



AGENDA

REGULAR MEETING PLANNING COMMISSION

WEDNESDAY, JUNE 17, 2026 - 6:30 P.M.

STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 890-4293. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

The Planning Commission agenda and supporting documentation is made available for public review and inspection during normal business hours in the Community Development Department, 7800 Katella Avenue, Stanton, California 90680 immediately following distribution of the agenda packet to a majority of the Planning Commission. Packet delivery typically takes place on Thursday afternoons prior to the regularly scheduled meeting on Wednesday. The agenda packet is also available for review and inspection on the city's website at www.StantonCA.gov.

1. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Commissioner Adams
Commissioner Meza-Saldana
Commissioner Normand
Vice Chair Frazier
Chair Ash

4. **PUBLIC COMMENTS**

At this time members of the public may address the Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission, provided that NO action may be taken on non-agenda items.

- Members of the public wishing to address the Planning Commission during Public Comments or on a particular item are requested to fill out a REQUEST TO SPEAK form and submit it to the Secretary of the Commission.
- When the Chair calls you to the microphone, please state your Name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Public Comments and Agenda Items. Speakers are then to return to their seats, and no further comments will be permitted.

5. **CONSENT CALENDAR**

6. **PUBLIC HEARING**

Continued from June 3, 2026, Planning Commission Meeting:

**6A. CONSIDERATION OF AN ORDINANCE ESTABLISHING CHAPTER 20.250 AND AMENDING VARIOUS SECTIONS OF TITLE 20 OF THE STANTON MUNICIPAL CODE ALLOWING GROUP HOMES FOR THE BENEFIT OF THE DISABLED
RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing; and,
- Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment; and,
- Adopt Resolution No. 2590 recommending that the City Council adopt the proposed Ordinance No. 1174 that is attached thereto as Exhibit "A".

7. **NEW BUSINESS**

8. **OLD BUSINESS**

9. **PLANNING COMMISSION COMMENTS**

At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

10. **DIRECTOR'S REPORT**

11. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 11th day of June, 2026.

s/ Crystal Landavazo, Community & Economic Development Director



CITY OF STANTON

REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: June 17, 2026

SUBJECT: CONSIDERATION OF AN ORDINANCE ESTABLISHING CHAPTER 20.250 AND AMENDING VARIOUS SECTIONS OF TITLE 20 OF THE STANTON MUNICIPAL CODE ALLOWING GROUP HOMES FOR THE BENEFIT OF THE DISABLED

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing; and,
- Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment; and,
- Adopt Resolution No. 2590 recommending that the City Council adopt the proposed Ordinance No. 1174 that is attached thereto as Exhibit "A".

BACKGROUND

On June 3, 2026, the Planning Commission held a duly noticed public hearing to consider this item. Staff recommended that the Planning Commission continue the item to the meeting of June 17, 2026, to allow for modifications to the Ordinance and ensure that the proposed regulations are incorporated in appropriate locations within the Stanton Municipal Code (SMC). Specifically, Staff adjusted the proposed regulations relating to Group Homes and placed the language under Title 20, Article 2 *Zones, Allowed Uses, and Zone-Specific Standards*. Under the proposed Ordinance, the Zoning Code Amendment (ZCA 26-01), establishes Chapter 20.250 Group Homes along with amendments to various sections in the SMC relating to Group Homes. The amendment to other various sections ensures consistency throughout the Code.

At the June 3, 2026 meeting, there was a request to revisit the distancing requirement between similar uses. As a result, the distance requirement was increased from 600 feet to 750 feet. All other provisions remain the same and are reflected in the proposed Ordinance, which is included as an exhibit to the attached Planning Commission Resolution.

Orange County has seen a significant increase in the number of residential homes being utilized as alcohol and drug recovery facilities for large numbers of individuals (“sober-living homes”). Sober-living homes are considered residential facilities, or “group homes,” for the disabled, which are protected under state and federal law. Certain group homes that provide medical and mental health care and supervision are also regulated by the state; however, group homes that do not provide such care to their residents are largely unregulated.

Anti-Discrimination Protections for the Disabled

Under the California Constitution, Article XI, Section 7, the City has been granted broad police powers to preserve the residential character of residential neighborhoods, which powers have been recognized by both the California Supreme Court and United States Supreme Court, the latter of which has stated that, “It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.”¹

Courts have held that cities have the right to regulate both the number of people who may reside in a residence and the manner in which the residence is used as long as *such regulations do not unfairly discriminate or impair an individual’s rights of privacy and association.*² Additionally, the Federal Fair Housing Act Amendments of 1988 (“FHAA”) and the California Fair Employment Housing Act (“FEHA”) prohibit enforcement of zoning ordinances that would on their face or otherwise have the effect of discriminating against equal housing opportunities for the disabled.

A core purpose of the FHAA, FEHA, and California’s Lanterman Developmental Disabilities Services Act (“Lanterman Act”) is to provide a broader range of housing opportunities to the disabled; to free the disabled, to the extent possible, from institutional style living; and to ensure that disabled persons have the opportunity to live in normal residential surroundings and use and enjoy a dwelling in a manner similar to the way a dwelling is enjoyed by the non-disabled. To fulfill this core purpose, the FHAA and FEHA require that the City grant an exception to its zoning ordinances if the exception is both reasonable and necessary to accommodate a person’s legal disability to afford the disabled person an equal opportunity to use and enjoy a dwelling.

¹ Berman v. Parker (1954) 348 U.S. 26, 33.

² See, e.g., City of Santa Barbara v. Adamson (1980) 27 Cal.3d 123, 131–34; Ewing v. City of Carmel-By-The-Sea (1991) 234 Cal.App.3d 1579, 1595–98.

Recovering alcoholics and drug addicts, who are not currently using alcohol or drugs, are considered disabled under both the FHAA and FEHA. The purpose of sober-living homes is to provide a comfortable living environment for persons with drug or alcohol addictions in which they remain clean and sober and can participate in a recovery program in a residential, community environment, and so that they have the opportunity to reside in the neighborhood of their choice. The proposed Ordinance and the balance of the City's zoning would provide a benefit to group homes by allowing these facilities to locate in residential neighborhoods, whereas a similarly situated and functioning home with non-disabled tenants would be defined and prohibited as a boarding house.

State Licensing and Requirements

The state has established a licensing system for certain group homes that provide certain type of care and supervision. These state-licensed facilities are designed to accommodate individuals who may require 24-hour supervision, but who do not need extensive medical care. These facilities provide services to a diverse group of individuals and vary in size and capacity. Such facilities include intermediate care facilities for the developmentally disabled, community care facilities, residential care facilities for the elderly, residential care facilities for the chronically ill, alcoholism and drug abuse facilities, pediatric day health and respite care facilities, residential health care facilities (including congregate living health facilities), family care homes, foster homes, and group homes for the mentally disordered or otherwise disabled persons or dependent and neglected children. These types of licensed facilities are regulated by the Department of Social Services (DSS), Department of Health Care Services (DHCS), or Department of Public Health (DPH), which fall under the supervision of the Health and Human Services Agency (HHS) of the State of California. Each department has its own review and application process and such facilities are inspected annually.

State law makes it clear that cities cannot regulate state licensed group homes that provide care and services to six (6) or fewer individuals. In addition, cities cannot regulate living arrangements in which the occupants operate as a "single housekeeping unit." Pursuant to state law, licensed group homes serving six or fewer persons and single housekeeping units shall be considered a residential use of property for zoning purposes. Licensed group homes and single housekeeping units must be treated like single-family residences for zoning purposes. Therefore, these types of facilities must be permitted in all residential zones in which single-family residences are allowed, with the same development and parking standards of a single-family residence. However, local jurisdictions do have the ability to regulate (subject to some state and federal limitations) unlicensed group homes of any occupant size and licensed group homes that care for seven (7) or more individuals.

ANALYSIS

The City's ability to limit the impacts of group homes on the community are regulated by state and federal legislation. However, the City has the ability to regulate (subject to some state and federal limitations) unlicensed group homes of any occupant size and licensed group homes that care for seven (7) or more individuals. The City additionally

has the ability to regulate group homes if such regulations demonstrably benefit individuals with disabilities by fostering appropriate living environments, rather than solely imposing restrictions, and are not based on discriminatory intent.

The City's Zoning Code currently permits group homes, supportive housing, and transitional housing in the Medium Density Residential (RM) Zone and the High Density Residential (RH) Zone. Adult Day Care Homes, Residential Care Homes, and Residential Care Facilities for the Elderly with 6 or fewer residents are permitted in all residential zones. Adult Day Care Homes and Residential Care Facilities for the Elderly with 7 or more residents are permitted in the RM and RH Zones with a Conditional Use Permit. Residential Care Homes with 7 or more residents are permitted in all zones with a Minor Use Permit. Currently, boarding houses are included in the definition of group home, and group homes are not limited to disabled individuals in a supportive living environment.

The new Ordinance separately defines boarding houses and group homes. Group homes would be specifically defined as supportive living environments for persons considered disabled under state or federal law. Boarding houses would be defined as a residence or dwelling (other than a hotel or motel) where rooms are rented under separate rental agreements. Boarding houses would explicitly *exclude* (1) group homes, (2) residential care facilities, (3) sober-living homes, or (4) transitional or supportive housing, providing clarity across the City's definitions and regulations of "boarding houses" versus "group homes."

The Ordinance would require unlicensed group homes with six or fewer occupants to obtain a newly established Group Home Special Use Permit (SUP). In addition, the Ordinance would require group homes with seven or more occupants to obtain a newly established Group Home Operator's Permit (OP). Group homes would be permitted across all zoning districts where residential uses are permitted as a primary use of property, aligning with the intent of state and federal law to provide equal opportunity and resources to disabled individuals. Boarding houses would be prohibited in all zoning districts. The City's goal is to preserve the residential characteristics of residential neighborhoods, to provide opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled.

