

Comparing Group Homes (classified as the use Residential Care Facilities) Regulations for Newport Beach and Costa Mesa – This table summarizes the Zoning Code regulations for Newport Beach and Costa Mesa for each type of residential care facility – Limited or Small (6 beds or fewer), Licensed; Limited or Small (6 beds or fewer), Unlicensed; General or Large (7 beds or more), Licensed; General or Large (7 beds or more), Unlicensed; and Parole Probationer Homes. State law requires all California cities to allow Limited (6 or fewer), Licensed* facilities in all residential neighborhoods. For all the other types of residential care facilities, State law does not prohibit the City from regulating the facilities. Overall, the City of Newport beach takes a holistic approach to the regulation of group homes to ensure neighborhood compatibility and compliance with all laws.

Residential Care Facility Types	Newport Beach	Costa Mesa
<i>Limited (6 or fewer) Licensed*</i>	Allowed in all residential areas in accordance with State Law.	Allowed in all residential areas in accordance with State Law.
<i>Additional regulations</i>	State Law requires all cities to allow this type of facility in all residential areas. The City’s Zoning Code requires a State License including a Fire clearance and appropriate building permits for any construction.	State Law requires all cities to allow this type of facility in all residential areas. The City’s Zoning Code requires a State License including a Fire clearance and appropriate building permits for any construction.
<i>Separation Regulations</i>	None	None
<i>Operational Regulations</i>	Fire clearance from the City for the State license	Fire clearance from the City for the State license
<i>Limited (6 or fewer) Unlicensed</i>	Prohibited in single-family and two-family areas and allowed in multi-family areas with a Conditional Use Permit (CUP) approved by Hearing Officer	Allowed with a special use permit (SUP) in all residential zones
<i>Separation Regulations</i>	Required Findings: The distancing between facilities is primarily based upon neighborhood compatibility; proximity to schools and parks; and other facilities. When analyzing the distance between facilities, the City looks at how many facilities are on the same block, limiting to 1 or 2 facilities per block with the average block length is 711 feet and the median block being 617 feet (the review authority shall be guided by these standard average or median block lengths and has the discretion to apply any degree of separation of uses deemed appropriate in any given case)	650 feet separation requirement

Residential Care Facility Types	Newport Beach	Costa Mesa
<i>Operational Regulations</i>	Operator qualifications and requirements; CUP conditions to control vehicular traffic from buses or vans; approved operational plan, which manages the operation of the facility; off-street parking required; and mitigation of smoking nuisances	Similar conditions as Newport Beach through CUP and Operators Permit
General (7 or more) Licensed	Prohibited in single-family and two-family areas and allowed in multi-family areas with a CUP approved by Hearing Officer	Prohibited in single-family areas and allowed in two-family and multi-family areas with a CUP and Operators Permit approved by Planning Commission
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<i>Operation regulations</i>	Operator qualifications and requirements; CUP conditions to control vehicular traffic from buses or vans; approved operational plan, which manages the operation of the facility; off-street parking required; and mitigation of smoking nuisances	Similar conditions as Newport Beach through CUP and Operators Permit
<i>Parolee-Probationer Home</i>	Prohibited in all residential areas	Not addressed/not looked at as separate than facilities above