



# ZONING TEXT AMENDMENT NO. 25-003

GROUP HOMES

August 26, 2025

# REQUEST

Zoning Text Amendment (ZTA) No. 25-003 - Amend Section 230.28 of the HBZSO to prohibit a group home from reapplying for permits for five years from the date of the denial or revocation of a permit



# 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

- Staff recommends approval of Zoning Text Amendment No. 25-003 based on the following:
  - Consistent with General Plan policies
  - Updates the HBZSO to prevent unlawful operators
  - Addresses community need to further protect neighborhoods from operators in violation of the ordinance



# Questions?