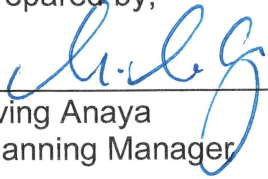
ENVIRONMENTAL IMPACT

The Code Amendment is categorically exempt under the California Environmental Quality Act ("CEQA"), Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Specifically, this ordinance will not result in any construction or any other physical change to the environment because it involves creating regulations and an administrative process for group homes. Thus, there is no possibility that this Code Amendment would have a significant effect on the environment.

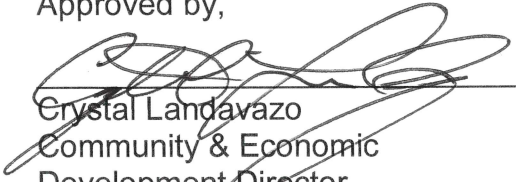
PUBLIC NOTIFICATION

Notice of Public Hearing was originally published in the Orange County Register on May 8, 2026, and posted at three public places and made public through the agenda-posting process. During the meeting of June 3, 2026, the item was continued to the meeting of June 17, 2026. The new agenda was posted and made public through the agenda-posting process on June 11, 2026.

Prepared by,


Irving Anaya
Planning Manager

Approved by,


Crystal Landavazo
Community & Economic
Development Director

ATTACHMENTS

- A. Resolution No. 2590
Exhibit "A" - Ordinance No. 1174
- B. June 3, 2026, Planning Commission Agenda Item 6A

RESOLUTION NO. 2590

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ESTABLISHING CHAPTER 20.250 AND AMENDING VARIOUS SECTIONS OF TITLE 20 OF THE STANTON MUNICIPAL CODE ALLOWING GROUP HOMES FOR THE BENEFIT OF THE DISABLED

WHEREAS, the City of Stanton, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of group homes for the benefit of the disabled; and

WHEREAS, on May 12, 2026, the City Council adopted an Urgency Ordinance to allow group homes for the benefit of the disabled; and

WHEREAS, on May 7, 2026, the City gave public notice that the Planning Commission would conduct a public hearing to consider Zoning Code Amendment ZCA 26-01 under Ordinance No. 1174 by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, and publishing the notice in the Orange County Register on May 8, 2026, and the Planning Commission agenda was made available through the agenda posting process; and

WHEREAS, on June 3, 2026, the Planning Commission held a duly-noticed public hearing to consider the attached Ordinance. The Planning Commission continued the hearing to a date certain, on June 17, 2026, to allow further organization of the proposed Code amendments; and

WHEREAS, on June 17, 2026, the Planning Commission held the continued public hearing to take comments and consider the Ordinance and considered the staff report, recommendations by staff, and public testimony concerning this proposed Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. Incorporation. The recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. CEQA. The Planning Commission recommends that the City Council find that, adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) Section 15061(b)(3) ("common sense

exemption”) applies only to projects which have the potential for causing a significant effect on the environment.

SECTION 3. Based on all the evidence in the record, the Planning Commission has determined that amending various sections of the Stanton Municipal Code is necessary and finds, in compliance with SMC §20.610.060.B, that the proposed Zoning Code Amendments are appropriate for the following reasons:

1. Consistency with City’s General Plan: The proposed Ordinance is consistent with the City’s General Plan, particularly with the following:
 - Strategy LU-1.1.2: Ensure adjacent land uses are compatible with one another. This strategy proposes implementation of the overarching LU-1: Balanced Land Use issue which states the General Plan intends to provide a balance of residential, commercial, industrial, educational, service, and recreational needs to ensure a strong and viable community. The Ordinance introduces clear definitions and standards to ensure that residential characteristics are preserved in order to allow opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled.
 - Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. The ordinance introduces provisions to standardize and facilitate the establishment of boarding houses in residential zones. The Ordinance focuses on ensuring that residential neighborhood characteristics are maintained and that various housing opportunities are available for the disabled.
 - Goal LU-6.1: Ensure compliance with the city’s land use code to improve the overall character of Stanton’s neighborhoods. The proposed ordinance seeks to preserve the residential characteristics of residential neighborhoods to provide opportunities for the disabled to reside in the same residential neighborhoods that are enjoyed by the non-disabled.
2. Adoption of Ordinance Will Not be Detrimental to the Public Interest, Health, Safety, Convenience, or Welfare: The proposed Ordinance includes regulations for group homes in compliance with State Mandates. The Ordinance ensures legal consistency and preventing housing discrimination while also protecting nearby uses and the community.
3. Consistency with Zoning Code: The proposed Ordinance is internally consistent with other provisions of the City’s Zoning Code, where group homes maintains a single-family residential appearance and environment. Group homes operate as a single housekeeping unit and replicate a traditional family environment. The Ordinance provides clear definitions and objective standards.

SECTION 4. Recommendation. Given the foregoing and based on the entire record before the Planning Commission, the Planning Commission hereby recommends that the City Council adopt Ordinance No. 1174, attached hereto as Exhibit “A” and incorporated by reference.

SECTION 5. Effective Date. This Resolution takes effect immediately upon adoption.

Section 6. Certification; Records. The Planning Secretary shall attest as to the adoption of this Resolution and cause the same to be maintained in the permanent records of the City.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission on the 17th day of June 2026, by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

Elizabeth Ash, Chairperson
Stanton Planning Commission

Crystal Landavazo
Planning Commission Secretary

Exhibit “A”

Proposed Ordinance No. 1174

[Attached]

ORDINANCE NO. 1174

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF STANTON, CALIFORNIA ESTABLISHING CHAPTER
20.250 AND AMENDING VARIOUS SECTIONS OF TITLE
20 OF THE STANTON MUNICIPAL CODE ALLOWING
GROUP HOMES FOR THE BENEFIT OF THE DISABLED**

WHEREAS, the City of Stanton, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, under the California Constitution, Article XI, Section 7, the City has been granted broad police powers to preserve the residential character of residential neighborhoods, which powers have been recognized by both the California Supreme Court and United States Supreme Court, the latter of which has stated that, "It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled" (Berman v. Parker (1954) 348 U.S. 26, 33); and

WHEREAS, courts have held that cities have the right to regulate both the number of people who may reside in a residence and the manner in which the residence is used as long as such regulations do not unfairly discriminate or impair an individual's rights of privacy and association (see, e.g., City of Santa Barbara v. Adamson (1980) 27 Cal.3d 123, 131–34; Ewing v. City of Carmel-By-The-Sea (1991) 234 Cal.App.3d 1579, 1595–98); and

WHEREAS, the Federal Fair Housing Act Amendments of 1988 ("FHAA") and the California Fair Employment Housing Act ("FEHA") prohibit enforcement of zoning ordinances that would on their face or otherwise have the effect of discriminating against equal housing opportunities for the disabled; and

WHEREAS, a core purpose of the FHAA, FEHA, and California's Lanterman Developmental Disabilities Services Act ("Lanterman Act") is to provide a broader range of housing opportunities to the disabled; to free the disabled, to the extent possible, from institutional style living; and to ensure that disabled persons have the opportunity to live in normal residential surroundings and use and enjoy a dwelling in a manner similar to the way a dwelling is enjoyed by the non-disabled; and

WHEREAS, to fulfill this core purpose, the FHAA and FEHA require that the City grant an exception to its zoning ordinances if the exception is both reasonable and

necessary to accommodate a person's legal disability to afford the disabled person an equal opportunity to use and enjoy a dwelling; and

WHEREAS, Several state laws require the City to treat state licensed residential care facilities serving six or fewer as a residential use, such that it is permitted in residential zoning districts (see, e.g., Health and Safety Code, §§ 1267.8, 1566.3, 1568.0831, and 11834.23) A report conducted by the 2022–2023 Grand Jury for the County of Orange found that the resulting deinstitutionalization of group living arrangements for the disabled has had a positive effect upon the disabled.; and

WHEREAS, the City's goal in enacting this Ordinance is to preserve the residential characteristics of residential neighborhoods, to provide opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled; and

WHEREAS, over the past several years the region has seen a significant increase in the number of residential homes being utilized as alcohol and drug recovery facilities for large numbers of individuals ("sober-living homes"); and

WHEREAS, the increase appears to be driven in part by the Substance Abuse and Crime Prevention Act of 2000 adopted by California voters, which provides that specified first-time drug and alcohol offenders are to be afforded the opportunity to receive substance abuse treatment rather than incarceration; and

WHEREAS, the Affordable Care Act has also significantly expanded the availability of health care coverage for substance abuse treatment; and

WHEREAS, the region has seen a sharp increase of sober-living homes, which has generated community outcry and complaints including, but not limited to overcrowding, inordinate amounts of second-hand smoke, and noise; and the clustering of sober-living facilities in close proximity to each other creating near neighborhoods of sober-living homes (see *Ohio House LLC v. City of Costa Mesa* (9th Cir. 2024) 122 F.4th 1097, 1127); and

WHEREAS, this increase in sober-living homes has become a rising concern for cities statewide as local officials are in some cases being bombarded with complaints from residents about the proliferation of sober-living homes; conferences drawing local officials from around the state are being held discussing what to do about challenges associated with sober-living homes; and the appropriate regulation of sober-living homes has been the topic of several League of California Cities meetings; and

WHEREAS, the state Legislature has recognized the need to prevent overconcentration of residential facilities that impairs the integrity of residential neighborhoods and leads to the institutionalization of such neighborhoods, which undermines the benefits of deinstitutionalization (Cal. Health & Saf. Code §§ 1520.5 & 1267.9). To that end, state law allows applications for new residential facility licenses to be denied if the facility's location is near an existing residential facility, thereby resulting in overconcentration; and

WHEREAS, overconcentration of other group homes for the disabled, including sober-living homes, impairs the integrity of residential neighborhoods and undermines the benefits of deinstitutionalization. The number of sober-living homes in the region is rapidly increasing, leading to an overconcentration of sober-living homes in many cities; and

WHEREAS, the purpose of sober-living homes is to provide a comfortable living environment for persons with drug or alcohol addictions in which they remain clean and sober and can participate in a recovery program in a residential, community environment, and so that they have the opportunity to reside in the neighborhood of their choice; and

WHEREAS, recovering alcoholics and drug addicts, who are not currently using alcohol or drugs, are considered disabled under both the FHAA and FEHA; and

WHEREAS, this Ordinance and the balance of the City's zoning provide a benefit to group homes by allowing these facilities to locate in residential neighborhoods, whereas a similarly situated and functioning home with non-disabled tenants would be defined and prohibited as a boarding house; and

WHEREAS, group homes (including sober-living homes) typically do not function as a single housekeeping unit for the following reasons: (1) they house transient populations (programs are generally about 90 days and, a 2005 UCLA study found that 65–70 percent of recovering addicts leave even earlier); (2) the residents generally have no established ties to each other when they move in and typically do not mingle with other neighbors; (3) neighbors generally do not know those who reside in the home, nor do the residents know the neighbors; (4) the residents have little to no say about who lives or doesn't live in the home; (5) the residents do not generally share expenses; (6) the residents are often responsible for their own food, laundry and phone;

¹ "Welcome to the Neighborhood: Are cities responsibly managing the integration of group homes?", County of Orange Grand Jury Investigation, 2022-2023, https://www.ocgrandjury.org/sites/jury/files/2023-06/Welcome_to_the_Neighborhood-Are_cities_responsibly_managing_the_integration_of_group_homes.pdf."

