



# Request for Action

TO: Community Development Director  
FROM: Matt Jenkins, Senior Planner  
DATE: December 1, 2025  
SUBJECT: Group Home - Special Use Permit No. 25-01

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Location: 9165 El Tango Cir  
Zoning: R-1, Single-Family  
Applicant / Operator: True Behavioral Health, LP dba FR Health  
20341 SW Acacia Street  
Newport Beach, CA 92660

Property Owner: Nhan and Thang Tran  
5132 S. Autumn Park Dr.  
Taylorsville, UT 84129

Proposal:

True Behavioral Health LP, DBA FR Health has submitted a request to operate a group home located at 9165 El Tango Cir. FR Health provides supportive housing to First Responders (FR) who are in the process of addressing their post-traumatic stress and other behavioral health issues.

Discussion:

Pursuant to Fountain Valley Municipal Code (FVMC) Section §21.29.030, group homes with six (6) or fewer residents in the R1 zones are required to obtain a Special Use Permit (SUP).

Prior to the issuance of a SUP, the Community Development Director shall hold a public hearing to receive information regarding compliance with F.V.M.C. 21.29.030, subdvs. (b) and (b)(1)-(14). The SUP shall be issued by the Community Development Director as a ministerial matter if the applicant is in compliance or has agreed to comply with the permit. Decisions regarding SUPs may be appealed to the Planning Commission.

Group Home definition:

The applicant has indicated they are applying for a 6-bed group home and not a sober living home. The definition of a group home is as follows:

“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 (1) or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit.

Proximity Compliance:

The city’s code requires sober living homes to be located 650-feet away from other sober living homes or state licensed alcoholism or drug abuse recovery or treatment facilities (FVMC 21.29.030(c)(6)(C). This separation requirement does not apply to the subject property as the application is for a group home and not a sober living home. There is no separation distance requirement for group homes in the R1 zoning district.

Rules and Regulations Required by FVMC for Group Homes:

Group Homes must operate in compliance with FVMC 21.29.030(b)(1-13). The applicant shall be confirmed in compliance, or otherwise agree to comply with the operating standards, rules, and regulations for group homes as required by these sections.

The SUP shall be issued by the Community Development Director if the applicant is in compliance with or has agreed to comply with FVMC §21.29.030 subsections (b)(1) through b)(13) below.

<u>Complied or agreed</u>	<u>Section</u>	<u>Requirement</u>
Complied	(b)(1)	Application Complete (Name, address, phone and DL # of owner/operator
Agreed	(2)	Group Home has six (6) or fewer occupants, not counting house manager, but in no event shall have more than seven (7) occupants.
Complied	(3)	The Group Home shall not be located in an ADU unless the primary dwelling is used for the same purpose.
Agreed	(4)	The Group Home has a house manager who resides at the home or any multiple of persons acting as a house manager who are present at the group home on a twenty-four hour basis and who are responsible for the day-to-day operation of the group home.
Agreed	(5)	All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles. Residents and the house manager may each only store or park a single vehicle at the dwelling unit or on any street within five hundred feet of the dwelling unit. The vehicle must be operable and currently used as a primary form of transportation for a resident of the group home.
Agreed	(6)	Occupants must not require, and operators must not provide, "care and supervision".
Agreed	(7)	Integral group home facilities are not permitted.
Complied	(8)	Written approval from the property owner to operate a group home at the property.
Agreed	(9)	The property must be in full compliance with all building codes, municipal codes, and zoning.
Agreed	(10)	At least forty-eight hours prior to an occupant's eviction from or involuntary termination of residency in a sober living home, the operator thereof shall:

		provide Notice and comply w/ Eviction requirements] FVMC 21.29.030.(a)(10)(i-v).
Agreed	(11)	Provide transportation to occupants' permanent address on record or another Group Home upon eviction or involuntary termination.
Requirement	(12)	The Group Home operator shall maintain records for a period of one year following eviction from, or involuntary termination of, residency of occupants.
Agreed	(13)	All shuttle drivers shall comply with provisions of FVMC and the CA Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing, and stopping.

The issuance of the SUP shall be denied upon a determination, and if already issued shall be denied or revoked upon a hearing, if any of the following circumstances exist:

FVMC 21.29.030(c)(1-7)

*(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information;*

*(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two (2) years because of physical assault, sexual harassment, embezzlement or theft; failing a drug test; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.*

*(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven (7) to ten (10) years, to any of the following offenses:*

- i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last ten (10) years);*
- ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven (7) years); or*
- iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last ten (10) years).*
- iv. The unlawful sale or furnishing of any controlled substances (last seven (7) years).*

*(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.*

*(5) The owner/operator accepts residents, other than a house manager, who are not disabled as defined by the FHAA and FEHA.*

*(7) For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations, including, but not limited to, failure to comply with the provisions of subsections (a)(10) through (13).*

Calls for Service:

The Fountain Valley Police Department has received 8 Calls for Service at 9165 El Tango since the current owner has controlled the property since 2022. (Attachment 3).

History:

The property owner purchased the property in 2022 and obtained a building permit to remodel the existing bathrooms that was completed in October 2022.

