PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

MEETING DATE: MAY 9, 2016 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-16-03 FOR AN ALL-MALE SOBER LIVING FACILITY (SUMMIT COASTAL LIVING) WITH 2 CONDOMINIUM UNITS AND 11 OCCUPANTS (INCLUDING 1 LIVE-IN HOUSE MANAGER) AT 165 E. WILSON STREET**

DATE: **MAY 6, 2016**

FROM: **COMMUNITY IMPROVEMENT DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **GARY ARMSTRONG, DEVELOPMENT SERVICES DIRECTOR**

FOR FURTHER INFORMATION CONTACT: **KATIE ANGEL (714) 754-5618**
katie.angel@costamesaca.gov

DESCRIPTION

The proposed request involves Planning Application PA-16-03, a Conditional Use Permit (CUP) pursuant to City of Costa Mesa Municipal Code, Title 13 Section 13-323, for an all-male Sober Living Facility (Summit Coastal Living) with 11 occupants (including 1 live-in house manager) within 2 existing attached condominium units.

APPLICANT OR AUTHORIZED AGENT

Keith Randle, property owner.

RECOMMENDATION

Continue the item to May 23, 2016 hearing of the Planning Commission. The applicant has requested additional time to revise the CUP application for this property.

Katie Angel
KATIE ANGEL
Management Analyst

Gary Armstrong
GARY ARMSTRONG, AICP
Director of Development Services

Attachment: Applicant's Request Letter

Distribution: Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst

File (2)

Owner: Keith Randle
2100 Highland Drive
Newport Beach, CA 92660

ARMSTRONG, GARY

From: Keith Randle [redacted]
Sent: Friday, May 06, 2016 8:08 AM
To: ARMSTRONG, GARY
Subject: Fw: CUP 165 East Wilson and 2041 Tustin Ave, Costa Mesa.

Gary,
I am requesting a continuance of the scheduled hearing on my CUP application currently scheduled for May 9 for the following reasons. I have just retained an attorney to assist me. He has reviewed the application and the staff recommendations, and has advised me that the application needs to be amended and objections raised to the staff recommendations, and is not available to do this by Monday.
Please respond to this email by Noon May 6th 2016
Thank you.
Keith Randle
[redacted]

[redacted]

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 9, 2016 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-16-03 FOR AN ALL-MALE SOBER LIVING FACILITY (SUMMIT COASTAL LIVING) WITH 2 CONDOMINIUM UNITS AND 11 OCCUPANTS (INCLUDING 1 LIVE-IN HOUSE MANAGER) AT 165 E. WILSON STREET**

DATE: **APRIL 29, 2016**

FROM: **COMMUNITY IMPROVEMENT DIVISION, DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **GARY ARMSTRONG, DEVELOPMENT SERVICES DIRECTOR**

FOR FURTHER INFORMATION CONTACT: **KATIE ANGEL (714) 754-5618**
katie.angel@costamesaca.gov

DESCRIPTION

The proposed request involves Planning Application PA-16-03, a Conditional Use Permit (CUP) pursuant to City of Costa Mesa Municipal Code, Title 13 Section 13-323, for an all-male Sober Living Facility (Summit Coastal Living) with 11 occupants (including 1 live-in house manager) within 2 existing attached condominium units.

APPLICANT OR AUTHORIZED AGENT

The applicant is Keith Randle, property owner.

RECOMMENDATION

Planning staff is requiring modifications to the proposed request and therefore recommending the following:

Approve Conditional Use Permit with a limit of a maximum of seven occupants plus one live-in house manager, by adoption of the Planning Commission Resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 165 E. Wilson **Application No:** PA-16-03

Request: Conditional use permit for a sober living facility with 11 occupants (including 1 live-in house manager)

SUBJECT PROPERTY:

Zone: R2-MD

General Plan: Medium Density Residential

Lot Dimensions: 74 FT X 134 FT

Lot Area: 9,916 SF

Existing Development: 2 attached condominium units (1)

SURROUNDING PROPERTY:

North: R2-MD, Multi-Family Residential, Residential Use

South: R2-MD, Multi-Family Residential, Residential Use

East: R2-MD, Multi-Family Residential, Residential Use

West: R2-MD, Multi-Family Residential, Residential Use

Development Standard Comparison – Existing Conditions and Current Development Standards

Development Standard	Currently Required/Allowed	Existing
Lot Size:		
Lot Width	100 FT	74 FT (2)
Lot Area	12,000 SF	9,916 SF (2)
Maximum Density:		
DU's/ Acre (Residential)	1 du/3,630 SF Maximum 2 units	1 du/4,958 SF Provided 2 units
Building Coverage (Development Lot)		
Buildings	NA	2,845 SF (29%)
Paving	NA	5,479 SF (55%)
Open Space (Overall)	SF (40%)	1,592 SF (16%) (2)
TOTAL		9,916 SF (100%)
Building Height	2 Stories/27 FT	2 Stories/25 FT
Setbacks		
Front	20 FT	19 FT (3)
Side (left/right)	5 FT/ 5 FT	5 FT/15 FT
Rear-1st story	10 FT	11 FT
Rear-2nd story	20 FT	22 FT
Parking		
Covered	2	6
Open	6	2
TOTAL	8	8

(1) Planning action PA-06-20 was approved for condominium conversion. Conditions of approval apply.
(2) Property is legal non-conforming.
(3) Minor modification previously approved to allow 1-foot encroachment for front porch.
Note: Approximate footages and calculations only, largely based on applicant's site plans.

BACKGROUND/ANALYSIS

Project Site/Environs

The subject property is located on the south side of Wilson Street east of Elden Avenue. The property is zoned R2-MD (Multiple Family Residential, Medium Density) and has a General Plan Land Use Designation of Medium Density Residential. The property immediately abuts and is across the street from other properties with the R2-MD zoning designation and is approximately 275 feet from Georgeanne Place, a cul de sac with properties with an R1 (Single Family Residential) zoning designation. Additional R1 properties are located along Wilson Street south of Orange Avenue beginning approximately 450 from the subject property. The property is approximately 500 feet from an I & R-S Zone (Lindbergh School).

Conditional Use Permit Requirement for Sober Living Facilities in Multi-Family Residential Zones

On November 17, 2015, the City Council adopted Ordinance 15-11 revising Title 13 of the Costa Mesa Municipal Code to add Chapter XVI which established conditions for granting a CUP to group homes, residential care facilities, and drug and alcohol treatment facilities in the City's multiple family residential zones (R2-MD, R2-HD, R3 PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI). A CUP may be issued where the group home or residential care facility is at least 650 feet from any property that contains a group home, sober living home or state licensed drug and alcohol facility, as measured from the property line.

CUP Application Deemed Complete

The applicant submitted all of the CUP application requirements for group homes with seven or more occupants, and the application was deemed complete on January 26, 2016. CUP application requirements include but are not limited to the following items:

1. Completed Live Scan forms for all owners/operators who have contact with residents, corporate officers with operational responsibilities, house managers and counselors;
2. Copy of the Group Home's Relapse Policy;
3. Evidence of written policies directing occupants to be considerate of neighbors, including refraining from engaging in loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit;
4. Evidence of a written policy requiring occupants to actively participate in a legitimate recovery program;
5. Evidence that the Group Home's House Rules prohibit the use of any alcohol or any non-prescription drugs at the sober living home or by any individual in recovery including the house manager if applicable on or off site. House Rules must also include a written policy regarding the possession, use and storage of prescription and over the counter medications, that includes monitoring and oversight by qualified staff; and
6. Evidence of a written policy that precludes any visitors who are under the influence of drugs or alcohol.

Sober Living Homes with Seven or More Occupants Must Obtain an Operator's Permit pursuant to Title 9, Section 374.