(7) when residents disobey house rules they are often just kicked out of the house; (8) the residents generally do not share the same acquaintances; and (9) residents often pay significantly above-market rate rents. The lack of single-housekeeping-unit characteristics contributes to institutional living conditions; and

WHEREAS, the size and makeup of the households in group homes, even those allowed as a matter of right under the Code, can create institutional living conditions because they tend to be larger than average single housekeeping units, creating impacts on water, sewer, roads, parking and other City services that are far greater than the average household, in that the average number of persons per California household is 2.86. A sober-living facility allowed as a matter of right can house six residents plus a resident manager, which is more than twice the average California household size; and

WHEREAS, all individuals residing in a sober-living facility are generally over the age of 18, while the average household in the United States has just 1.96 individuals over the age of 18 according to federal census data.

WHEREAS, because of their transient populations and above-average numbers of adults residing in a single home, group homes (including sober-living facilities) present impacts to residential neighborhoods not typically associated with more traditional single-family uses, which contributes to the institutionalization of residential neighborhoods and residential care environments, which in turn reduces the benefits of residential environments for disabled residents in group living arrangements. These impacts include: the housing of large numbers of unrelated adult who may or may not be supervised; excessive noise and outdoor smoking, which interferes with the use and enjoyment of residential neighborhoods; little to no interaction with the neighborhood; irresponsible operators with a history of opening facilities in complete disregard of the Code and with little disregard for impacts to the residential environment; disproportional impacts from the average dwelling unit to nearly all City services including sewer, water, parks, libraries, transportation infrastructure, fire and police; a history of congregating in the same general area; and

WHEREAS, among other things, this Ordinance establishes a 50-foot distance requirement between group homes, which provides many opportunities for the operation of group homes within the City and still results in preferential treatment for group homes that serve non-disabled individuals in a similar living situation (i.e., in boardinghouse-style residences) which cannot operate in residential zones; and

² David Deberry and Jeff Ballinger, *Group Homes in the Neighborhood*, Western City Magazine, September 1, 2006.

WHEREAS, housing inordinately large numbers of unrelated adults in a single-residence or congregating group homes in close proximity to each other does not provide the disabled with an opportunity to “live in normal residential surroundings,” but rather subjects them to living environments that resemble the types of institutional living that the FEHA and FHAA were designed to provide relief from for the disabled, and which no reasonable person could contend provides a life in a normal residential surrounding (see *Ohio House LLC v. City of Costa Mesa* (9th Cir. 2024) 122 F.4th 1097, 1127); and

WHEREAS, notwithstanding the above, the City Council recognizes that, when operated responsibly, group homes (including sober-living homes) provide a societal benefit by providing the disabled the opportunity to live in residential neighborhoods, as well as providing recovery programs for individuals attempting to overcome their drug and alcohol addictions. Providing greater access to residential zones to group homes, including sober-living homes, than to boardinghouses provides a benefit to the City and its residents; and

WHEREAS, without sufficient, appropriate regulation, there is no way to ensure that the individuals entering into a group home are disabled individuals and entitled to the protections under local and state law; that a group home is operated professionally to minimize impacts to the character of residential neighborhoods; and that the secondary impacts which cause the institutionalization of group homes due to concentration of both group homes in a neighborhood and large numbers of unrelated adults residing in a single facility in a single home are lessened; and

WHEREAS, in addition to group homes locating in residential neighborhoods, other state-licensed residential care facilities are also taking up residence in residential neighborhoods; and

WHEREAS, the purpose of group homes for the disabled is to provide the disabled an equal opportunity to comfortably reside in residential neighborhoods of their choice; and

³ United States Census Bureau, 2019-2023,
<https://www.census.gov/quickfacts/fact/table/CA/HSD310223>.

⁴ United States Census Bureau, Table AVG 1. “Average Number of People per Household, by Race and Hispanic Origin, Marital Status, Age, and Education of Householder: 2023,”
<https://www.census.gov/data/tables/2023/demo/families/cps-2023.html>.

WHEREAS, the purpose of group homes for the disabled is to provide the disabled an equal opportunity to comfortably reside in residential neighborhoods of their choice; and

WHEREAS, pursuant to Cal. Const. Art. XI, Sec. 7 and under the City of Stanton's ("City") general police powers, the City is empowered and charged with responsibility for the health, safety, and welfare of its citizens; and

WHEREAS, the City protects the health, safety, and welfare of the community through numerous avenues, including by establishing and enforcing zoning, licensing and health, and safety regulations on specified commercial activities; and

WHEREAS, on June 3, 2026, the Planning Commission held a duly-noticed public hearing to consider the Ordinance. The Planning Commission continued the item to a date certain, on June 17, 2026, to allow further organization of the proposed Code amendments; and

WHEREAS, on June 17, 2026, the Planning Commission held the continued public hearing to take comments and consider the Ordinance, staff report, recommendations by staff, and public testimony regarding this proposed Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, on _____, 2026, the City Council held a duly-noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance, (2) the policy considerations discussed therein, and (3) the consideration and recommendation by the City's Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Stanton, California, does ordain as follows:

SECTION 1. Incorporation. - The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. - The City Council finds that adoption of this ordinance is not subject to the California Environmental Quality Act ("CEQA") for the following reason:

- (1) The Code Amendment is categorically exempt under the California Environmental Quality Act (“CEQA”), Section 15061(b)(3) (“common sense exemption”) applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Specifically, and as noted above, this ordinance will not result in any construction or any other physical change to the environment because it involves creating regulations and an administrative process for group homes. Thus, there is no possibility that this Code Amendment would have a significant effect on the environment.

SECTION 3. General Plan. - The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c). Based on all evidence in the record for the Ordinance and all other applicable information presented, the City Council finds, in compliance with SMC §20.610.060.B, that the proposed Ordinance is appropriate for the following reasons:

1. Consistency with City’s General Plan: Strategy LU-1.1.2: Ensure adjacent land uses are compatible with one another. This strategy proposes implementation of the overarching LU-1: Balanced Land Use issue which states the General Plan intends to provide a balance of residential, commercial, industrial, educational, service, and recreational needs to ensure a strong and viable community. The Ordinance introduces clear definitions and standards to ensure that residential characteristics are preserved in order to allow opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled.

Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. The ordinance introduces provisions to standardize and facilitate the establishment of boarding houses in residential zones. The Ordinance focuses on ensuring that residential neighborhood characteristics are maintained and that various housing opportunities are available for the disabled.

Goal LU-6.1: Ensure compliance with the city’s land use code to improve the overall character of Stanton’s neighborhoods. The proposed ordinance seeks to preserve the residential characteristics of residential neighborhoods to provide opportunities for the disabled to reside in the same residential neighborhoods that are enjoyed by the non-disabled.

2. Adoption of Ordinance Will Not be Detrimental to the Public interest, Health, Safety, Convenience, or Welfare: The Ordinance includes regulations for group homes in compliance with State Mandates. The Ordinance ensures legal consistency and preventing housing discrimination while also protecting nearby uses and the community.
3. Consistency with Zoning Code: The Ordinance is internally consistent with other provisions of the City's Zoning Code, where group homes maintains a single-family residential appearance and environment. Group homes operate as a single housekeeping unit and replicate a traditional family environment. The Ordinance provides clear definitions and objective standards.

SECTION 4. Code Amendment – Repeals. The following provisions of the Code are hereby repealed and replaced with “[Reserved]”:

- (1) 20.400.290 Residential Care Facilities
- (2) 20.400.310 Residential Care Facilities for the Elderly

SECTION 5. Code Amendment – Repeals. The following provisions of the Code are hereby repealed:

- (1) The following definitions in Title 20, Article 7:

- (a) Boarding or Rooming House
- (b) Fair Housing Laws
- (c) Group Home (Land Use)
- (d) Residential Care (Land Use)
- (e) Single Housekeeping Unit

- (2) The following entries in Table 2-2, in Section 20.210.020:

- (a) Group Home
- (b) Residential Care Home – 6 or fewer
- (c) Residential Care Home – 7 or more

- (d) Residential Care Facility for the Elderly – 6 or fewer
- (e) Residential Care Facility for the Elderly – 7 or more
- (f) Supportive Housing
- (g) Transitional Housing

(3) The following entries in Table 2-11, in Section 20.230.040:

- (a) Residential Care Home – Small (up to 6)
- (b) Residential Care Facility for the Elderly
- (c) Supportive Housing
- (d) Transitional Housing

(4) The following entries in Table 3-6, in Section 20.320.030:

- (a) Boarding House
- (b) Residential Care Home (up to 6)
- (c) Residential Care Facility for the Elderly
- (d) Supportive Housing
- (e) Transitional Housing

SECTION 6. Code Amendment – The following provisions of the Code are hereby amended as follows:

- (1)** Subsection C of Section 20.210.010 is hereby amended to remove the last sentence, starting with “Quasi-residential uses...”
- (2)** Subsection D of Section 20.210.010 is hereby amended to remove the sentence starting with “Quasi-residential uses...”
- (3)** The last sentence of the first paragraph of the definition of *Dwelling Unit (Land Use)* in Title 20, Article 7, is hereby amended to read as follows: “Does not include hotels/motels (“Lodging Facilities”) or garages.”

