

Group Residential Uses

Date of Update: April 17, 2009

Approved via Zoning Implementation Agreement:

- 505 29th Street, 116 34th Street, 112 40th Street, 100-102 Via Antibes, 208 Via Lido Soud, 3960-3980 Seashore, 4500-4504 Seashore, 4711 Seashore, 4816 Seashore, 122 45th Street (A&B), 5101 River (A&B), 5004 Neptune, 6110 West Ocean Front, 6111 Seashore (up to 154 beds, all facilities are **Sober Living by the Sea**, some licensed, some unlicensed). Settlement Agreement executed, Zoning Agreement adopted 2-10-09. Zoning Agreement took effect on 3-10-09.

Use Permits Issued:

- 1132 West Balboa (**Balboa Horizons Recovery**, ADP-licensed for 11 beds, women).
- 1601 West Balboa (**Ocean Recovery**, ADP-licensed for 16 beds but reduced to 14, women).

Use Permits Denied (at Hearing Officer level, subject to appeal):

- 1216 West Balboa (**Newport Coast Recovery**, ADP-licensed for 29 beds, men). Date of denial resolution was Feb 4, 2009. Appealed on February 13, 2009. On April 14, 2009, the City Council directed the hearing officer to reopen the hearing to consider after-acquired evidence. Hearing date not yet set.
- 1571 Pegasus Street (**Yellowstone Recovery**, unlicensed for 18 beds, women). Denial resolution signed on Tuesday, April 14. Appeal window closes Tuesday, April 28th.
- 1561 Indus Street (**Yellowstone Recovery**, unlicensed for 12 beds, women). Denial resolution signed on Tuesday, April 14. Appeal window closes Tuesday, April 28th.
- 1621 Indus Street (**Yellowstone Recovery**, unlicensed, 18 beds for women). Denial resolution signed on Tuesday, April 14. Appeal window closes Tuesday, April 28th.
- 20172 Redlands Drive (**Yellowstone Recovery**, unlicensed, 18 beds each, one for men, one for women). Denial resolution signed on Tuesday, April 14. Appeal window closes Tuesday, April 28th.

Use Permits Pending:

- 1115 West Balboa (**Ocean Recovery**, ADP-licensed for 22 beds, men) – hearing held on 2-12-09. Hearing Officer continued the hearing for six months, and directed that the operator and City attempt an agreement on operations and management, capped at 18 beds, with a return in six months for formal consideration of the Use Permit. An appeal to this continuance was filed and heard on Tuesday, March 24th. The City Council directed the Hearing Officer to set an earlier hearing. Hearing date set for Thursday, May 7th at 4:00 p.m. in City Council Chambers.

Reasonable Accommodation Requests Approved:

- 900 West Balboa, Lower Unit (**LMS Properties**, unlicensed sober living home for 4 people). Hearing held on March 19, 2009. Resolution of approval signed on Tuesday, April 14, 2009. Appeal window closes Tuesday, April 28th.

Reasonable Accommodation Requests Denied:

- 1561 Indus, 1621 Indus, 1571 Pegasus, 20172 Redlands (**Yellowstone Recovery**, unlicensed – same properties as listed above. Denial resolution signed on Tuesday, April 14. Appeal window closes Tuesday, April 28th).
- 492, 494 Orange, 3309 Clay (**Pacific Shores Recovery**, unlicensed, requested 50 beds across the three units). Hearing held on March 25, 2009. Date of adoption of denial resolution not yet set.

Reasonable Accommodation Requests Pending:

- 3206 West Balboa (10 beds), 204 21st Street (10 beds), 124 30th Street (12 beds) – (**Balboa Recovery**, unlicensed). Hearing date set for Thursday, April 30th at 4:00 p.m. in Council Chambers.
- 4823 River, Units A & B (**Morningside Recovery** – 11 beds, unlicensed) - hearing date not yet set.
- 5009/5011 River (**Morningside Recovery** – 11 beds, unlicensed) - hearing date not yet set.
- 207 28th Street, Units A&B (**Kramer Center**, unlicensed, 12 beds) – Hearing date set for Wednesday, April 29th, at 4:00 p.m. in the Council Chambers.

Subject to Abatement Agreement:

- 1810 West Ocean Front (**Narconon Southern California**, ADP-licensed treatment with 49 occupant capacity [27 nighttime plus 22 in daytime]). Agreed to abate by February 28, 2010.

Abatement Underway:

- 911 West Balboa (illegal boarding house, not a Group Residential Use – 15 beds)
- 207 28th Street, Units A&B (**Kramer Center**, unlicensed, 12 beds) – RA requested.
- 127 29th Street (unlicensed, est 12 beds)
- 4823 River (**Morningside Recovery** – 11 beds, unlicensed) – RA requested.
- 4819/4821 River (**Morningside Recovery**, unlicensed, 12 beds)
- 5009/5011 River (**Morningside Recovery** – 11 beds, unlicensed) – RA requested.
- 5015 River (**Morningside Recovery**, unlicensed, 12 beds)

Homes Closed:

- 1502 Pegasus (**Lynn House**, unlicensed, 8 beds)
- 1501 Pegasus (**Lynn House**, unlicensed, 8 beds)
- 1129 West Balboa – est 12 beds
- 115 39th Street (illegal boarding house, not a Group Residential Use, 17 beds)
- 125 39th Street (**SLBTS**, ADP-licensed, 6 beds)
- 125 ½ 39th Street (**SLBTS**, ADP-licensed, 6 beds)
- 5515 River (**SLBTS** at Las Brisas Apartments – 5 units) (unlicensed, up to 20 beds)
- 112 39th Street (Unit A) (**Morningside Recovery**, unlicensed, 6 beds)
- 117 31st Street (unlicensed, 8 beds)
- 508 Clubhouse (unlicensed, est 6 beds)
- 1053 Granville – aka “Gracious Giver Church” – (unlicensed, est 6 beds)
- 4211 Dana Road (unlicensed, est 6 beds)
- 223 Lugonia Street (**The Shores Treatment and Recovery**, ADP-licensed, 6 beds)

Homes Closing Subject to SLBTS Agreement’s Timeline:

- 128 39th Street (A&B) (**SLBTS**, ADP-licensed, 6 beds per unit)
- 4800 Seashore (A&B) (**SLBTS**, ADP-licensed, 6 beds per unit)
- 307 34th Street (**SLBTS**, unlicensed, 6 beds)
- 307 ½ 34th Street (**SLBTS**, unlicensed, 6 beds)
- 309 ½ 34th Street (**SLBTS**, unlicensed, 6 beds)
- 116 34th Street (A&B) (**SLBTS**, unlicensed, 6 beds per unit)

Assert to be Existing “6 & Under” ADP-Licensed Facilities, Not Subject to UP:

- 435-435 ½ Dahlia (**Miramar Recovery**, ADP-licensed for 6 beds in each unit)
- 49 Montecito (**Adelante Recovery**, ADP-licensed for 6 beds)

- 1217 West Bay (**Ocean Recovery**, pending ADP-licensure for 6 beds)
- 112 39th Street, Unit B (**Morningside Recovery**, pending ADP-licensure for 6 beds)

ADP-Licensed Treatment Locations, No Residents:

- 471 Old Newport Boulevard (Nancy Clark)
- 1300 Bristol Street North, Suite 280 (Coastal Family Therapy)
- 3388 Via Lido, 5th Floor (Kramer Center)

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