Additionally, an Operator's Permit application is required as part of the CUP application packet for group homes with seven or more occupants. Staff has reviewed the Operator's Permit application for compliance. The applicant submitted all of the required documentation and the documentation indicates that the facility meets the operation requirements for issuance of an Operator's Permit. The requirements include but are not limited to the following:

- The group home is required to have a house manager who resides at the group home or any multiple 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. The facility has identified a live in house manager and has provided contact information as part of the Operator's Permit application packet.

- Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code 1503.5 and Section 80001(c)(3) of title 22, California Code of Regulations. The applicant's facility description does not include the provision of "care and supervision" as defined by the State.

- The sober living home shall not provide any of the following services as they are defined by Section 10501(a)(6) of Title 9, California Code of Regulations: detoxification, educational counseling, individual or group counseling sessions; and treatment or recovery planning. The applicant's facility description states that treatment services are not offered but Summit Coastal Living will make outside referrals to qualified facilities upon request.

- Upon eviction from or involuntary termination of residency in a group home, the operator of the group home shall make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home. The group home may not satisfy this obligation by providing remuneration to the occupant for the cost of transportation. The operator requires that all occupants provide a permanent address as part of the intake paperwork as well as a security deposit to be held by the operator or the signature of a guarantor that has agreed to cover the transportation costs to a detox facility or permanent residence in the event of a relapse.

If the Planning Commission approves the CUP request for the subject property, the Development Services Director shall subsequently issue an Operator's Permit to Keith Randle (Property Owner/Operator). If the operator does not maintain compliance with the Operator's Permit requirements, the Operator's Permit shall be revoked upon a hearing by the director. Failure to maintain an Operator's permit may also subject the CUP to revocation.

Property Description

Pursuant to Chapter XVI of Title 13, "property" is defined as any single development lot that has been subdivided bearing its own assessor's parcel number or with an approved subdivision or condominium map. The subject property is a 9,916 square foot lot with an attached duplex constructed in 2005. On April 10, 2006, the Planning Commission approved Parcel Map 2006-157 to convert the existing duplex into two condominium units under Planning Application PA-06-20. All conditions of approval apply and are not being modified or eliminated due to this application. Both condominium units are currently owned by Keith Randle. Although the condominiums may be sold individually, the entire 9,916 square foot lot, depicted as Parcel 1 on Parcel Map No. 2006-157, is subject to the provisions of Title 13, Chapter XVI pursuant to the definition of property found therein.

Facility Description

The existing sober living home began in October 2014, prior to the enactment of Ordinance 15-11. The property consists of a two-story structure comprised of two attached condominium units. According to the application, this is an existing sober living home for men who are recovering from drug and/or alcohol addiction that includes one house manager, one set of House Rules and the same service provisions across both units. A sober living home is a sub-type of group home. Article 2 of Section 13-6 (Definitions) defines a group home as follows:

> *"A facility that is being used as a supportive living environment for persons who are considered handicapped 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 or more dwelling units."*

The applicant's proposal is for a total of eleven residents (ten occupants plus one live-in house manager) in both condominium units. Condominium A consists of 1,355 square feet and contains six beds within three bedrooms. Condominium B consists of 1,426 square feet and contains five beds within three bedrooms. The property contains six garage parking spaces, one carport space, and one additional guest parking space for a total of eight on-site parking spaces as approved under PA-06-20.

Since Summit Coastal Living began operation of the facility in October 2014, Code Enforcement staff has not opened any complaint investigations. There were Code Enforcement complaints received in May and June of 2014 under a different operator and those complaints were addressed and closed prior to Summit Coastal Living commencing operation. Code Enforcement staff performed site assessments in March and April of 2016 and no issues were identified. There has been one police call for service within the last year that required a police report. An occupant reported his bicycle stolen from the garage.

JUSTIFICATIONS FOR APPROVAL BASED ON REQUIRED MODIFICATIONS TO THE PROPOSED REQUEST

Pursuant to Title 13, Chapter XVI and Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Subject to the specific modifications to the request, staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

- *Pursuant to the purpose and intent of the Multi-Family Residential Group Home Ordinance, the modified sober living facility (maximum 7 occupants plus one live-in house manager) would provide comfortable living environment that will enhance the opportunity for the handicapped, including recovering addicts, to be successful in their programs.*

  Staff has included a condition of approval requiring the sober living operator to house no more than seven occupants plus one in-house manager at the facility to preserve the residential character of the neighborhood and to protect the health and well-being of occupants by providing favorable living environments for recovering addicts to be successful in their recovery.

  Although the applicant is requesting a maximum of 11 occupants, staff is recommending, as a condition of approval, that the sober living facility shall house a maximum of seven occupants plus one live-in house manager at any time. Scholarly research supports the importance of household relationships in the outcome of success for recovering addicts living in sober living homes. In fact, the development of a social network that supports ongoing sobriety is a main component of the recovery model used in sober living homes. Residents are encouraged to give and receive support and encouragement for recovery with fellow peers in the house.[1]

  In a letter to the City of Costa Mesa Planning Commission dated November 21, 2014 (Attachment 13), Dr. Michael Brant-Zawadzki, the Executive Medical Director of Hoag Neurosciences Institute wrote, "The more the living situation resembles a typical residential household . . . . the better. This is because the key elements for a sober living home to maximize the likelihood of successful recovery for its residents consist in a home setting mirroring that of a normal neighborhood, not a campus for those recovering from substance abuse." In the same letter, Dr. Brant-Zawadzki states that a large boardinghouse style residential facility with individuals who have no communal relationship and living under individual contracts with an operator for varying short lengths of stay is more of a commercial or institutional setting--one that may be counter-therapeutic to reintegration into a sober living lifestyle.

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[1] *Maximizing Social Model Principles in Residential Recovery Settings*, Douglas L. Polcin, Ed.D, et al,, Journal of Psychoactive Drugs, November 23, 2014

In consideration of a facility of more than seven clients across multiple dwelling units, staff found that some characteristics that model a typical residential household such as close interactions and familiarity are naturally reduced and made more difficult with the increased number of recovering individuals on the property. This aspect is further compounded by the already transient nature of sober living home occupants. A study of Oxford House, a nationwide sober living provider, found that the average tenant stay was 256 days.[2]

Further, the declaration of another field expert, Dr. Joan Ellen Zweben, Clinical Professor of Psychiatry at the University of California, San Francisco and Executive Director of the East Bay Community Recovery Project identifies the key elements for recovery in sober living homes. These elements include the aforementioned social networks but also include structured living environments. In a letter to the City of Costa Mesa Planning Commission dated November 24, 2014 (Attachment 14), Dr. Zweben finds that structure plays a large role in the success of supportive housing. She gives the example of how staff oversight is required for times when conflict resolution is needed or issues like relapse need to be handled. She further stresses that it is important to have a leader with clear authority and strong management abilities that can provide support and accountability.

Staff determined that these key elements are easier to maintain in a facility with seven or fewer clients through the establishment of a smaller ratio of clients to the house manager, particularly where, as here, the occupants will be located in more than one unit. Research indicates that residents in most sober living homes are afforded social support through shared meals, socialization with recovering peers, formal house meetings and access to a house manager.[3] The applicant's proposal states that there is one live-in house manager for the twelve other occupants. Reducing the ratio to one house manager to seven occupants increases the house manager's ability to enforce house rules and regulations, ensures greater accountability and provides more comprehensive support to all occupants. These factors all further contribute to a successful recovery for recovering addicts and help to achieve the objectives of this specific land use.

