

BB

MOTION

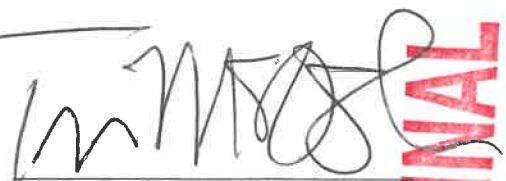
There is an assisted living facility and memory care home located at 2100 S. Western Avenue in San Pedro that has been serving Council District 15 for several years. A portion of the approximately five-acre property is reportedly being considered for potential expansion and development to include transitional housing and inpatient and outpatient mental health services.

The California Community Care Facilities Act allows municipalities to regulate licensed facilities that house seven or more persons and to restrict these facilities to certain zoning districts and to require conditional use permits, variances, or other zoning clearances. Additionally, individuals recovering from alcohol and drug addiction are considered persons with disabilities and are protected from discrimination under the Americans with Disabilities Act and the Fair Housing Act. State law further requires municipalities to treat community care facilities and alcohol and drug abuse treatment facilities serving six or fewer residents the same as any other single-family residence.

At this time, there are indications that the site may be under consideration, for sale and subsequent development. However, given the reported interest in expanding or modifying the use of the property, it is appropriate to obtain clarity regarding the City's applicable land use controls and any State or Federal regulatory framework that would govern such an application should one be filed. In the interest of sound public policy and transparency, the City should be prepared to articulate and communicate what local land use regulations and applicable State and Federal laws would apply to any future application at this site.

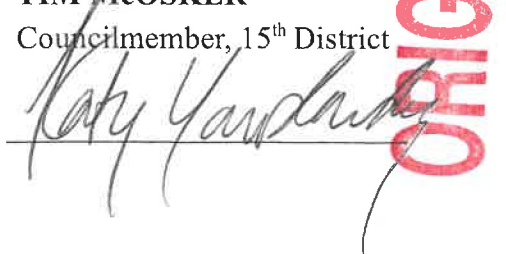
I THEREFORE MOVE that the City Council instruct the Planning Department, with the assistance of the Department of Building and Safety, and in consultation with the City Attorney, to prepare a report outlining the land use regulatory controls that would apply, or could be made applicable, to any proposal submitted for the expansion or development of the property located at 2100 S. Western Avenue in San Pedro as transitional housing, inpatient and outpatient mental health services, or any other State-licensed community care facility. This report should also include an explanation of any applicable State and Federal regulatory controls and laws that would govern such a proposal, should one be submitted.

PRESENTED BY:



TIM McOSKER
Councilmember, 15th District

SECONDED BY:



ORIGINAL

FEB 25 2026