Public Notice:

Public hearing notices were mailed out mailed to the owner of record and occupants of all properties within one-thousand feet (1,000) of the location of the group home, ten (10) days prior to the public hearing before the Community Development Director. Prior to issuance of the SUP, the Community Development Director shall hold a public hearing for the purpose of receiving information regarding compliance with the applicable provisions of subsections (a) and (b) of FVMC Section 21.29.030. (Attachment 4).

Alternatives:

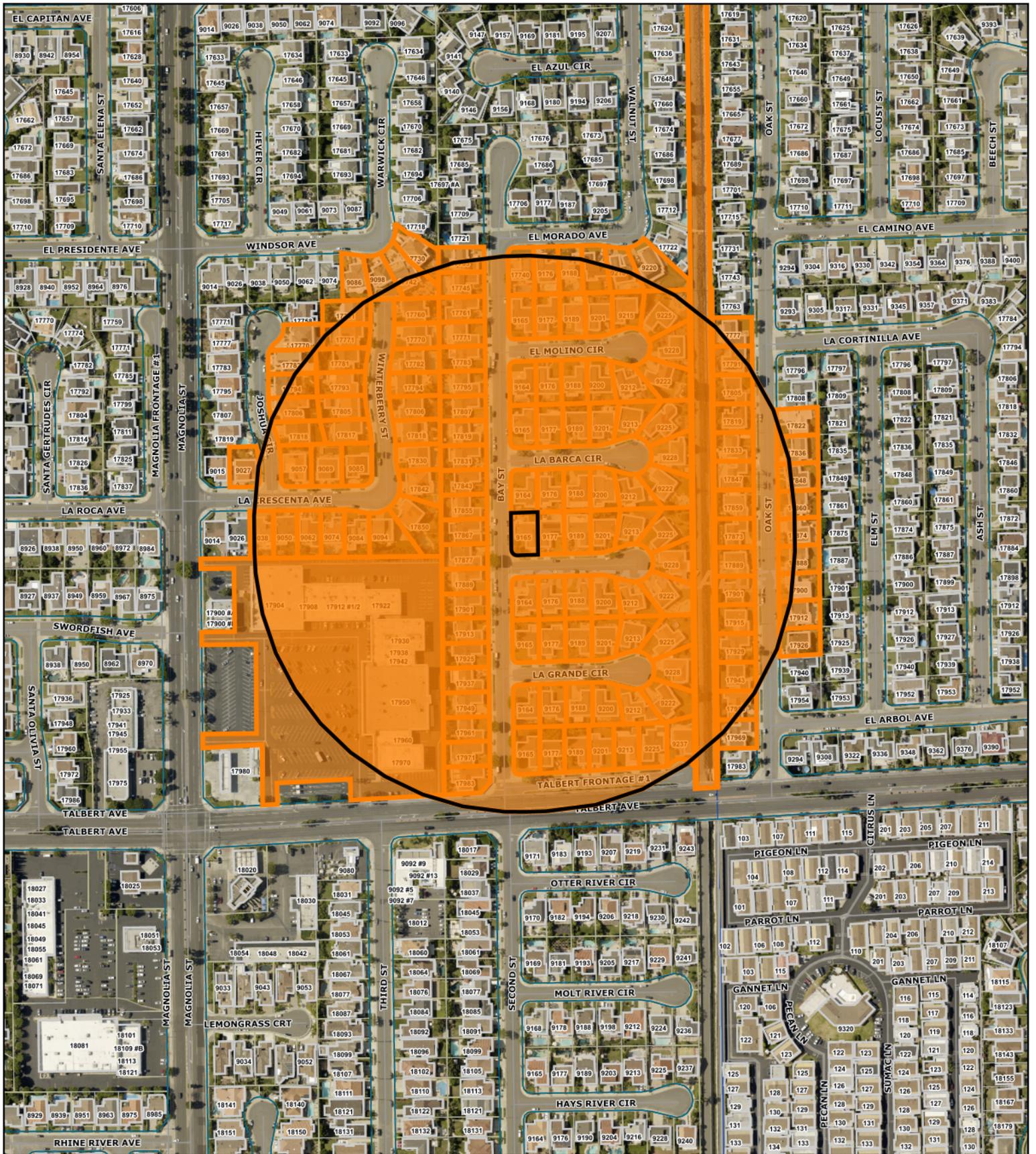
1. Determine that the owner/operator is in compliance or has agreed to comply with the provisions of FVMC 21.29.030 and approve the SUP for a group home located at 9165 El Tango Cir.
2. Determine that the owner/operator is not in compliance with or has not agreed to comply with the provisions of FVMC 21.29.030 and deny the request for a group home located at 9165 El Tango Cir.
3. Continue the request and direct staff for more information.