- *Code expressly prohibits intensified operations as an "integral facility", including the provision of two or more live-in house managers. Therefore, a maximum of one live-in house manager is allowed by the CUP.*

In consideration of whether it would be appropriate to increase the number of live-in house managers to two (one to manage each unit), staff determined that this would be characteristic of two individual group homes and inappropriate because two house managers each overseeing the separate units under one operator on the same property would be considered an integral use facility--a

[2] Recovery Housing: Assessing the Evidence, Sharon Reif, Ph.D. at al., Psychiatric Services, March 2014 Vol. 65 No. 3

[3] *Community Context of Sober Living Houses*, Douglas L. Polcin, Ed.D, et al,, NIH Public Access Author Manuscript, December 1, 2012

prohibited use. Pursuant to Article 2 of Section 13-6 (Definitions) an integral facility is defined as follows:

> *"Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation. Examples of integral facilities include the provision of housing and programing in one facility, treatment, meals, or any other service to program participants in another facility or facilities or by assigning staff or consultants to provide service to the same program participates."*

The arrangement would create more of the campus-like setting that Dr. Brant-Zawadzki cautioned against in his declaration.

- *The modified sober living facility would further the purposes of the FEHA, the FHAA, and Lanterman Act by limiting the secondary impacts related to noise, traffic, and parking to the extent reasonable.*

Another contributing factor considered in the staff recommendation to require a condition of approval to limit the number of recovering addicts in the sober living home to seven would also serve to alleviate the increased noise, traffic, parking impacts generated from 11 occupants. The facility is described as an adult facility and therefore all occupants would be of legal driving age. Pursuant to the facility's House Rules, all residents would be permitted to bring their own cars to be parked at the facility. According to the General Plan, the average household size in the City is 2.68 occupants per dwelling unit. The applicant's facility proposal to include 6 occupants in Unit A is 2.24 times the City's average household size and the inclusion of 5 occupants in Unit B is 1.87 times the City's average household size. It should also be considered that a typical residential household might include children that would not be contributing to parking impacts. According to the most recent federal census data, the average household has just 2.2 individuals over the age of 18. All-adult dwelling units would likely cause a disproportionate number of cars and traffic than would typically be associated with a single housekeeping unit.

City staff conducted a six-day parking survey of the immediate neighborhood for the hours from 6:00 a.m.-9:00 p.m. (Attachment 14) that revealed limited parking conditions at certain peak hours. The parking survey indicated that peak parking occurred at 9:00 p.m. on a Tuesday night with a usage of 69 spaces in the study area. The total street parking available in the study area was 73 spaces. This represents a 95% usage of overall available parking in the study area. This is consistent with staff observations at 9:00 p.m. on other days of the week: 56 spaces were occupied on Wednesday night, 64 spaces on Friday night and 68 spaces on Saturday night. The peak parking for Sunday occurred at 7:00 p.m. with 63 occupied parking spaces. The applicant's facility proposal where eleven occupants would be allowed to utilize a personal vehicle would maximize the onsite approved parking allocating seven spaces for residents under PA-06-20

and would naturally require four residents to park cars on the street outside of the facility if all of the residents kept one vehicle onsite.

- *The modified sober living facility would be compatible with the residential character of the surrounding neighborhood, especially given the proximity to single-family residential uses and Lindbergh School.*

  The originally proposed sober living facility presents other impacts to neighborhoods not typically associated with single housekeeping units. Because of their extremely transient populations and above-normal numbers of individuals/adults residing in a single dwelling unit, sober living homes are characteristically different than typical residential units. For example it is characteristic for a large number of properties with an R1 zoning designation to have owner-occupied units or longer term tenants lending to expectations of permanence and stability. There would also be expectations of community ties such as community linkages to nearby social institutions and schools. For example, the nearby Linderbergh School is a neighborhood elementary school where families with children would live nearby and have ties to the school. A large facility such as the one proposed by the applicant to include eleven unrelated adults does little to form and strengthen the neighborhood cohesion and is of a substantially different nature than a single-family home raising concerns about the facility's compatibility with the surrounding neighborhood.

- *The proposed limitation to seven occupants is considered appropriate due to the nonconforming nature of the subject property in terms of lot size (12,000 sq.ft. required, 9,916 existing) and open space (40% required, 16% existing).*

  The intensified impacts of this use are further compounded by the legal non-conforming aspects of the property. The property is a 9,916 square foot lot. If built today, the lot would be required to be a minimum of 12,000 square feet. The legal non-conforming lot size combined with the above average all-adult household as proposed would likely cause greater interference with neighbors use and enjoyment of their property. For example, the lot width of the subject property is only 74 feet and if built today the site would require a minimum lot width of 100 feet. This greatly intensifies the impact of noise and smoke generated by the sober living home occupants. This is especially of concern because children walking to school may be exposed to the second impacts of the smoke. Reducing the maximum number of occupants in the facility to seven or fewer (plus one live-in house manager) would help to mitigate the aforementioned negative impacts.

- *The group home is at least 650 feet from any property that contains a group home, sober living home or state licensed drug and alcohol facility, as defined in code and measured from the property line.*

  The subject property is not within 650 feet of any state licensed drug and alcohol facilities with 6 or fewer occupants. The subject property is within 650 feet of three

state licensed drug and alcohol facilities with seven or more occupants and two sober living homes with seven or more occupants. The state licensed facilities and sober living homes with seven or more occupants have not obtained the permits required by the Ordinance 15-11. If the proposed request is approved, then subject property may become a basis for the separation requirements of other sober living homes and state licensed drug and alcohol facilities within a 650-foot radius.

- *Compliance with the following additional conditions of approval will serve to protect the surrounding general area from disruptive activity:*

  - Except during garage sales as allowed by the zoning ordinance, all on-site parking spaces, both covered and uncovered, including driveways, shall be available at all times for vehicle parking and shall not be used for meetings, recreation, storage, or any other use which at any time will preclude automobile parking.

  - The number of activities, events, and meetings involving more than six people who are not residents of the home, shall not exceed three in one month nor 12 in one year. This condition shall not apply to random social visits with individual residents. Residents and non-residents attending any meetings, activities, or other events shall not be charged a fee, nor shall a donation be solicited for attendance.

  - The facility shall operate at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or manager shall institute whatever measures are necessary to comply with this requirement.

  - Applicant shall provide neighbors with the telephone number of the on-site manager, for the purposes of lodging complaints or concern about parking, trespassing, and/or other improper behavior.

  - Formal visiting hours shall be limited to Sundays, between 11 a.m. and 3 p.m. The maximum number of visitors at any one time, shall be no greater than 12 per dwelling unit.

  - Upon 24 hours written notice, the operator/and or manager of the premises shall allow the City to conduct an inspection of the interior and/or exterior of the facility to verify that the approved use has not been altered and or that property complies with all applicable code(s). These inspection(s) shall be scheduled between the hours of 8 am to 5 pm, Monday through Friday or on any other mutually agreed time and day. Subject to good cause or extenuating circumstances, the Development Services Director may authorize an extension up to an additional 24 hours.

  - All outdoor smoking, as defined by section 8-132 of the Costa Mesa Municipal Code, shall only be allowed in areas that are a minimum of 10

feet from all surrounding property lines. Operator shall post this requirement in all outdoor smoking areas.

- Commercial vehicles are to be used only for the loading and unloading of residents. Vehicles for this purpose will not be utilized on public streets or block sidewalks. Commercial vehicles are not permitted to be parked at the facility for more than a 10-minute period. Only one commercial vehicle may be present at the facility at a time.

- The installation of security cameras shall be done in a manner so that it does not intrude onto neighboring properties' right to privacy.

General Plan Conformance

The following analysis evaluates the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element and Housing Element:

- **Goal LU-1F.1: Land Use and Goal HOU-1.2:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

  Consistency: The 650-foot separation requirement from other sober living homes or state licensed drug and alcohol facilities helps to preserve the residential character of the surrounding neighborhood. The above referenced conditions of approval, including the recommended condition to limit the maximum number of occupants to seven plus one house manager, will also provide protection from potentially disruptive activities by mitigating parking and requiring the operator to manage the property in a manner that would not disrupt the general residential area.

- **Goal HOU-1.8:** *Housing Element: Encourage the development of housing that fulfills specialized needs.*

  Consistency: The proposed request provides for a supportive living environment for persons who are considered handicapped under state and federal law.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities.