SECTION 7. Code Amendment – The following provisions of the Code are hereby added:

- (1) The following entry in Table 2-2, under “Residential Uses,” in section 20.210.020:

Group Home. *See Chapter 20.250.*

- (2) The following entry in Table 2-11, under “Residential Uses,” in Section 20.230.040:

Group Home. *See Chapter 20.250*

SECTION 8. Code Amendment – Chapter 20.250 (Group Homes) is hereby added to Title 20 Zoning of the Stanton Municipal Code to read as follows:

“CHAPTER 20.250 - GROUP HOMES.

20.250.010 **Purpose.** This section is intended to preserve the residential character of residential neighborhoods, avoid institutionalization of the disabled, and further the purposes of the California Fair Employment and Housing Act, the Federal Fair Housing Act Amendments of 1988, and the California Lanterman Developmental Disabilities Services Act by, among other things: (1) prohibiting boardinghouses within the City; (2) allowing group homes in the City, subject to streamlined administrative approval; (3) limiting the secondary boardinghouse-like impacts of group homes by reducing noise and traffic, preserving safety and providing adequate on street parking; (4) providing opportunities afforded to non-disabled individuals to use and enjoy a dwelling unit in a residential neighborhood; and (5) providing comfortable residential living environments that will enhance the opportunity for the disabled and for recovering addicts to be successful in their programs.

20.250.020 **Definitions.** The terms below have the following meaning for purpose of this Code.

Boardinghouse means a residence or dwelling, other than a hotel or motel, wherein rooms are rented under multiple separate written or oral rental agreements, leases or subleases

or combination thereof, whether or not the owner, agent or rental manager resides within the residence.

Disabled is more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Fair housing laws means the Federal Fair Housing Act Amendments of 1988, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Group home means a facility that is being used as a supportive living environment for persons who are considered disabled under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes include residential care facilities and sober-living homes but do not include any dwelling that operates as a single housekeeping unit.

Household means all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities means any combination of two or more group homes, regardless of whether they are located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and that are integrated components of one operation. Integral facilities are considered one facility for purposes of applying federal, state, and local laws to its use and operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses means any two or more residential care programs that are administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two different care programs participate simultaneously in any commonly administered care or recovery activity. Any such integral use will be considered one use for purposes of applying federal, state, and local laws to its operation.

Operator means a company, business or individual that provides residential services, e.g., the placement of individuals in a residence, setting of house rules, or governing behavior of the residents as residents. Operator does not include a property owner or property manager who exclusively handles real-estate contracting or property management and leasing of the property as a whole, and who does not otherwise meet the definition of operator.

Residential care facility means a residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but are not limited to, the following: An intermediate care facility/developmentally disabled-habilitative or an intermediate care facility/developmentally disabled-nursing, as defined by California Health and Safety Code Section 1250; a congregate living health facility, as defined by California Health and Safety Code Section 1250; a community care facility, as defined by California Health and Safety Code Section 1502; a residential care facility for the elderly, as defined by California Health and Safety Code Section 1569.2; a residential care facility for persons with chronic life-threatening illness, as defined by California Health and Safety Code Section 1568.01; an alcoholism or drug abuse recovery or treatment facility, as defined by California Health and Safety Code Section 11834.02; a pediatric day health and respite care facility, as defined by California Health and Safety Code Section 1760.2; or a family care home, foster home, or group home serving persons with mental health disorders or other disabilities or dependent and neglected children under California Welfare and Institutions Code Section 5116. A residential care facility is a type of group home.

Single housekeeping unit means that use of a dwelling unit in a way that satisfies each of the following criteria:

- A. The residents have established ties and familiarity and interact with each other.
- B. Membership in the single housekeeping unit is fairly stable as opposed to transient or temporary.
- C. Residents share meals, household activities, expenses, or responsibilities.
- D. All adult residents have chosen to jointly occupy the entire premises of the dwelling unit and they each have access to all common areas.

- E. If the dwelling unit is rented, each adult resident is named on and is a party to a single written lease that gives each resident joint use and responsibility for the premises.
- F. Membership of the household is determined by the residents not by a landlord, property manager or other third party.
- G. The residential activities of the household are conducted on a nonprofit basis.
- H. Residents generally do not have separate entrances or separate secured food-storage facilities such as cabinets or refrigerators.
- I. The household is strictly resident-run; there is no care or supervision provided by a third-party or a paid resident manager at the dwelling unit or on the property.

Sober-living home means a group home for persons who are recovering from a drug or alcohol addiction and who are considered disabled under state or federal law, where no service is offered that requires a state license and where the occupants do not use the property as a single-housekeeping unit. The term sober living home therefore does not include residential care facilities or single housekeeping units.

20.250.030 **Exemption.** When required by state or federal law, a group home operating as a residential care facility serving six or fewer persons is:

- (A) Exempt from this section, except that such facilities must comply with subsection 20.250.050(C)(10) below; and
- (B) Considered a residential use of property and a single family for purposes of Title 20 of this Code.

20.250.040 **Boardinghouses Prohibited.** Notwithstanding any other provision of this Code, the establishment or operation of a boardinghouse is a prohibited use in all zoning districts.

20.250.050 **Group Homes – Streamlined Administrative Approval.**

- (A) **Administrative Permit Required.** Unless exempt under section **Error! Reference source not found.**, no group home may be established or operated in the City without a permit issued in accordance with this section.

- (B) **Allowable Zones.** A group home with a permit issued in accordance with this section may be established and operated in any zoning district where residential uses are permitted as a primary use of property.
- (C) **Operational and Development Standards.** An application for an group home permit is subject to streamlined administrative review and will be approved if it satisfies each of the following requirements:
- (1) **Property Owner Consent.** No group home may be established or operated on a lot without written approval from the owner of the lot.
 - (2) **Separation.** No group home may be established or operated on any lot that is within 750 feet, as measured from the closest property lines, from another group home.
 - (3) **Maximum Occupancy.** No more than two residents may reside in each bedroom, not including the room or apartment designated for an on-site house manager.
 - (4) **On-Site House Manager.** The group home must have a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24-hour basis, seven days a week, and who are responsible for the day-to-day operation of the group home.
 - (5) **Accessory Dwelling Unit.** No group home may be located in an accessory dwelling unit or junior accessory dwelling unit unless the primary dwelling unit is used for the same purpose.
 - (6) **Management Plan.** Each group home must have a City-approved property management plan for the facility that addresses each of the following: on-site management, maximum occupancy, quiet hours and permitted guest visitation hours and procedures (including a prohibition on guests under the influence of any drug or alcohol), loitering, littering, disturbing the peace, nuisance reduction, trash collection, smoking, resident pick-up and drop-off procedures, discharge, and a good neighbor policy, including protocols that will be

followed if a neighbor complaint is received. City approval is required for any modifications to the plan.

- (7) **Emergency and Security Plan.** Each group home must have a City-approved emergency and security plan that addresses each of the following: security and management contact information, authority and responsibility of security staff, a map of the property, and overview of the property's security features, security feature testing schedule, overnight parking policies and vehicle violation abatement procedures, emergency medical response protocols, emergency law enforcement response protocols, and daytime and nighttime security monitoring procedures. City approval is required for any modifications to the plan.
- (8) **Parking.** Each garage and driveway space associated with dwelling unit or units on the property must be available for the parking of vehicles. Residents and the house manager may each only store or park a single vehicle on the property or on any street within 500 feet of the property. Vehicles must be operable and currently used as a primary form of transportation for a resident or house manager of the group home.
- (9) **Integral Uses and Facilities.** Integral group home facilities are not permitted. Each applicant must declare, under penalty of perjury, that the group home does not operate as an integral use or facility.
- (10) **Penal Code.** In accordance with Penal Code Section 3003.5(c), the number of group-home residents subject to the sex offender registration requirements of Penal Code Section 290 may not exceed one resident in any group home or violate the distance provisions provided in Penal Code Section 3003.
- (11) **Supplemental Sober-living Home Requirements.** In addition to the requirements provided in subsections **Error! Reference source not found.**–**Error! Reference source not found.** above, a group home operating as a sober-living home is subject to the following:

- (a) Each resident, other than the house manager, must be actively participating in a certified or licensed recovery program, which may include, but is not limited to, Alcoholics Anonymous or Narcotics Anonymous, and the sober-living home operator must maintain current records of meeting attendance. Under the sober-living home's management plan, refusal to actively participate in such a program must be cause for eviction.
- (b) The sober-living home's management plan must prohibit the use of any alcohol or any non-prescription drugs at the sober-living home or by any recovering addict either on or off site. The sober-living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts or dosages prescribed. These rules and regulations must be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober-living home's rules for residency and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule will result in permanent eviction. Alternatively, the sober-living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

(D) **Streamlined Administrative Application Review.**

- (1) **Application.** The Director will develop and adopt a standardized group-home permit application. Each group-home permit application must be submitted using the City's application.
- (2) **Administrative Review.** The Director or the Director's designee will review and process group-home applications administratively, without discretionary review or a hearing. The Director will notify an applicant whether the application is complete within 30 days. The Director will render a decision on

the application within 60 days of when the application was determined to be complete.

(E) **Revocation.**

- (1) **Revocation.** A group-home permit may be revoked when the application contained incorrect, false or misleading information, the operator violates this section, the operator violates the management plan or the emergency security plan, or if three or more Code violations occur at the property within a 30-day period.
- (2) **Meet and Confer.** Before revoking a group-home permit, the City will meet and confer with the operator to resolve any of the issues identified in subsection **Error! Reference source not found.** above.
- (3) **Notice; Appeal.** The operator will be notified of any revocation by first-class mail with return receipt requested. The operator may appeal the revocation to a hearing officer in accordance with this Code.