Prepared By: Matt Jenkins, Senior Planner

Reviewed By: Steven Ayers, Principal Planner

Attachments: 

1. Application
2. 650-ft radius map
3. Calls for service
4. Public Notification Map



# 9165 El Tango Cir

650-foot radius



Scale: 1 in = 324 ft

Printed 11/20/2025

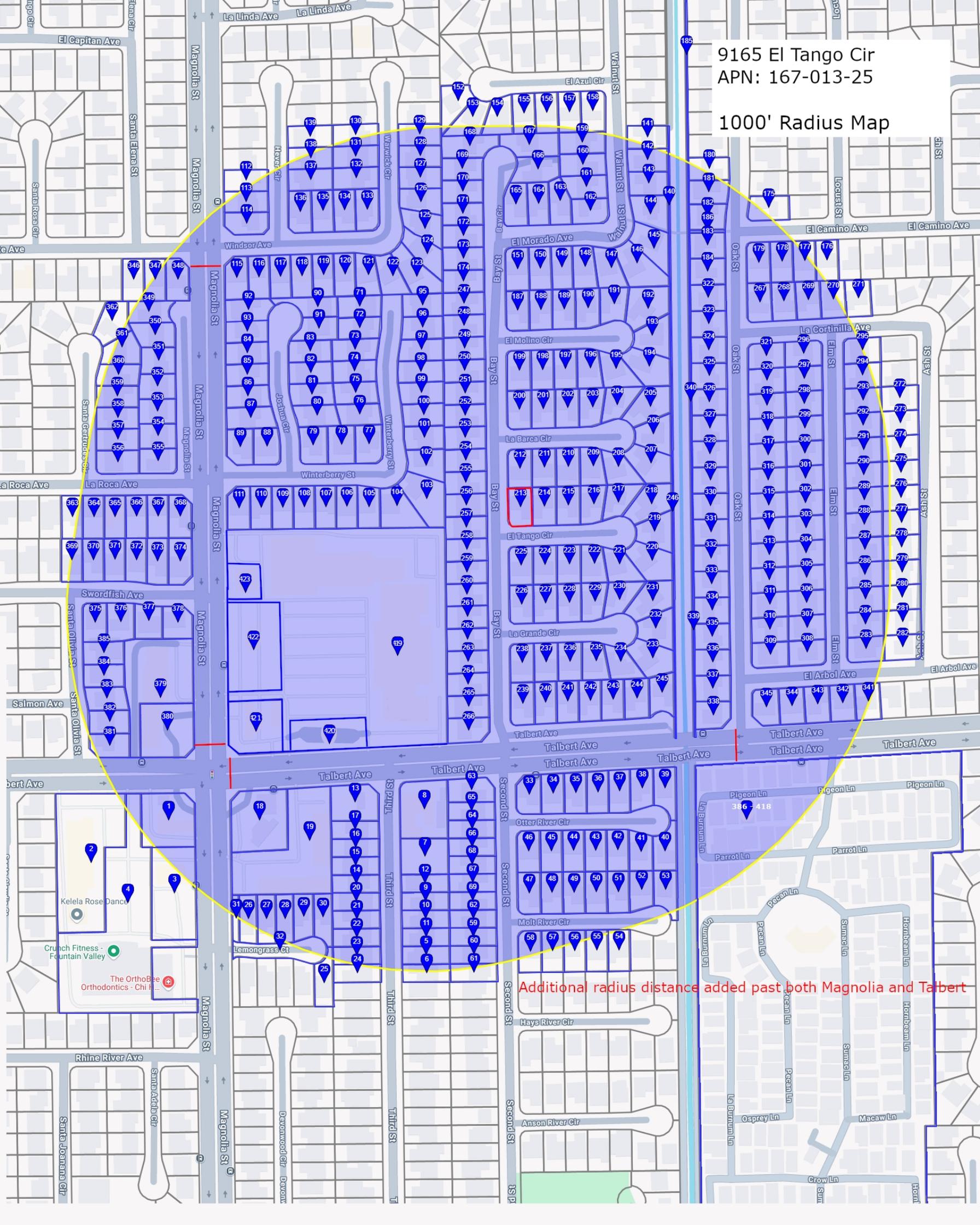
## Attachment 3 - Calls for Service

SUP 25-01

<b>Calls for Service:</b>		<b>9165 El Tango</b>
<b>Date</b>	<b>Time</b>	<b>Nature</b>
8/16/2025	14:59	911 Transfer
5/4/2025	0:00	Citizen Assist
11/11/2024	17:17	Property Assist
10/31/2024	8:37	Illegal Parking
9/1/2023	20:19	911 Transfer
4/13/2023	11:36	Grand Theft REPORT
4/4/2023	9:03	Registrant
2/7/2023	9:12	Registrant
Ownership change		
3/25/2022	15:03	911 Transfer
2/28/2022	2:58	911 Transfer
1/20/2022	5:30	911 Transfer
10/20/2021	14:29	911 Open Line
4/29/2021	20:23	911 Transfer
1/18/2021	18:32	911 Transfer
8/8/2020	21:50	911 Transfer
7/22/2020	17:01	912 Transfer
11/10/2019	14:45	913 Transfer
8/4/2016	8:06	914 Transfer
7/1/2016	1:22	915 Transfer
5/31/2016	9:16	916 Transfer
12/3/2015	14:36	917 Transfer
10/1/2015	13:09	Susp Circs

9165 El Tango Cir  
APN: 167-013-25

1000' Radius Map



Additional radius distance added past both Magnolia and Talbert