



Los Angeles Department of City Planning

City of Newport Beach
Group Homes 2011 Conference

Wednesday, September 14
Tom Rothmann City Planner
Code Studies Unit

[The Issue:]





**Unauthorized boarding
houses have proliferated in
low-density neighborhoods**


A decorative graphic in the bottom-left corner consisting of a large blue triangle pointing towards the top-right, with a red line segment crossing its upper edge.

Density inside homes

— Transiency

A blue line starts from the left edge of the slide, curves upwards, and then continues horizontally to the right, ending at the beginning of the text.

Clustering in neighborhoods





**Strengthen the prohibition of
boarding houses from locating
in single family and duplex
neighborhoods**

Redefine Family:




**Redefine Boarding/
Rooming House:**

Boarding/Rooming
Houses continue to
be allowed by-right
and less re




current: A dwelling unit containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation



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proposed: A one-family dwelling where lodging is provided to individuals with or without meals, for monetary consideration under two or more separate agreements or leases, either written or oral, or a dwelling with five or fewer guest rooms or suites of rooms, where lodging is provided to individuals with or without meals, for monetary or non-monetary consideration under two or more separate agreements or leases, either written or oral.



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Boarding/Rooming



Houses continue to be allowed by-right in the R3 and less restrictive zones

rhoads


— **Redefine Family:**



— **Redefine Boarding/**




current: one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.




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proposed: one or more persons living together in a dwelling unit as a single housekeeping unit.



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Single Housekeeping Unit:

One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses and maintenance of the premises are shared or carried out according to a household plan or other customary method. If a resident owner rents out a portion of the dwelling unit, those renters must be part of the household and under no more than one lease, either written or oral. If a non-resident owner rents out the dwelling unit, all residents 18 years and older have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

Other Issues:





**Require Conditional
Use Permits for group
parolee homes in the
R3 and higher zones**



Community Care Facilities





3 New Public Benefits

- **Alcoholism or Drug Abuse Recovery or Treatment Facility**
- **Community Care Facility**
- **Residential Care Facility for**





- **Alcoholism or Drug Abuse Recovery or Treatment Facility**



- **Community Care Facility**

- **Residential Care Facility for the Elderly**

Any premises, place or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services.

- **ALCOHOLISM OR DRUG ABUSE
Recovery or Treatment
Facility**
- **Community Care Facility**
- **Residential Care Facility for
the Elderly**

Any facility, place or building licensed by the State of California that is maintained and operated as a residential facility or as a social rehabilitation facility, as defined in the Health and Safety Code, respectively, to provide nonmedical residential care for persons in need of services, supervision or assistance essential for sustaining the activities of daily living.

Facility

- **Community Care Facility**
- **Residential Care Facility for the Elderly**

A housing arrangement licensed by the State of California and chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels of intensities of care and supervision, protective supervision, or personal care, or health-related services are provided, based upon the varying needs of the residents, as determined in order to be admitted and to remain in the facility. A Residential Care Facility for the Elderly, may house residents under 60 years of age with compatible needs pursuant to the Health and Safety Code and provide health-related services pursuant to the Health and Safety Code.

Public Benefits with

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Performance Standards



lighting access noise parking character
no disruption 2 residents per bedroom



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