(F) **Existing Group Homes.**

- (1) **Permit Required.** The operator of an existing group home must apply for a group-home permit within 90 days of the effective date of this section.
- (2) **Deadline; Grace Period.** Any group home that is in existence upon the effective date of this section will have one year from the effective date of this section to comply with its provisions. Any existing group home obligated by a written lease exceeding one year from the effective date of the section, or whose activity involves investment of money in leasehold or improvements such that a longer period is necessary to prevent undue financial hardship, is eligible for an up to one additional year grace period with Director approval.

20.250.060 **Conflict.** If this section conflicts with any other provision of this Code, this section prevails.

20.250.070 **Severability.** Should any subsection, clause, or provision of this section for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality does not affect the validity or constitutionality of the remaining portions of this section. The City Council hereby expressly declares that this ordinance and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.”

SECTION 9. Code Amendment – Standards for Specific Land Uses. Section 20.400.280 (Group Homes) is hereby added to Title 20 Zoning, Article 4 Standards for Specific Land Uses, of the Stanton Municipal Code to read as follows:

20.400.380 **Transitional and Supportive Housing.**

(A) **Definitions.**

- (1) **Transitional Housing.** As defined by California Government Code Section 65582.
- (2) **Supportive Housing.** As defined by California Government Code Section 65650.

(B) **Transitional Housing.** In accordance with Government Code Section 65583(c)(3), transitional housing is considered a residential use of property and is subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

(C) **Supportive Housing.**

- (1) **Generally.** In accordance with Government Code Section 65583(c)(3), supportive housing is considered a residential use of property and is subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- (2) **In Zones Allowing Multifamily.** Supportive housing that complies with the requirements of California Government Code Section 65650 et seq. is considered a use by right in all zones where multifamily uses are permitted, including mixed-

use zones. In accordance with Government Code Section 65651(b)(1), a supportive housing development must comply with all objective development standards and policies that apply to other multifamily developments within the same zone.

SECTION 10. Severability. - If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 11. Effective Date. - This Ordinance takes effect 30 days after its adoption.

SECTION 12. Publication. - The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 13. Custodian of Records. - The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 7800 Katella Avenue, Stanton, CA 90680.

PASSED, APPROVED and ADOPTED this ____ day of ____, 2026.

DAVID J. SHAWVER, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF STANTON)

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. ____ was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the ____ day of _____, 2026, and was duly adopted at a regular meeting of the City Council held on the ____ day of _____, 2026, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

PATRICIA A. VAZQUEZ, CITY CLERK



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: June 3, 2026

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING STANTON ZONING CODE CHAPTER 20.400 TO PROPOSE SECTION 20.400.380 OF THE STANTON MUNICIPAL CODE ALLOWING GROUP HOMES FOR THE BENEFIT OF THE DISABLED AND AMENDING CHAPTER 20.700 DEFINITIONS AND SECTION 20.210.020 AMENDING TABLE 2-2

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing; and,
- Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment; and,
- Adopt Resolution No. 2590 recommending that the City Council adopt the proposed Ordinance No. 1174 that is attached thereto as Exhibit "A".

BACKGROUND

Orange County has seen a significant increase in the number of residential homes being utilized as alcohol and drug recovery facilities for large numbers of individuals ("sober-living homes"). Sober-living homes are considered residential facilities, or "group homes," for the disabled, which are protected under state and federal law. Certain group homes that provide medical and mental health care and supervision are also regulated by the state; however, group homes that do not provide such care to their residents are largely unregulated.

Anti-Discrimination Protections for the Disabled

Under the California Constitution, Article XI, Section 7, the City has been granted broad police powers to preserve the residential character of residential neighborhoods, which powers have been recognized by both the California Supreme Court and United States Supreme Court, the latter of which has stated that, “It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.”¹

Courts have held that cities have the right to regulate both the number of people who may reside in a residence and the manner in which the residence is used as long as *such regulations do not unfairly discriminate or impair an individual’s rights of privacy and association*.² Additionally, the Federal Fair Housing Act Amendments of 1988 (“FHAA”) and the California Fair Employment Housing Act (“FEHA”) prohibit enforcement of zoning ordinances that would on their face or otherwise have the effect of discriminating against equal housing opportunities for the disabled.

A core purpose of the FHAA, FEHA, and California’s Lanterman Developmental Disabilities Services Act (“Lanterman Act”) is to provide a broader range of housing opportunities to the disabled; to free the disabled, to the extent possible, from institutional style living; and to ensure that disabled persons have the opportunity to live in normal residential surroundings and use and enjoy a dwelling in a manner similar to the way a dwelling is enjoyed by the non-disabled. To fulfill this core purpose, the FHAA and FEHA require that the City grant an exception to its zoning ordinances if the exception is both reasonable and necessary to accommodate a person’s legal disability to afford the disabled person an equal opportunity to use and enjoy a dwelling.

Recovering alcoholics and drug addicts, who are not currently using alcohol or drugs, are considered disabled under both the FHAA and FEHA. The purpose of sober-living homes is to provide a comfortable living environment for persons with drug or alcohol addictions in which they remain clean and sober and can participate in a recovery program in a residential, community environment, and so that they have the opportunity to reside in the neighborhood of their choice. The proposed Ordinance and the balance of the City’s zoning would provide a benefit to group homes by allowing these facilities to locate in residential neighborhoods, whereas a similarly situated and functioning home with non-disabled tenants would be defined and prohibited as a boarding house.

State Licensing and Requirements

The state has established a licensing system for certain group homes that provide certain type of care and supervision. These state-licensed facilities are designed to accommodate individuals who may require 24-hour supervision, but who do not need extensive medical care. These facilities provide services to a diverse group of

¹ Berman v. Parker (1954) 348 U.S. 26, 33.

² See, e.g., City of Santa Barbara v. Adamson (1980) 27 Cal.3d 123, 131–34; Ewing v. City of Carmel-By-The-Sea (1991) 234 Cal.App.3d 1579, 1595–98.

individuals and vary in size and capacity. Such facilities include intermediate care facilities for the developmentally disabled, community care facilities, residential care facilities for the elderly, residential care facilities for the chronically ill, alcoholism and drug abuse facilities, pediatric day health and respite care facilities, residential health care facilities (including congregate living health facilities), family care homes, foster homes, and group homes for the mentally disordered or otherwise disabled persons or dependent and neglected children. These types of licensed facilities are regulated by the Department of Social Services (DSS), Department of Health Care Services (DHCS), or Department of Public Health (DPH), which fall under the supervision of the Health and Human Services Agency (HHS) of the State of California. Each department has its own review and application process and such facilities are inspected annually.

State law makes it clear that cities cannot regulate state licensed group homes that provide care and services to six (6) or fewer individuals. In addition, cities cannot regulate living arrangements in which the occupants operate as a “single housekeeping unit.” Pursuant to state law, licensed group homes serving six or fewer persons and single housekeeping units shall be considered a residential use of property for zoning purposes. Licensed group homes and single housekeeping units must be treated like single-family residences for zoning purposes. Therefore, these types of facilities must be permitted in all residential zones in which single-family residences are allowed, with the same development and parking standards of a single-family residence. However, local jurisdictions do have the ability to regulate (subject to some state and federal limitations) unlicensed group homes of any occupant size and licensed group homes that care for seven (7) or more individuals.

ANALYSIS

The City’s ability to limit the impacts of group homes on the community are regulated by state and federal legislation. However, the City has the ability to regulate (subject to some state and federal limitations) unlicensed group homes of any occupant size and licensed group homes that care for seven (7) or more individuals. The City additionally has the ability to regulate group homes if such regulations demonstrably benefit individuals with disabilities by fostering appropriate living environments, rather than solely imposing restrictions, and are not based on discriminatory intent.

The City’s Zoning Code currently permits group homes, supportive housing, and transitional housing in the Medium Density Residential (RM) Zone and the High Density Residential (RH) Zone. Adult Day Care Homes, Residential Care Homes, and Residential Care Facilities for the Elderly with 6 or fewer residents are permitted in all residential zones. Adult Day Care Homes and Residential Care Facilities for the Elderly with 7 or more residents are permitted in the RM and RH Zones with a Conditional Use Permit. Residential Care Homes with 7 or more residents are permitted in all zones with a Minor Use Permit. Currently, boarding houses are included in the definition of group home, and group homes are not limited to disabled individuals in a supportive living environment.

The new Ordinance separately defines boarding houses and group homes. Group

homes would be specifically defined as supportive living environments for persons considered disabled under state or federal law. Boarding houses would be defined as a residence or dwelling (other than a hotel or motel) where rooms are rented under separate rental agreements. Boarding houses would explicitly *exclude* (1) group homes, (2) residential care facilities, (3) sober-living homes, or (4) transitional or supportive housing, providing clarity across the City's definitions and regulations of "boarding houses" versus "group homes."

The Ordinance would require unlicensed group homes with six or fewer occupants to obtain a newly established Group Home Special Use Permit (SUP). In addition, the Ordinance would require group homes with seven or more occupants to obtain a newly established Group Home Operator's Permit (OP). Group homes would be permitted across all zoning districts where residential uses are permitted as a primary use of property, aligning with the intent of state and federal law to provide equal opportunity and resources to disabled individuals. Boarding houses would be prohibited in all zoning districts. The City's goal is to preserve the residential characteristics of residential neighborhoods, to provide opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled.

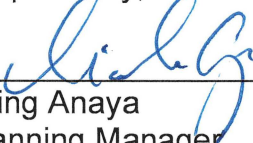
ENVIRONMENTAL IMPACT

The Code Amendment is categorically exempt under the California Environmental Quality Act ("CEQA"), Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Specifically, this ordinance will not result in any construction or any other physical change to the environment because it involves creating regulations and an administrative process for group homes. Thus, there is no possibility that this Code Amendment would have a significant effect on the environment.

PUBLIC NOTIFICATION

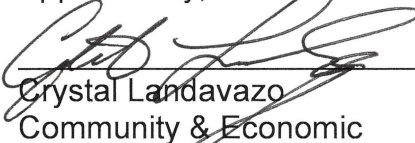
Notice of Public Hearing was published in the Orange County Register on May 8, 2026, and posted at three public places and made public through the agenda-posting process.

Prepared by,



Irving Anaya
Planning Manager

Approved by,



Crystal Landavazo
Community & Economic
Development Director

ATTACHMENTS

- A. Resolution No. 2590
Exhibit "A" - Ordinance No. 1174

RESOLUTION NO. 2590

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 20.400 OF THE ZONING CODE ESTABLISHING SECTION 20.400.380 TO ALLOW GROUP HOMES FOR THE BENEFIT OF THE DISABLED AND AMENDING CHAPTER 20.700 DEFINITIONS AND SECTION 20.210.020 AMENDING TABLE 2-2

WHEREAS, the City of Stanton, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the Planning and Zoning Law authorizes cities to act by ordinance to provide for the creation and regulation of group homes for the benefit of the disabled; and

WHEREAS, on May 12, 2026, the City Council adopted an Urgency Ordinance to allow group homes for the benefit of the disabled; and

WHEREAS, on May 7, 2026, the City gave public notice that the Planning Commission would conduct a public hearing to consider Zoning Code Amendment ZCA 26-01 by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, and publishing the notice in the Orange County Register on May 8, 2026, and the Planning Commission agenda was made available through the agenda posting process; and

WHEREAS, on June 3, 2026, the Planning Commission held a duly-noticed public hearing to consider the attached Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. Incorporation. The recitals above are true and correct and are each incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. CEQA. The Planning Commission recommends that the City Council find that, adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act (CEQA) Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment.

SECTION 3. Based on all the evidence in the record, the Planning Commission has determined that amending Chapters 20.400, 20.700 and Section 20.210.020 Table 2-2 of the Stanton Municipal Code, is necessary and finds, in compliance with SMC

§20.610.060.B, that the proposed Zoning Code Amendments are appropriate for the following reasons:

1. Consistency with City's General Plan: The proposed Ordinance is consistent with the City's General Plan, particularly with the following:
 - Strategy LU-1.1.2: Ensure adjacent land uses are compatible with one another. This strategy proposes implementation of the overarching LU-1: Balanced Land Use issue which states the General Plan intends to provide a balance of residential, commercial, industrial, educational, service, and recreational needs to ensure a strong and viable community. The Ordinance introduces clear definitions and standards to ensure that residential characteristics are preserved in order to allow opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled.
 - Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. The ordinance introduces provisions to standardize and facilitate the establishment of boarding houses in residential zones. The Ordinance focuses on ensuring that residential neighborhood characteristics are maintained and that various housing opportunities are available for the disabled.
 - Goal LU-6.1: Ensure compliance with the city's land use code to improve the overall character of Stanton's neighborhoods. The proposed ordinance seeks to preserve the residential characteristics of residential neighborhoods to provide opportunities for the disabled to reside in the same residential neighborhoods that are enjoyed by the non-disabled.
2. Adoption of Ordinance Will Not be Detrimental to the Public Interest, Health, Safety, Convenience, or Welfare: The proposed Ordinance includes regulations for group homes in compliance with State Mandates. The Ordinance ensures legal consistency and preventing housing discrimination while also protecting nearby uses and the community.
3. Consistency with Zoning Code: The proposed Ordinance is internally consistent with other provisions of the City's Zoning Code, where group homes maintains a single-family residential appearance and environment. Group homes operate as a single housekeeping unit and replicate a traditional family environment. The Ordinance provides clear definitions and objective standards.

SECTION 4. Recommendation. Given the foregoing, and based on the entire record before the Planning Commission, the Planning Commission hereby recommends that the City Council adopt Ordinance No. 1174, attached hereto as Exhibit "A" and incorporated by reference.

SECTION 5. Effective Date. This Resolution takes effect immediately upon adoption.

Section 6. Certification; Records. The Planning Secretary shall attest as to the adoption of this Resolution and cause the same to be maintained in the permanent records of the City.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission on the 3rd day of June 2026, by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

Elizabeth Ash, Chairperson
Stanton Planning Commission

Crystal Landavazo
Planning Commission Secretary

Exhibit “A”

Proposed Ordinance No. 1174

[Attached]

ORDINANCE NO. 1174

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON AMENDING CHAPTER 20.400 OF THE ZONING CODE ESTABLISHING SECTION 20.400.380 TO ALLOW GROUP HOMES FOR THE BENEFIT OF THE DISABLED AND AMENDING CHAPTER 20.700 DEFINITIONS AND SECTION 20.210.020 AMENDING TABLE 2-2

WHEREAS, the City of Stanton, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, under the California Constitution, Article XI, Section 7, the City has been granted broad police powers to preserve the residential character of residential neighborhoods, which powers have been recognized by both the California Supreme Court and United States Supreme Court, the latter of which has stated that, "It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled" (Berman v. Parker (1954) 348 U.S. 26, 33); and

WHEREAS, courts have held that cities have the right to regulate both the number of people who may reside in a residence and the manner in which the residence is used as long as such regulations do not unfairly discriminate or impair an individual's rights of privacy and association (see, e.g., City of Santa Barbara v. Adamson (1980) 27 Cal.3d 123, 131–34; Ewing v. City of Carmel-By-The-Sea (1991) 234 Cal.App.3d 1579, 1595–98); and

WHEREAS, the Federal Fair Housing Act Amendments of 1988 ("FHAA") and the California Fair Employment Housing Act ("FEHA") prohibit enforcement of zoning ordinances that would on their face or otherwise have the effect of discriminating against equal housing opportunities for the disabled; and

WHEREAS, a core purpose of the FHAA, FEHA, and California's Lanterman Developmental Disabilities Services Act ("Lanterman Act") is to provide a broader range of housing opportunities to the disabled; to free the disabled, to the extent possible, from institutional style living; and to ensure that disabled persons have the opportunity to live in normal residential surroundings and use and enjoy a dwelling in a manner similar to the way a dwelling is enjoyed by the non-disabled; and

WHEREAS, to fulfill this core purpose, the FHAA and FEHA require that the City grant an exception to its zoning ordinances if the exception is both reasonable and

necessary to accommodate a person's legal disability to afford the disabled person an equal opportunity to use and enjoy a dwelling; and

WHEREAS, Several state laws require the City to treat state licensed residential care facilities serving six or fewer as a residential use, such that it is permitted in residential zoning districts (see, e.g., Health and Safety Code, §§ 1267.8, 1566.3, 1568.0831, and 11834.23) A report conducted by the 2022–2023 Grand Jury for the County of Orange found that the resulting deinstitutionalization of group living arrangements for the disabled has had a positive effect upon the disabled.; and

WHEREAS, the City's goal in enacting this Ordinance is to preserve the residential characteristics of residential neighborhoods, to provide opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled; and

WHEREAS, over the past several years the region has seen a significant increase in the number of residential homes being utilized as alcohol and drug recovery facilities for large numbers of individuals ("sober-living homes"); and

WHEREAS, the increase appears to be driven in part by the Substance Abuse and Crime Prevention Act of 2000 adopted by California voters, which provides that specified first-time drug and alcohol offenders are to be afforded the opportunity to receive substance abuse treatment rather than incarceration; and

WHEREAS, the Affordable Care Act has also significantly expanded the availability of health care coverage for substance abuse treatment; and

WHEREAS, the region has seen a sharp increase of sober-living homes, which has generated community outcry and complaints including, but not limited to overcrowding, inordinate amounts of second-hand smoke, and noise; and the clustering of sober-living facilities in close proximity to each other creating near neighborhoods of sober-living homes (see *Ohio House LLC v. City of Costa Mesa* (9th Cir. 2024) 122 F.4th 1097, 1127); and

WHEREAS, this increase in sober-living homes has become a rising concern for cities statewide as local officials are in some cases being bombarded with complaints from residents about the proliferation of sober-living homes; conferences drawing local officials from around the state are being held discussing what to do about challenges associated with sober-living homes; and the appropriate regulation of sober-living homes has been the topic of several League of California Cities meetings; and

WHEREAS, the state Legislature has recognized the need to prevent overconcentration of residential facilities that impairs the integrity of residential neighborhoods and leads to the institutionalization of such neighborhoods, which undermines the benefits of deinstitutionalization (Cal. Health & Saf. Code §§ 1520.5 & 1267.9). To that end, state law allows applications for new residential facility licenses to be denied if the facility's location is near an existing residential facility, thereby resulting in overconcentration; and

WHEREAS, overconcentration of other group homes for the disabled, including sober-living homes, impairs the integrity of residential neighborhoods and undermines the benefits of deinstitutionalization. The number of sober-living homes in the region is rapidly increasing, leading to an overconcentration of sober-living homes in many cities; and

WHEREAS, the purpose of sober-living homes is to provide a comfortable living environment for persons with drug or alcohol addictions in which they remain clean and sober and can participate in a recovery program in a residential, community environment, and so that they have the opportunity to reside in the neighborhood of their choice; and

WHEREAS, recovering alcoholics and drug addicts, who are not currently using alcohol or drugs, are considered disabled under both the FHAA and FEHA; and

WHEREAS, this Ordinance and the balance of the City's zoning provide a benefit to group homes by allowing these facilities to locate in residential neighborhoods, whereas a similarly situated and functioning home with non-disabled tenants would be defined and prohibited as a boarding house; and

WHEREAS, group homes (including sober-living homes) typically do not function as a single housekeeping unit for the following reasons: (1) they house transient populations (programs are generally about 90 days and, a 2005 UCLA study found that 65–70 percent of recovering addicts leave even earlier); (2) the residents generally have no established ties to each other when they move in and typically do not mingle with other neighbors; (3) neighbors generally do not know those who reside in the home, nor do the residents know the neighbors; (4) the residents have little to no say about who lives or doesn't live in the home; (5) the residents do not generally share expenses; (6) the residents are often responsible for their own food, laundry and phone;

¹ "Welcome to the Neighborhood: Are cities responsibly managing the integration of group homes?", County of Orange Grand Jury Investigation, 2022-2023, https://www.ocgrandjury.org/sites/jury/files/2023-06/Welcome_to_the_Neighborhood-Are_cities_responsibly_managing_the_integration_of_group_homes.pdf."

(7) when residents disobey house rules they are often just kicked out of the house; (8) the residents generally do not share the same acquaintances; and (9) residents often pay significantly above-market rate rents. The lack of single-housekeeping-unit characteristics contributes to institutional living conditions; and

WHEREAS, the size and makeup of the households in group homes, even those allowed as a matter of right under the Code, can create institutional living conditions because they tend to be larger than average single housekeeping units, creating impacts on water, sewer, roads, parking and other City services that are far greater than the average household, in that the average number of persons per California household is 2.86. A sober-living facility allowed as a matter of right can house six residents plus a resident manager, which is more than twice the average California household size; and

WHEREAS, all individuals residing in a sober-living facility are generally over the age of 18, while the average household in the United States has just 1.96 individuals over the age of 18 according to federal census data.

WHEREAS, because of their transient populations and above-average numbers of adults residing in a single home, group homes (including sober-living facilities) present impacts to residential neighborhoods not typically associated with more traditional single-family uses, which contributes to the institutionalization of residential neighborhoods and residential care environments, which in turn reduces the benefits of residential environments for disabled residents in group living arrangements. These impacts include: the housing of large numbers of unrelated adult who may or may not be supervised; excessive noise and outdoor smoking, which interferes with the use and enjoyment of residential neighborhoods; little to no interaction with the neighborhood; irresponsible operators with a history of opening facilities in complete disregard of the Code and with little disregard for impacts to the residential environment; disproportional impacts from the average dwelling unit to nearly all City services including sewer, water, parks, libraries, transportation infrastructure, fire and police; a history of congregating in the same general area; and

WHEREAS, among other things, this Ordinance establishes a 650-foot distance requirement between group homes, which provides many opportunities for the operation of group homes within the City and still results in preferential treatment for group homes that serve non-disabled individuals in a similar living situation (i.e., in boardinghouse-style residences) which cannot operate in residential zones; and

² David Deberry and Jeff Ballinger, *Group Homes in the Neighborhood*, Western City Magazine, September 1, 2006.

WHEREAS, housing inordinately large numbers of unrelated adults in a single-residence or congregating group homes in close proximity to each other does not provide the disabled with an opportunity to “live in normal residential surroundings,” but rather subjects them to living environments that resemble the types of institutional living that the FEHA and FHAA were designed to provide relief from for the disabled, and which no reasonable person could contend provides a life in a normal residential surrounding (see *Ohio House LLC v. City of Costa Mesa* (9th Cir. 2024) 122 F.4th 1097, 1127); and

WHEREAS, notwithstanding the above, the City Council recognizes that, when operated responsibly, group homes (including sober-living homes) provide a societal benefit by providing the disabled the opportunity to live in residential neighborhoods, as well as providing recovery programs for individuals attempting to overcome their drug and alcohol addictions. Providing greater access to residential zones to group homes, including sober-living homes, than to boardinghouses provides a benefit to the City and its residents; and

WHEREAS, without sufficient, appropriate regulation, there is no way to ensure that the individuals entering into a group home are disabled individuals and entitled to the protections under local and state law; that a group home is operated professionally to

minimize impacts to the character of residential neighborhoods; and that the secondary impacts which cause the institutionalization of group homes due to concentration of both group homes in a neighborhood and large numbers of unrelated adults residing in a single facility in a single home are lessened; and

WHEREAS, in addition to group homes locating in residential neighborhoods, other state-licensed residential care facilities are also taking up residence in residential neighborhoods; and

WHEREAS, the purpose of group homes for the disabled is to provide the disabled an equal opportunity to comfortably reside in residential neighborhoods of their choice; and

³ United States Census Bureau, 2019-2023, <https://www.census.gov/quickfacts/fact/table/CA/HSD310223>.

⁴ United States Census Bureau, Table AVG 1. “Average Number of People per Household, by Race and Hispanic Origin, Marital Status, Age, and Education of Householder: 2023,” <https://www.census.gov/data/tables/2023/demo/families/cps-2023.html>.

WHEREAS, the purpose of group homes for the disabled is to provide the disabled an equal opportunity to comfortably reside in residential neighborhoods of their choice; and

WHEREAS, pursuant to Cal. Const. Art. XI, Sec. 7 and under the City of Stanton's ("City") general police powers, the City is empowered and charged with responsibility for the health, safety, and welfare of its citizens; and

WHEREAS, the City protects the health, safety, and welfare of the community through numerous avenues, including by establishing and enforcing zoning, licensing and health, and safety regulations on specified commercial activities; and

WHEREAS, on June 3, 2026, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning this proposed Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, on _____, 2026, the City Council held a duly-noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance, (2) the policy considerations discussed therein, and (3) the consideration and recommendation by the City's Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Stanton does ordain as follows:

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. The City Council finds that adoption of this ordinance is not subject to the California Environmental Quality Act ("CEQA") for the following reason:

- (1) The Code Amendment is categorically exempt under the California Environmental Quality Act ("CEQA"), Section 15061(b)(3) ("common sense exemption") applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Specifically, and as noted above, this ordinance will not result in any construction or any other physical change to the environment because it involves creating regulations and an administrative process for group homes.

Thus, there is no possibility that this Code Amendment would have a significant effect on the environment.

SECTION 3. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c). Based on all evidence in the record for the Ordinance and all other applicable information presented, the City Council finds, in compliance with SMC §20.610.060.B, that the proposed Ordinance is appropriate for the following reasons:

1. Consistency with City's General Plan: Strategy LU-1.1.2: Ensure adjacent land uses are compatible with one another. This strategy proposes implementation of the overarching LU-1: Balanced Land Use issue which states the General Plan intends to provide a balance of residential, commercial, industrial, educational, service, and recreational needs to ensure a strong and viable community. The Ordinance introduces clear definitions and standards to ensure that residential characteristics are preserved in order to allow opportunities for the disabled to reside in residential zones that are enjoyed by the non-disabled.

Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. The ordinance introduces provisions to standardize and facilitate the establishment of boarding houses in residential zones. The Ordinance focuses on ensuring that residential neighborhood characteristics are maintained and that various housing opportunities are available for the disabled.

Goal LU-6.1: Ensure compliance with the city's land use code to improve the overall character of Stanton's neighborhoods. The proposed ordinance seeks to preserve the residential characteristics of residential neighborhoods to provide opportunities for the disabled to reside in the same residential neighborhoods that are enjoyed by the non-disabled.

2. Adoption of Ordinance Will Not be Detrimental to the Public interest, Health, Safety, Convenience, or Welfare: The Ordinance includes regulations for group homes in compliance with State Mandates. The Ordinance ensures legal consistency and preventing housing discrimination while also protecting nearby uses and the community.
3. Consistency with Zoning Code: The Ordinance is internally consistent with other provisions of the City's Zoning Code, where group homes maintains a single-family residential appearance and environment. Group homes

operate as a single housekeeping unit and replicate a traditional family environment. The Ordinance provides clear definitions and objective standards.

SECTION 5. Code Amendment – Definitions. The following definitions in Chapter 20.700 are hereby amended and added to read as follows:

“Boardinghouse” means a residence or dwelling, other than a hotel or motel, wherein rooms are rented under multiple separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence. Boardinghouses do not include: (1) group homes; (2) residential care facilities; (3) sober-living homes; or (4) transitional or supportive housing.

“City” means the City of Stanton, California.

“Director” means the City’s Director of Community Development.

“Disabled” is more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

“Fair housing laws” means the Federal Fair Housing Act Amendments of 1988, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute’s implementing regulations.

“Group home” means a facility that is being used as a supportive living environment for persons who are considered disabled under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes include residential care facilities and sober-living homes but do not include any dwelling that operates as a single housekeeping unit.

“Household” means all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

“Integral facilities” means any combination of two or more group homes, regardless of whether they are located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee

or any affiliate of any of them, and that are integrated components of one operation. Integral facilities are considered one facility for purposes of applying federal, state, and local laws to its use and operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

“Integral uses” means any two or more residential care programs that are administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two different care programs participate simultaneously in any commonly administered care or recovery activity. Any such integral use will be considered one use for purposes of applying federal, state, and local laws to its operation.

“Operator” means a company, business or individual that provides residential services, e.g., the placement of individuals in a residence, setting of house rules, or governing behavior of the residents as residents. Operator does not include a property owner or property manager who exclusively handles real-estate contracting or property management and leasing of the property as a whole, and who does not otherwise meet the definition of operator.

“Residential care facility” means a residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but are not limited to, the following: An intermediate care facility/developmentally disabled-habilitative or an intermediate care facility/developmentally disabled-nursing, as defined by California Health and Safety Code Section 1250; a congregate living health facility, as defined by California Health and Safety Code Section 1250; a community care facility, as defined by California Health and Safety Code Section 1502; a residential care facility for the elderly, as defined by California Health and Safety Code Section 1569.2; a residential care facility for persons with chronic life-threatening illness, as defined by California Health and Safety Code Section 1568.01; an alcoholism or drug abuse recovery or treatment facility, as defined by California Health and Safety Code Section 11834.02; a pediatric day health and respite care facility, as defined by California Health and Safety Code Section 1760.2; or a family care home, foster home, or group home serving persons with mental health disorders or other disabilities or dependent and neglected children under California Welfare and Institutions Code Section 5116. A residential care facility is a type of group home.

“Single housekeeping unit” means that use of a dwelling unit in a way that satisfies each of the following criteria:

- (1) The residents have established ties and familiarity and interact with each other.
- (2) Membership in the single housekeeping unit is fairly stable as opposed to transient or temporary.
- (3) Residents share meals, household activities, expenses, or responsibilities.
- (4) (4) All adult residents have chosen to jointly occupy the entire premises of the dwelling unit and they each have access to all common areas.
- (5) If the dwelling unit is rented, each adult resident is named on and is a party to a single written lease that gives each resident joint use and responsibility for the premises.
- (6) Membership of the household is determined by the residents not by a landlord, property manager or other third party.
- (7) The residential activities of the household are conducted on a nonprofit basis.
- (8) Residents generally do not have separate entrances or separate secured food-storage facilities such as cabinets or refrigerators.
- (9) The household is strictly resident-run; there is no care or supervision provided by a third-party or a paid resident manager at the dwelling unit or on the property.

