



Agenda Item: 11.C
Date of Meeting: April 27, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Second Reading and Adoption of an Ordinance Adding a New Chapter 17.39 – Residential Care Facilities to Title 17- Zoning**
Prepared On: April 22, 2026
Attachments: 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:

Staff has revised Section **17.39.030. Permitted** uses and **17.39.040 Conditionally Permitted Uses**. Unlicensed group homes with more than six clients are permitted in the R-1 zone. Licensed group homes with more than six clients are not permitted by right.

3. **Licensed** Unlicensed Group Homes with more than six clients in the R1 zone.

State Law (HCD GROUP HOME TECHNICAL ADVISORY Brochure, December 2022) :

Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences. **This is true even if these homes have more than six residents.** Because these homes are not providing licensable services, they should be treated the same as other residences.

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:

City Council consideration to approve the second reading and adoption of an ordinance related to residential care facilities (by title only) with the recommended staff changes revising Section **17.39.030. Permitted** uses and **17.39.040 Conditionally Permitted Uses**.

Approved By: Robin Picken 4/22/2026

Approved By: Dean Pucci 4/22/2026

Approved By: Pam Foster 4/22/2026

Approved By: