

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 25-003

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 25-003 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to the zoning ordinance that does not change the development standards intensity or density.

SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 25-003:

1. Zoning Text Amendment No. 25-003 is to amend Section 230.28 of the Huntington Beach Zoning and Subdivision Ordinance by introducing additional requirements for Sober Living Homes and Group Homes operating in violation of their permit or without proper permits.

The proposed zoning text amendment is consistent with the policies of the City's General Plan including:

Land Use Element:

Policy LU-2(D): Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Housing Element:

Policy H-1.1: Preserve the character, scale, and quality of established residential neighborhoods.

The proposed ZTA introduces language to Section 230.28 to strengthen enforcement against unlawful group homes to protect residential neighborhoods and the residents of these facilities. Specifically, the amendment establishes a five-year prohibition on applying or reapplying for a Special Use Permit or Conditional Use Permit for any group home found to be operating in violation of applicable laws or zoning regulations. Additionally, the amendment defines all categories of group home operators — including owners, operators, individuals, corporations, and landowners — to prevent circumvention of the five-year restriction through changes in ownership or management structure.

2. In the case of a general land use provision, ZTA No. 25-003 is compatible with the uses authorized in, and the standards prescribed for the zoning district for which it is proposed because the proposed amendment further strengthens the ordinance to prevent the operation of illegal and unsafe Sober Living Homes and Group Homes in single-family residential neighborhoods by operators and owners who have illegally operated in the past.
3. A community need is demonstrated for the changes proposed in that the City of Huntington

Beach has experienced a rise in the number of Group Homes including Sober Living Homes within single family residential neighborhoods. The majority of these homes operating are unpermitted, unlicensed, and otherwise illegal. The proposed ZTA No. 25-003 seeks to strengthen the enforcement requirements for unlawful Group Home and Sober Living Home operations.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The amendment will result in the City's ability to strengthen enforcement against unlawful Group Homes and Sober Living Homes by establishing a five-year prohibition on applying or reapplying for a Special Use Permit or Conditional Use Permit for any Group Home and Sober Living Home found to be operating in violation of their permit or the HBZSO.