“Sober-living home” means a group home for persons who are recovering from a drug or alcohol addiction and who are considered disabled under state or federal law, where no service is offered that requires a state license and where the occupants do not use the property as a single-housekeeping unit. The term *sober living home* therefore does not include residential care facilities or single housekeeping units.”

SECTION 6. Code Amendment – Residential Zone Land Uses and Permit Requirements. Table 2-2 in Subsection A.2 of Section 20.210.020 is hereby amended to read as follows:

Table 2-2 Allowed Land Uses and Permit Requirements Residential Zones	P = Zoning Clearance (20.560) CUP = Conditional Use Permit (20.550) MUP = Minor Use Permit (20.550)				T = Temporary Use Permit (20.540) — = Prohibited SUP = Special Use Permit (20.205.040) OP = Operator's Permit (20.205.040)
	See Chapter <u>20.205</u> (General Permit Requirements)				
Land Use See Article 7 (Definitions) See Section <u>20.205.040</u> for unlisted uses & exempt uses	RE	RL	RM	RH(3)	Specific Use Regulations
<i>Agricultural and Open Space Uses</i>					
Plant Nurseries	P	—	—	—	
<i>Residential Uses</i>					
Single-Family Dwellings, Attached	—	—	P	P(1)	Chapters 20.235-PD; 20.420
Single-Family Dwellings, Detached	P	P	P	P	
Two-Family Dwellings	—	—	P	P	
Multi-Family Dwellings	—	—	P	P	Chapter 20.420
Multi-Family Development (e.g., Small Cluster Subdivisions, etc.)	—	—	P	P	Chapter 20.420
Accessory Dwelling Units (1)	P	P	P	P	§ 20.400.330
Group Home (<u>6 or fewer</u>)	<u>SUP</u> —	<u>SUP</u> —	<u>SUP</u> <u>CUP</u>	<u>SUP</u> <u>CUP</u>	<u>§ 20.400.380</u>
<u>Group Home (7 or more)</u>	<u>OP</u>	<u>OP</u>	<u>OP</u>	<u>OP</u>	<u>§ 20.400.380</u>
Manufactured Housing	P	P	P	P	§ 20.400.210
Mobile Home Park/Subdivision	CUP	CUP	CUP	CUP	§ 20.400.220
Single-Room Occupancy (SRO) Facility	—	—	CUP	CUP	§ 20.400.350

SECTION 7. Code Amendment – Group Homes. Section 20.400.380 (Group Homes) is hereby added to Chapter 20.400: Standards For Specific Uses: Zoning of the Stanton Municipal Code to read as follows:

“SECTION 20.400.380 - GROUP HOMES.

- (a) **Purpose.** This section is intended to preserve the residential character of residential neighborhoods, avoid institutionalization of the disabled, and further the purposes of the California Fair Employment and Housing Act, the Federal Fair Housing Act Amendments of 1988, and the California Lanterman Developmental

Disabilities Services Act by, among other things: (1) prohibiting boarding houses within the City; (2) allowing group homes in the City, subject to streamlined administrative approval; (3) limiting the secondary boardinghouse-like impacts of group homes by reducing noise and traffic, preserving safety and providing adequate on street parking; (4) providing opportunities afforded to non-disabled individuals to use and enjoy a dwelling unit in a residential neighborhood; and (5) providing comfortable residential living environments that will enhance the opportunity for the disabled and for recovering addicts to be successful in their programs.

(b) **Exemption.** When required by state or federal law, a group home operating as a residential care facility serving six or fewer persons is:

- (1) Exempt from this section, except that such facilities must comply with subsection (d)(3)(J) below; and
- (2) Considered a residential use of property and a single family for purposes of Title 20 of this Code.

(c) **Boardinghouses Prohibited.** Notwithstanding any other provision of this Code, the establishment or operation of a boardinghouse is a prohibited use in all zoning districts.

(d) **Group Homes – Streamlined Administrative Approval.**

- (1) **Administrative Permit Required.** Unless exempt under subsection ((b)) above, no group home may be established or operated in the City without both a business license and a permit issued in accordance with this section.
- (2) **Allowable Zones.** A group home with a permit issued in accordance with this section may be established and operated in any zoning district where residential uses are permitted as a primary use of property.
- (3) **Operational and Development Standards.** An application for an group home permit is subject to streamlined administrative review and will be approved if it satisfies each of the following requirements:
 - (A) **Property Owner Consent.** No group home may be established or operated on a lot without written approval from the owner of the lot.

- (B) **Separation.** No group home may be established or operated on any lot that is within 650 feet, as measured from the closest property lines, from another group home.
- (C) **Maximum Occupancy.** No more than two residents may reside in each bedroom, not including the room or apartment designated for an on-site house manager.
- (D) **On-Site House Manager.** The group home must have a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24-hour basis, seven days a week, and who are responsible for the day-to-day operation of the group home.
- (E) **Accessory Dwelling Unit.** No group home may be located in an accessory dwelling unit or junior accessory dwelling unit.
- (F) **Management Plan.** Each group home must have a City-approved property management plan for the facility that addresses each of the following: on-site management, maximum occupancy, quiet hours and permitted guest visitation hours and procedures (including a prohibition on guests under the influence of any drug or alcohol), loitering, littering, disturbing the peace, nuisance reduction, trash collection, smoking, resident pick-up and drop-off procedures, discharge, and a good neighbor policy, including protocols that will be followed if a neighbor complaint is received. City approval is required for any modifications to the plan.
- (G) **Emergency and Security Plan.** Each group home must have a City-approved emergency and security plan that addresses each of the following: security and management contact information, authority and responsibility of security staff, a map of the property, and overview of the property's security features, security feature testing schedule, overnight parking policies and vehicle violation abatement procedures, emergency medical response protocols, emergency law enforcement response protocols, and daytime and nighttime security monitoring procedures. City approval is required for any modifications to the plan.

- (H) **Parking.** Each garage and driveway space associated with dwelling unit or units on the property must be available for the parking of vehicles. Residents and the house manager may each only store or park a single vehicle on the property or on any street within 500 feet of the property. Vehicles must be operable and currently used as a primary form of transportation for a resident or house manager of the group home.
- (I) **Integral Uses and Facilities.** Integral group home facilities are not permitted. Each applicant must declare, under penalty of perjury, that the group home does not operate as an integral use or facility.
- (J) **Penal Code.** In accordance with Penal Code Section 3003.5(c), the number of group-home residents subject to the sex offender registration requirements of Penal Code Section 290 may not exceed one resident in any group home or violate the distance provisions provided in Penal Code Section 3003.
- (K) **Supplemental Sober-living Home Requirements.** In addition to the requirements provided in subsections ((d)(3)(A)-(J) above, a group home operating as a sober-living home is subject to the following:
 - (i) Each resident, other than the house manager, must be actively participating in a certified or licensed recovery program, which may include, but is not limited to, Alcoholics Anonymous or Narcotics Anonymous, and the sober-living home operator must maintain current records of meeting attendance. Under the sober-living home's management plan, refusal to actively participate in such a program must be cause for eviction.
 - (ii) The sober-living home's management plan must prohibit the use of any alcohol or any non-prescription drugs at the sober-living home or by any recovering addict either on or off site. The sober-living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the

person to whom they are prescribed, and in the amounts or dosages prescribed. These rules and regulations must be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober-living home's rules for residency and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule will result in permanent eviction. Alternatively, the sober-living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

(4) **Streamlined Administrative Application Review.**

- (A) **Application.** The Director will develop and adopt a standardized group-home permit application. Each group-home permit application must be submitted using the City's application.
- (B) **Administrative Review.** The Director or the Director's designee will review and process group-home applications administratively, without discretionary review or a hearing. The Director will notify an applicant whether the application is complete within 30 days. The Director will render a decision on the application within 60 days of when the application was determined to be complete.

(5) **Revocation.**

- (A) **Revocation.** A group-home permit may be revoked when the application contained incorrect, false or misleading information, the operator violates this section, the operator violates the management plan or the emergency security plan, or if three or more Code violations occur at the property within a 30-day period.
- (B) **Meet and Confer.** Before revoking a group-home permit, the City will meet and confer with the operator to resolve any of the issues identified in subsection ((d)(5)(A) above.
- (C) **Notice; Appeal.** The operator will be notified of any revocation by first-class mail with return receipt requested. The operator may appeal the revocation to a hearing officer in accordance with this Code.

(6) **Existing Group Homes.**

- (A) **Permit Required.** The operator of an existing group home must apply for a group-home permit within 90 days of the effective date of this section.
- (B) **Deadline; Grace Period.** Any group home that is in existence upon the effective date of this section will have one year from the effective date of this section to comply with its provisions. Any existing group home obligated by a written lease exceeding one year from the effective date of the section, or whose activity involves investment of money in leasehold or improvements such that a longer period is necessary to prevent undue financial hardship, is eligible for an up to one additional year grace period with Director approval.
- (e) **Conflict.** If this section conflicts with any other provision of this Code, this section prevails.
- (f) **Severability.** Should any subsection, clause, or provision of this section for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality does not affect the validity or constitutionality of the remaining portions of this section. The City Council hereby expressly declares that this ordinance and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.”

SECTION 8. Effective Date. This Ordinance takes effect 30 days after its adoption.

SECTION 9. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 10. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 7800 Katella Avenue, Stanton, CA 90680.

SECTION 11. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the

provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

PASSED, APPROVED and ADOPTED this ____ day of ____, 2026.

DAVID J. SHAWVER, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF STANTON)

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. ____ was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the ____ day of _____, 2026, and was duly adopted at a regular meeting of the City Council held on the ____ day of _____, 2026, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

PATRICIA A. VAZQUEZ, CITY CLERK