LEGAL REVIEW

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

ALTERNATIVES

1. *Approve the request with additional conditions*. The Planning Commission may suggest additional conditions that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the request*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial.

CONCLUSION

Approval of the CUP for the continued operation of a group home on the property with seven occupants plus one live-in house manager will provide housing opportunities to individual defined as handicapped under federal and state law and the use is consistent with the General Plan and Zoning Code. Staff recommends approval of this request.

Katie Angel
KATIE ANGEL
Management Analyst

Gary Armstrong
GARY ARMSTRONG
Development Services Director

Attachments:
1. Vicinity, Zoning, and 500 ft Radius Maps
2. Parcel Map
3. Property Legal Description
4. Site Photos
5. Applicants Project Description
6. Draft Planning Commission Resolutions and Exhibits
7. Public Comments

8. Group Home's House Rules
9. Group Home's Relapse Policy
10. Group Home's Good Neighbor Policy
11. Group Home's Written Intake Procedures/Forms
12. Requirements for the Issuance of Operator's Permit
13. Letter Dated November 24, 2014 from Michael Brant-Zawadzi, M.D., FACR
14. Letter Dated November 24, 2014 Joan Ellen Zweben, Ph.D.
15. Parking Survey
16. Project Plans

Distribution: Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Owner: Keith Randle
2100 Highland Drive
Newport Beach, CA 92660

City of Costa Mesa

CITY OF COSTA MESA - [Created: 2/26/2016 9:49:19 AM] [Scale: 232.03] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

Address Small

Address Points

Freeway

Roads

Collector

Freeway

Major (cont)

Newport BLVD

Primary

SECONDARY

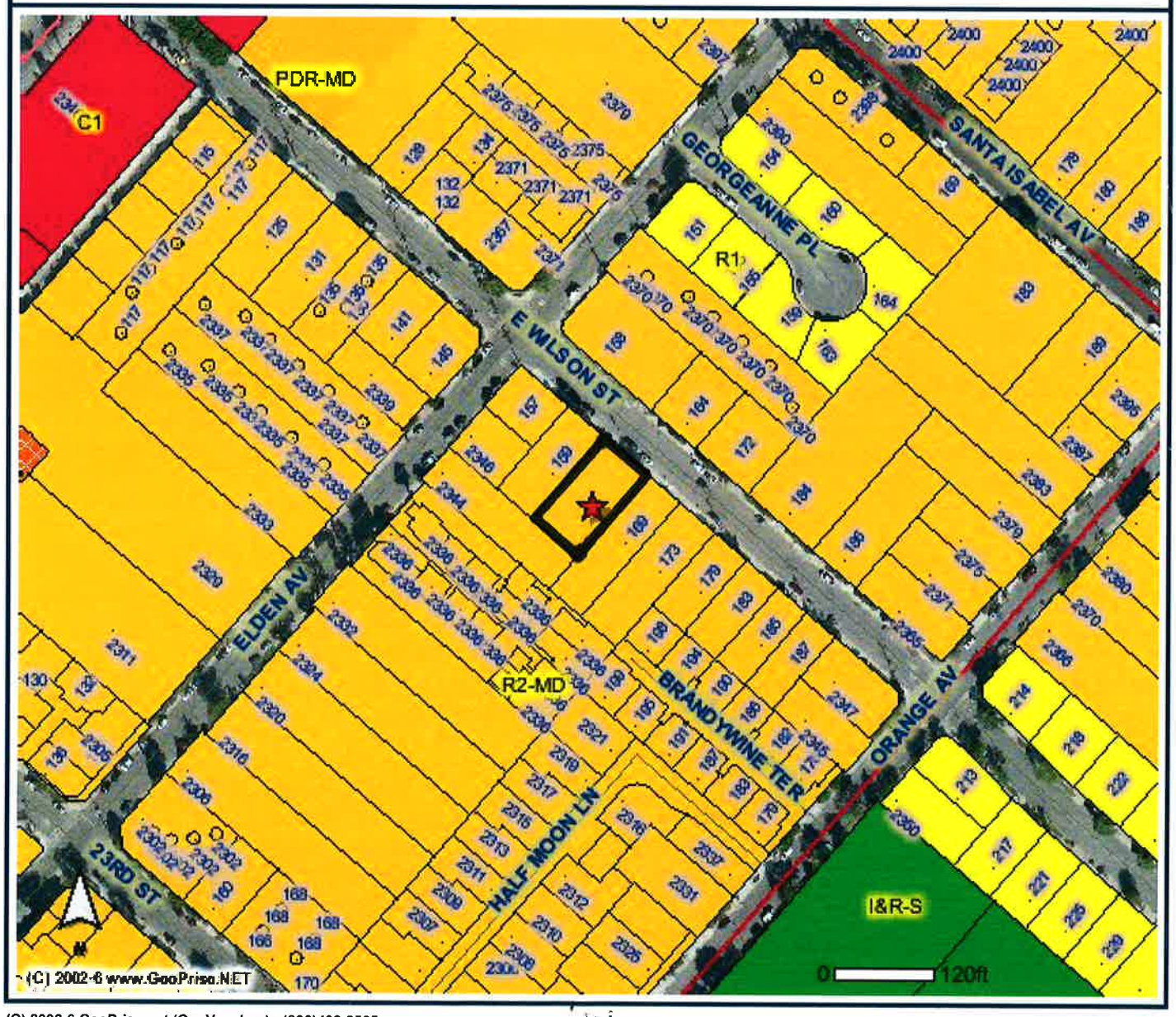
Hydrology Channels

Street Names

Street Centerlines

Parcel Lines

Map Display



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City of Costa Mesa

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Overview Map

Legend

Address Small

Address Points

Freeway

Roads

Collector (cont)

Freeway

Major

Newport BLVD (cont)

Primary

SECONDARY

Hydrology Channels

Map Display

TRACT NO. 300	M.M. 14-11,12
TRACT NO. 4698	M.M. 164-33
TRACT NO. 10496	M.M. 450-12,13
TRACT NO. 11375	M.M. 490-30,31
TRACT NO. 11992	M.M. 521-36,37
TRACT NO. 13042	M.M. 586-33,34
TRACT NO. 16600	M.M. 865-28 to 33 inc.
PARCEL MAP	P.M. 185-25,211-46,252-47,344-21,353-28

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 439 PAGE 26 COUNTY OF ORANGE

MARCH 1980

Description: Orange,CA Assessor Map 439.26 Page: 1 of 8
Order: ORCO Comment:

* PRIVATE STREET

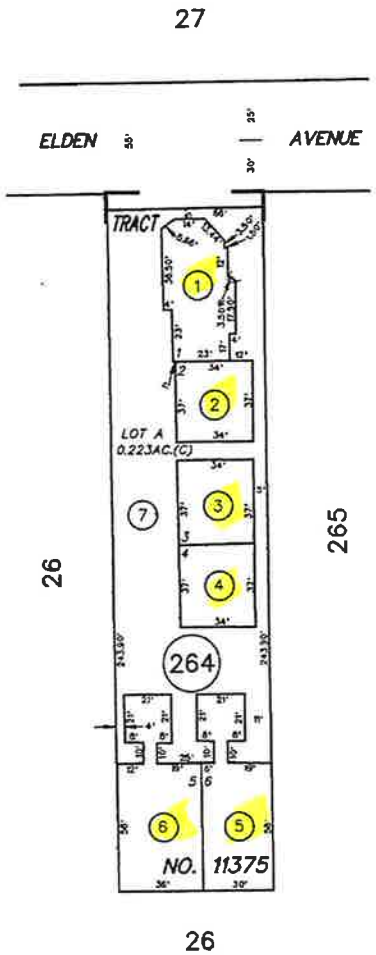
MARCH 1980

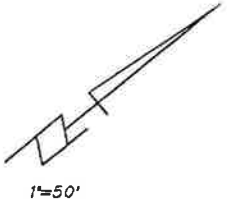
TRACT NO. 300 M.M. 14-11.12
TRACT NO. 10496 M.M. 450-12.13
TRACT NO. 16600 M.M. 865-28 to 33 inc.
PARCEL MAP P.M. 344-21

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 439 PAGE 263
COUNTY OF ORANGE

Description: Orange,CA Assessor Map 439.26 Page: 2 of 8
Order: ORCO Comment:





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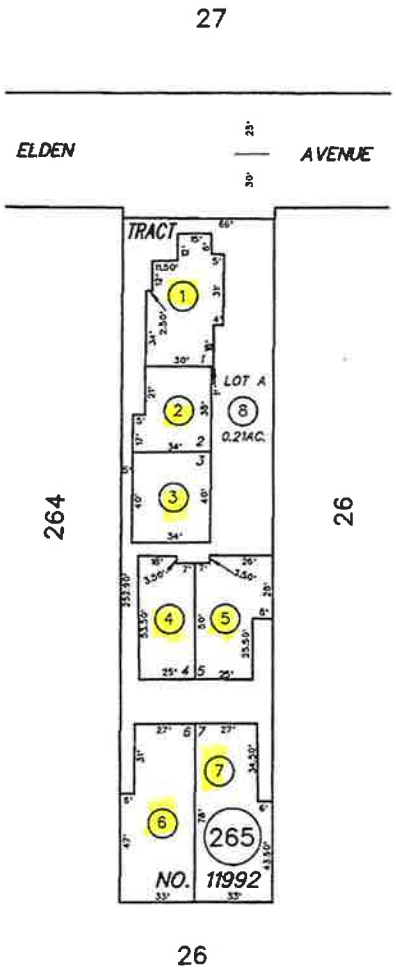
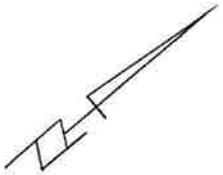
MARCH 1980 | TRACT NO. 11375 | M.M. 490-30,31

NOTE – ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 439 PAGE 264
COUNTY OF ORANGE





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MARCH 1984 | TRACT NO. 11992 | M.M. 521-36,37 | NOTE – ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES | ASSESSOR'S MAP BOOK 439 PAGE 265 COUNTY OF ORANGE

Description: Orange,CA Assessor Map 439.26 Page: 4 of 8
Order: ORCO Comment:

Description: Orange,CA Assessor Map 119.9 Page: 1 of 3
Order: ORCO Comment:

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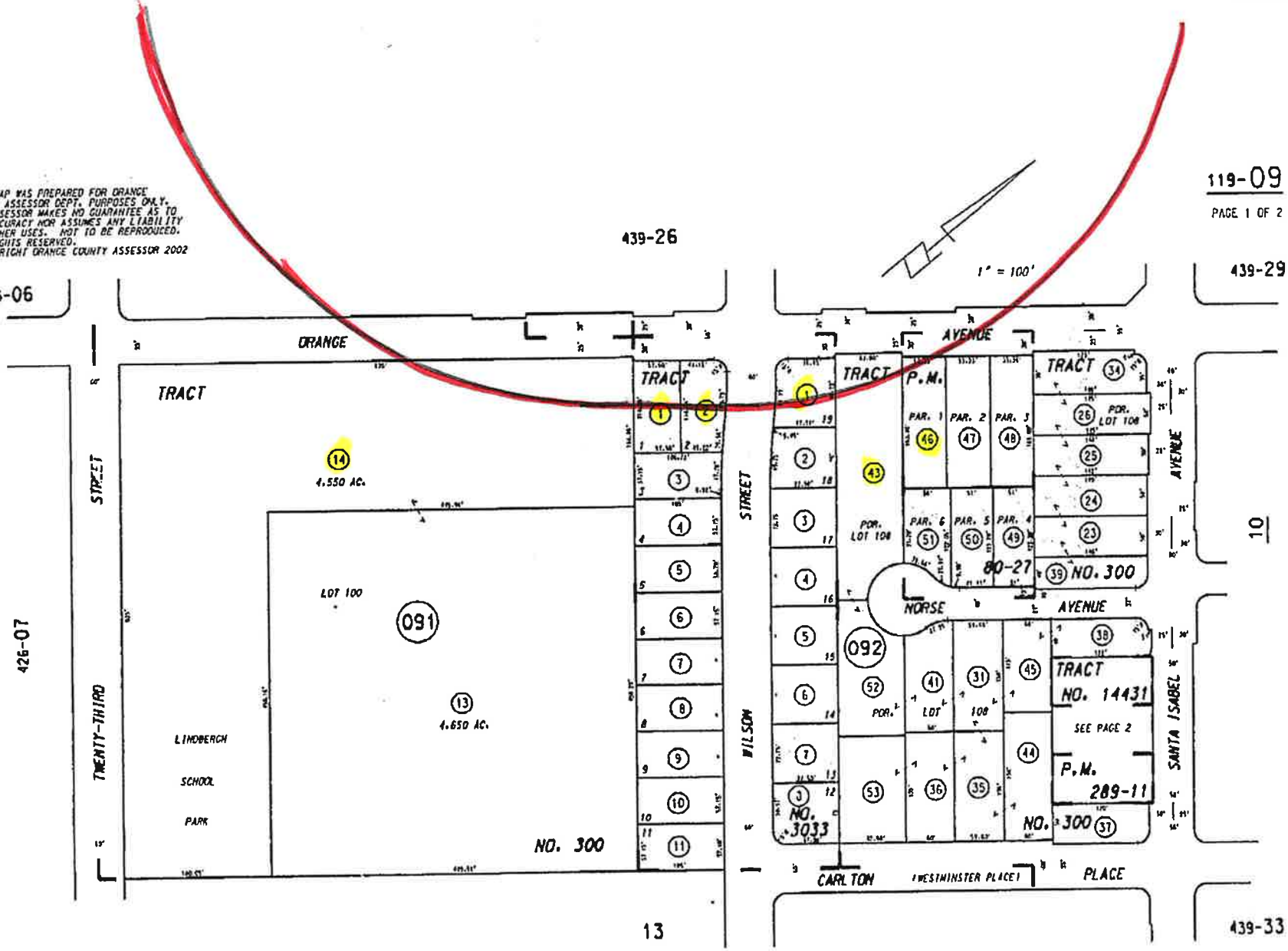

MARCH 1951

TRACT NO. 300
TRACT NO. 3033
TRACT NO. 14431
PARCEL MAP

M.M. 14-11,12
M.M. 89-26
M.M. 683-49,50
P.M. 80-27, 289-11

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 119 PAGE 09
COUNTY OF ORANGE

20

Description: Orange,CA Assessor Map 439.42 Page: 1 of 3
Order: ORCO Comment:

' MAP WAS PREPARED FOR ORANGE
'TY ASSESSOR DEPT. PURPOSES ONLY.
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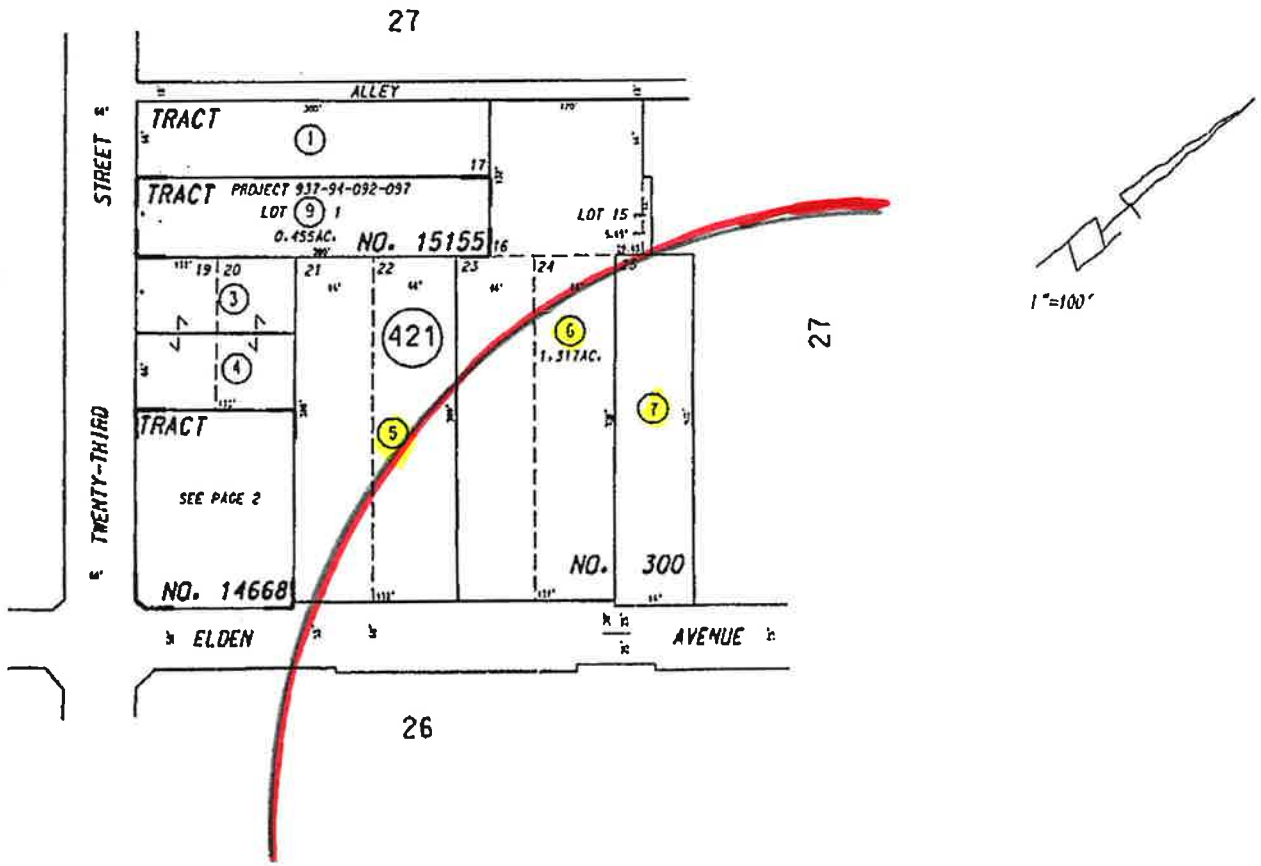
OTHER USES. NOT TO BE REPRODUCED.
RIGHTS RESERVED.
PYRIGHT ORANGE COUNTY ASSESSOR 2000

43942.00



MARCH 1994

TRACT NO. 300
TRACT NO. 14668
TRACT NO. 15155

M.M. 14-11,12
M.M. 706-10 TO 12 INC.
M.M. 733-49,50

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 439 PAGE 42
COUNTY OF ORANGE

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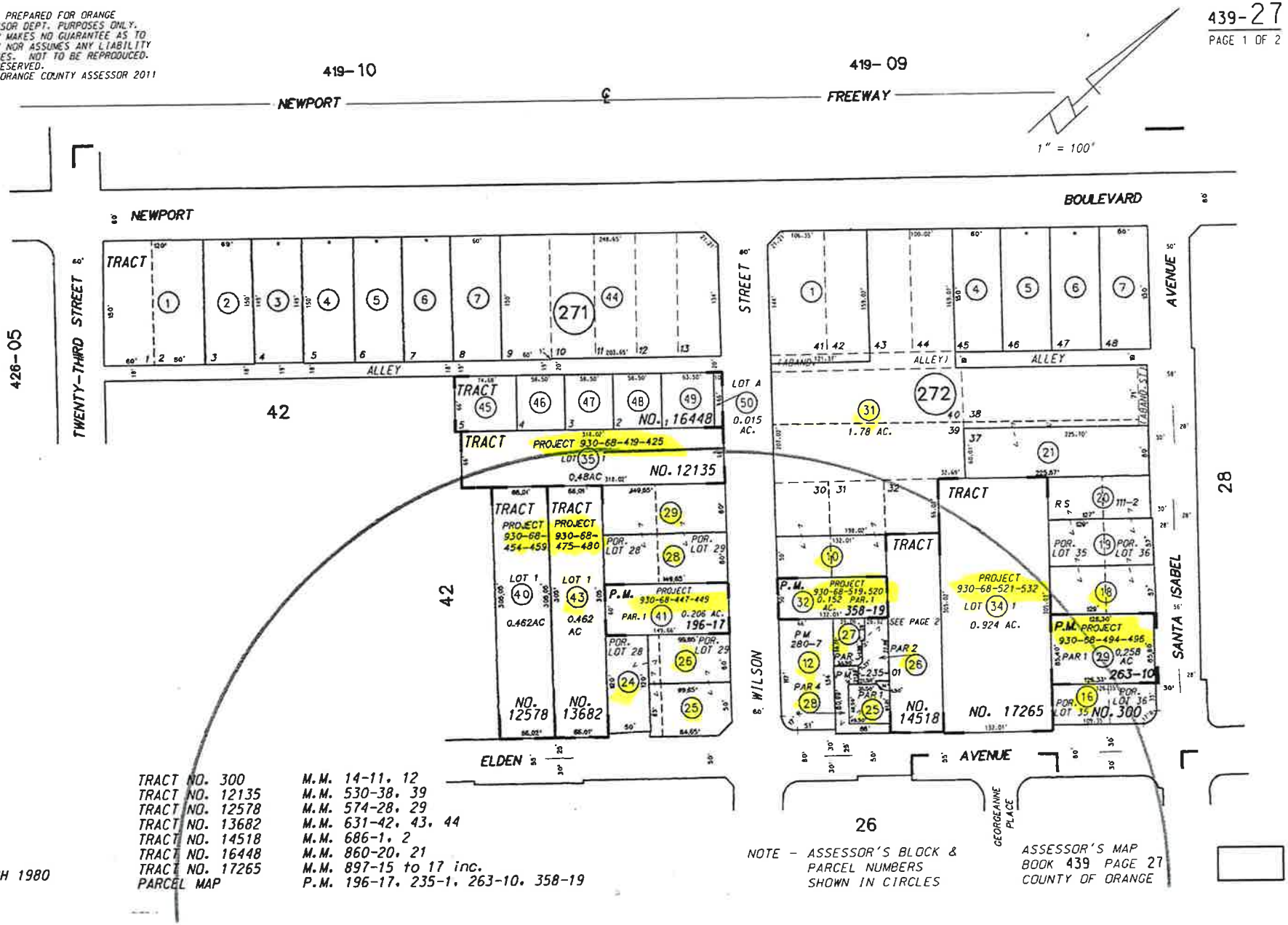

Description: Orange,CA Assessor Map 439.27 Page: 1 of 7
Order: ORCO Comment:

22

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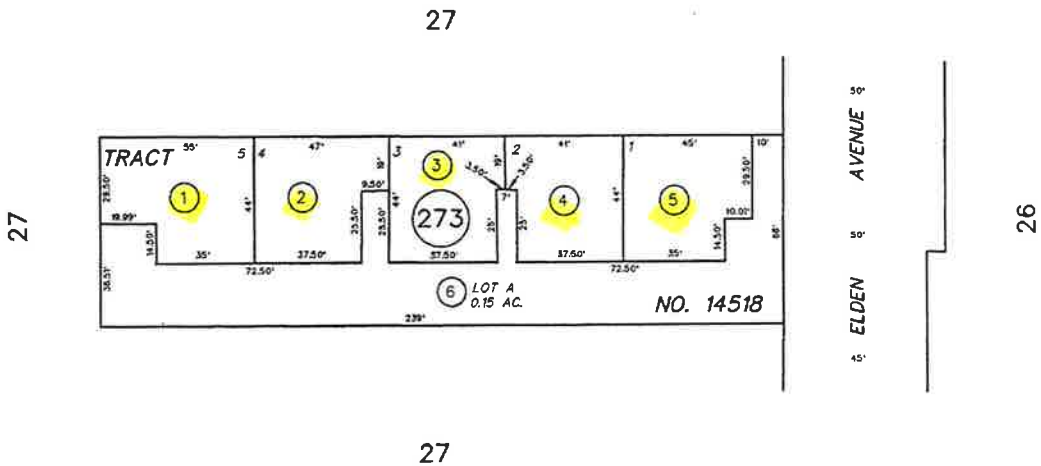
1"=40'



MARCH 1992 TRACT NO. 14518 M.M. 686-1,2

NOTE – ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 439 PAGE 273 COUNTY OF ORANGE

Description: Orange,CA Assessor Map 439.27 Page: 2 of 7
Order: ORCO Comment:

23

SHEET 1 OF 2 SHEETS

1 PARCEL

AREA=0.238 ACRES

PARCEL MAP NO. 2006-157

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT 94 AND A PORTION OF LOT 95 OF TRACT NO. 300 AS SHOWN ON A MAP FILED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CA.

DATE OF SURVEY: JULY, 2006 RON MIEDEMA L.S. 4653

ACCEPTED AND FILED AT THE REQUEST OF

DATE: 3-2-2007

TIME: FEE:

INSTRUMENT: 54523

BOOK 353 PAGE 28/29

TOM DALY
COUNTY CLERK-RECORDER

BY: DEPUTY

OWNERSHIP CERTIFICATE:

WE THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WILSON STREET, EXCEPT AT APPROVED ACCESS LOCATIONS AS SHOWN ON THE MAP.

KEITH BADEN RANDLE

ROBYN HIGGINS RANDLE

RECORD OWNERS: KEITH BADEN RANDLE AND ROBYN HIGGINS RANDLE, TRUSTEES OF THE RANDLE FAMILY TRUST DATED DECEMBER 27, 1990

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON 12/15/2006 BEFORE ME Victoria Kristine Valentz

PERSONALLY APPEARED Keith Baden Randle
Robyn Higgins Randle

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Commission # 1609084 Notary Public - California Orange County My Comm. Expires Apr 16, 2009

BENEFICIARY:

COUNTRYWIDE HOME LOAN INC., AS BENEFICIARY UNDER DEED OF TRUST RECORDED RECORDED NOVEMBER 17,2003 AS INSTRUMENT NO. 2003000926176 OF OFFICIAL RECORDS OF SAID COUNTY.

DAVID SCHWEITZER, V.P.

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON 12/15/2006 BEFORE ME Victoria Kristine Valentz

PERSONALLY APPEARED DAVID SCHWEITZER

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Commission # 1609084 Notary Public - California Orange County My Comm. Expires Apr 16, 2009

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPE LINES, DITCHES OR OTHER CONDUIT PURPOSES PER A DEED RECORDED 1/31/1927 IN BOOK 9, PAGE 416 OF OFFICIAL RECORDS (NOT PLOTTED, BLANKET IN NATURE.)

2. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES PER A DEED RECORDED 9/16/31 IN BOOK 503, PAGE 472 OF OFFICIAL RECORDS (AFFECTS THE NORTHEASTERLY 18.33 FEET.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF KEITH RANDLE IN JULY, 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON WITHIN 365 DAYS OF RECORDATION AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

RON MIEDEMA L.S. 4653
MY REGISTRATION EXPIRES: 9-30-07

LICENSED LAND SURVEYOR RON MIEDEMA Exp. Date 9/30/07 No. 4653 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 2nd DAY OF January, 2007

ERNESTO MUNOZ, CITY ENGINEER
OF THE CITY OF COSTA MESA

R.C.E. 47643
EXP. 12/31/07

REGISTERED PROFESSIONAL ENGINEER No. 047643 Exp. 12-31-07 CIVIL STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE:

CITY OF COSTA MESA)
COUNTY OF ORANGE) S.S
STATE OF CALIFORNIA)

PURSUANT TO THE PROVISIONS OF RESOLUTION 74-75 DATED OCTOBER 1, 1974, OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, STATE OF CALIFORNIA, I JULIE FOLCIK, CITY CLERK AND OF SAID COUNCIL, DO HEREBY ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO WILSON STREET AS SHOWN ON THIS MAP

I ALSO HEREBY CERTIFY THAT THE CITY HAS APPROVED THIS PARCEL MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS 4th DAY OF January, 2007

JULIE FOLCIK

CITY CLERK OF THE CITY COUNCIL OF THE CITY OF COSTA MESA

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 22ND DAY OF FEB., 2007.

BY: DEPUTY
RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185 EXPIRATION DATE: 3-31-08

LICENSED LAND SURVEYOR Exp. 03/31/08 No. 7818 STATE OF CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE

AND DO ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 9th DAY OF February 2007

