July 2020, the City adopted the Group Home Ordinance.
- The ordinance established permitting requirements for all types of group home facilities.
- Since the adoption, some sober living facilities have been operating without permits or are in violation of the conditions of approval.
- In May 2025, City Council directed staff to amend the ordinance to regulate operators in violation of the ordinance.



GROUP HOME AMENDMENT

- Section 230.28 (C) Effect of Denial or Revocation of Special Use Permit or Conditional Use Permit
 - Defines all types of group home operators (individual, corporation, landowner) that are subject to the ordinance
 - Prohibits applying or re-applying for a Special Use Permit or Conditional Use Permit within a five-year period if operator is found in violation of the ordinance



RECOMMENDATION

- The Planning Commission held a hearing on ZTA No. 25-003 on August 26, 2025.
- Planning Commission and staff recommend approval of ZTA No. 25-003 and accompanying Muni Code amendment based on the following:
 - Exempt from CEQA pursuant to Class 20 – minor admendments
 - Consistent with General Plan policies
 - Updates the HBZSO to prevent unlawful operators
 - Addresses community need to further protect neighborhoods and facility residents from operators in violation of the ordinance



Questions?

