



Agenda Item: 10.A
Date of Meeting: April 13, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Public Hearing and First Reading and Introduction of an Ordinance Adding a New Chapter 17.39 – Residential Care Facilities to Title 17-Zoning**
Prepared On: April 7, 2026
Attachments: Ordinance Adding a New Chapter 17.39 “Residential Care Facilities
PC Resolution No. 2026-01 Title 17 Amendments
Public Hearing Notice

Background/History:

The City’s 2021–2029 Housing Element requires updates to the Zoning Code to align with State law. State law mandates that supportive and transitional housing be treated as residential uses and permitted in zones where residential uses are allowed.

The Planning Commission hearing was held on the 24th of February 2026. The Planning Commission recommends that the City Council approve the proposed amendments to Title 17 (Zoning).

Analysis/Discussion:

The ordinance:

- Defines various residential care facility types (e.g., group homes, supportive housing, transitional housing)
 - Permits small-scale facilities (six or fewer clients) by right in residential zones, with no restriction on the number of clients in the R1 – Single-Family Residential zone
 - Requires conditional use permits for larger (six or more clients) facilities, except for R1 zone
 - Establishes objective operational and management standards
 - Allows low-barrier navigation centers by right where residential uses are permitted
- These provisions ensure compliance with State law while maintaining local oversight for larger facilities.

Impacts to Council Goals and Strategic Planning Priorities:

Not Applicable.

Budget Impacts:

None.

Legal Review:

City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:

Council will hold a public hearing and consider approving the first reading and introduction of an ordinance related to residential care facilities (by title only).

Approved By: Robin Picken 4/8/2026

Approved By: Dean Pucci 4/8/2026

Approved By: Pam Foster 4/8/2026

Approved By: