



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 21, 2014

ITEM

NUMBER:

SUBJECT: SECOND READING OF ORDINANCE 14-13 FOR CODE AMENDMENT CO-14-03: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING SECTION 13-6 (DEFINITIONS) OF ARTICLE 2 (DEFINITIONS) OF CHAPTER I (GENERAL), ADDING CHAPTER XV (GROUP HOMES), AND REPEALING AND REPLACING ARTICLE 15 (REASONABLE ACCOMMODATIONS) OF CHAPTER IX (SPECIAL LAND USE REGULATIONS), OF TITLE 13 (ZONING CODE) AND AMENDING THE CITY OF COSTA MESA LAND USE MATRIX - TABLE NO. 13-30 OF CHAPTER IV. (CITYWIDE LAND USE MATRIX) OF THE COSTA MESA MUNICIPAL CODE RELATING TO GROUP HOMES

FROM: COMMUNITY IMPROVEMENT DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: JERRY GUARRACINO, AICP, ASSISTANT DIRECTOR

DATE: OCTOBER 10, 2014

FOR FURTHER INFORMATION CONTACT: Jerry Guarracino, AICP (714) 754-5631
jerry.guarracino@costamesaca.gov

RECOMMENDATIONS

Give second reading to Ordinance No. 14-13 approving Code Amendment CO-14-03 with regard to the proposed Ordinance to amend Title 13, Chapter(s) I, IV and IX, and to add Chapter XV (Group Homes) to the Costa Mesa Municipal Code with regard to group homes ("Group Home Ordinance"):

BACKGROUND

On October 7, 2014, City Council conducted a public hearing on the proposed Ordinance and heard public testimony both for and against the Ordinance; and approved and gave first reading to Ordinance No. 14-13 by a unanimous vote. CO-14-03 modifies provisions of the Costa Mesa zoning Code with regard to Group Homes. The attached Ordinance has been revised to reflect recommended changes in the Ordinance included in the motion and approved by vote of the City Council (Attachment No. 1).

On September 22, 2014 the Planning Commission conducted a public hearing on the proposed Ordinance and heard public testimony both for and against the Ordinance. The Planning Commission voted unanimously to recommend that the City Council approve the Ordinance.

CONCLUSION

The proposed Zoning Code amendment will provide the regulatory framework to limit the number of people in a group home and to prevent the overconcentration of sober living homes in single-family residential neighborhoods. The regulation establishes a Special Permit Application for group homes operating in single-family neighborhoods, and establishes reasonable operating standards on these uses to ensure that they do not generate the type of secondary impact that would be out of character for the neighborhood, while still furthering the purpose of the FEHA, the FHAA and the Lanterman Act.

JERRY GUARRACINO, AICP
Assistant Director
Community Improvement Division

GARY ARMSTRONG, AICP
Director of Economic & Development
Services/ Deputy CEO

Attachments: 1. [Ordinance No. 14-13](#)

cc: Chief Executive Officer
 Assistant Chief Executive Officer
 Director of Economic & Development / Deputy CEO
 City Attorney
 Public Services Director
 Transportation Svs. Mgr.
 City Engineer
 City Clerk (9)
 Staff (7)
 File (2)