~~JOHN M. W. MOORLACH~~ CHRISS W. STREET
COUNTY TREASURER- TAX COLLECTOR

BY: DEPUTY TREASURER-TAX COLLECTOR

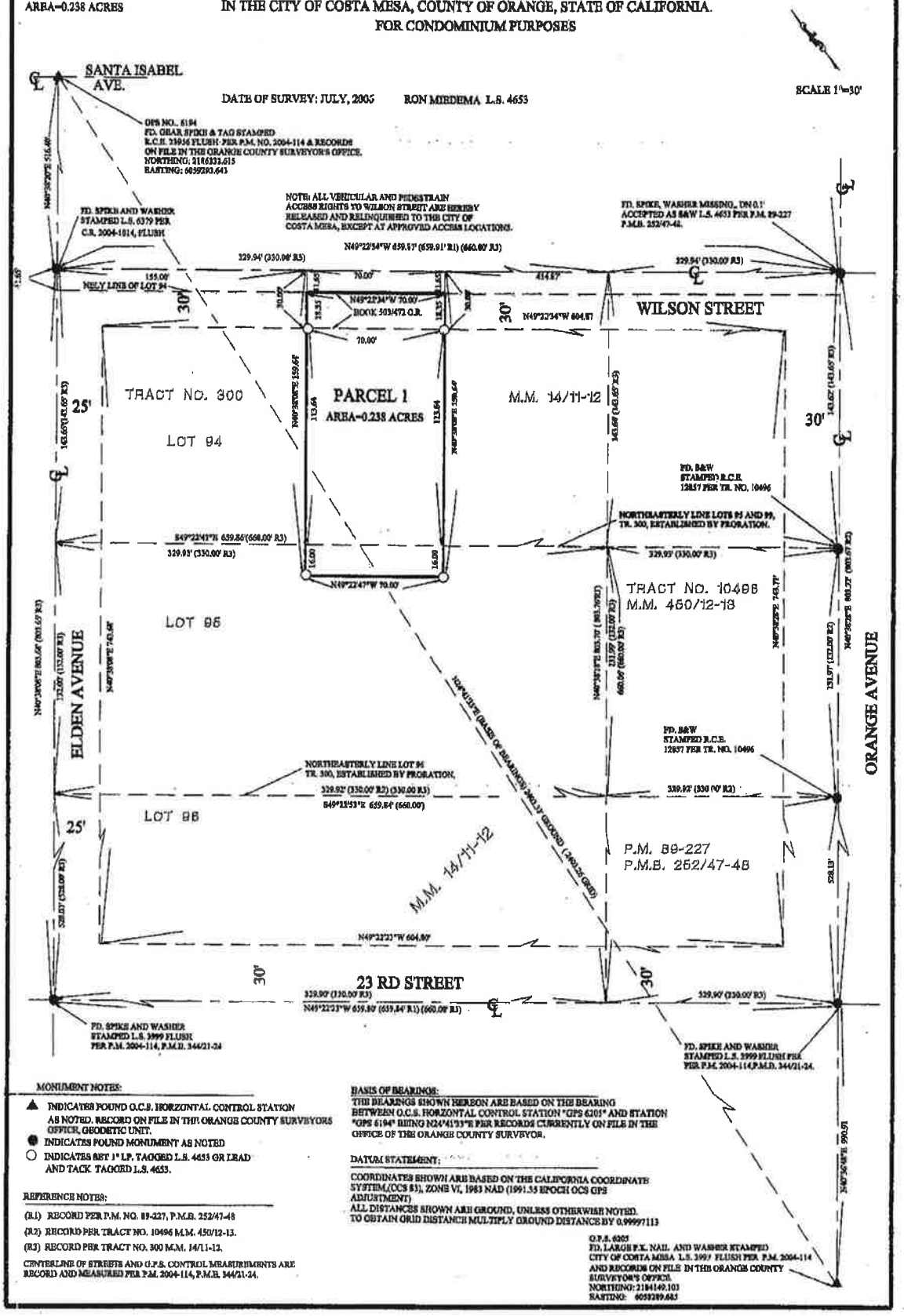
SHEET 2 OF 2 SHEETS

1 PARCEL

AREA=0.238 ACRES

PARCEL MAP NO. 2006-157

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FOR CONDOMINIUM PURPOSES



MONUMENT NOTES:

▲ INDICATES FOUND O.C.S. HORIZONTAL CONTROL STATION AS NOTED. RECORD ON FILE IN THE ORANGE COUNTY SURVEYORS OFFICE, GEODETIC UNIT.

● INDICATES FOUND MONUMENT AS NOTED

○ INDICATES SET 1" I.P. TAGGED L.S. 4653 OR LEAD AND TACK TAGGED L.S. 4653.

REFERENCE NOTES:

(R.1) RECORD PER P.M. NO. 89-227, P.M.B. 252/47-48

(R.2) RECORD PER TRACT NO. 10496 M.M. 450/12-13.

(R3) RECORD PER TRACT NO. 300 M.M. 14/11-12.

CENTERLINE OF STREETS AND G.P.S. CONTROL MEASUREMENTS ARE RECORD AND MEASURED PER P.M. 2004-114, P.M.B. 344/21-24.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION "GPS 6205" AND STATION "GPS 6194" BEING N24°41'53"E PER RECORDS CURRENTLY ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM,(CCS 83), ZONE VI, 1983 NAD (1991.35 EPOCH OCS GPS ADJUSTMENT)
ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.
TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997113

O.P.S. 6205
FD. LARGE P.K. NAIL AND WASHER STAMPED CITY OF COSTA MESA L.S. 3999 FLUSH PER P.M. 2004-114 AND RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
NORTHING: 2184149.103
EASTING: 6059289.685

ATTACHMENT 3

165 E. WILSON STREET PROPERTY LEGAL DESCRIPTION

TR 300 LOT 94 SELY 70FT NWLY 200FT AND SELY 70FT NWLY 200 FT NELY ½-EX SWLY 50FT-LOT 95, COUNTY OF ORANGE, CA

ATTACHMENT 4

VIEW LOOKING FROM E. WILSON STREET

VIEW OF EXISTING DRIVEWAY/PARKING

P.O. BOX 2028, NEWPORT BEACH, CALIFORNIA 92659
TELEPHONE: 949.689.8880 FACSIMILE: 800.698.0835

LIVING/DINING AREA

(SINGLE) BEDROOM

P.O. BOX 2028, NEWPORT BEACH, CALIFORNIA 92659
TELEPHONE: 949.689.8880 FACSIMILE: 800.698.0835

(DOUBLE) BEDROOM

LIVING/DINING AREA

P.O. BOX 2028, NEWPORT BEACH, CALIFORNIA 92659
TELEPHONE: 949.689.8880 FACSIMILE: 800.698.0835

KITCHEN

VIEW OF LIVING/DINING AREA FROM KITCHEN

ATTACHMENT 5

PROJECT DISCUSSION
Sober Living Home

Applicant: Summit Coastal Living (SCL)
P.O. Box 2028
Newport Beach, CA 92659

Contact: Attn.: Keith
P.O. Box 2028
Newport Beach, CA 92659

keith@summitcoastalliving.com
(949) 698-8880

Project: SCL "II"

Location: 165 E. Wilson Street, Costa Mesa, CA 92627

About SCL

SCL is a men's sober living environment for individuals whom have a desire to maintain sobriety and continue on the path of recovery from drugs and alcohol. Residents reside at SCL on a voluntary and conditional basis contingent upon compliance with certain rules and expectations. Summit Coastal Living Inc. does not offer any treatment services but will make outside referrals to qualified facilities upon request.

SCL is the product of two people who passionately believe in the recovery process. With a combined 30 years of sobriety, Keith and Jill are incredibly grateful that they are now in a position to provide other addict/alcoholics a positive and safe environment to continue their recovery. They are both very active in the local AA community and currently live and reside in the Newport Beach/Costa Mesa area.

SCL strives to help men in recovery move forward in their lives by providing a safe, sober and supportive environment. We believe that this positive and structured environment will help our residents navigate the challenges of everyday life and achieve their goals in recovery. We sincerely believe in the recovery process because we have seen it work for countless people. There is an amazing life waiting for those who recover, one free of drugs and alcohol. SCL is proud to play an important role in helping our residents achieve this life.

Project Description

SCL is requesting the review and approval of a Conditional Use Permit and Operator's Permit for the continued use and operation of a Sober Living Home located at 165 E. Wilson Street, Costa Mesa, CA 92627.

The proposal consists of housing for eleven (11) adult males, including a live in house manager within the two (2) existing units at 165 E. Wilson Street, Costa Mesa, CA 92627.

SCL will continue to operate this facility in full compliance with the regulations and licensing requirements set forth by the City of Costa Mesa Municipal Code and Ordinances.

The Property and Zoning Information

This subject property is located within the City of Costa Mesa Planning Jurisdiction and is zoned R2-MD, Multiple Family Residential (Medium Density).

The property is located in the general area commonly referred to as East Side Costa Mesa; South of the 55 Freeway and North East of Newport Beach. More descriptively the property is located at the intersection of E. Wilson Street and Orange Avenue and is adjacent to properties developed and designated with the same zoning/general plan area.

The property is accessible from the existing driveway on Wilson Street and is not subject to any street widening, additional parking or lot dedications. Currently the property is developed with two (2) structures/units and provides residency for a maximum of eleven (11) adult males within it's six (6) bedrooms.

Based on the number of occupants a Conditional Use Permit and Operator's Permit is required.

Neighborhood Impact

SCL is committed to maintaining it's positive relationship with the community and demands it's residence behave in a manner which reflects this, at all times.

To insure this expectation is met SCL continues to implement and enforce house rules and regulations. These rules regulate noise, curfew, behavior and use of substances, parking, littering and trespassing on neighboring properties, flow of traffic, smoking/vaping areas, operating home based businesses and general behavioral conduct. SCL onsite managers are required to continuously monitor and inspect the subject property and it's residence.

All clients (tenants), house mangers and employees and visitors are required to follow these rules at all times. Any violation is terms for immediate termination of residency, employment or access to the property.

Home Rules & Regulations, Written Intake Procedures, Relapse Policy and General Residency Agreement signed by tenants/posted in common area attached for reference.

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-03 FOR AN ALL-MALE SOBER LIVING FACILITY (SUMMIT COASTAL LIVING) WITH 2 EXISTING UNITS AND 8 OCCUPANTS (INCLUDING 1 LIVE-IN HOUSE MANAGER) FOR PROPERTY LOCATED AT 165 E. WILSON STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Keith Randle, the property owner, requesting approval of the following:

Planning Application PA-16-03: Conditional Use Permit for an all-male Sober Living Facility with 2 existing units and 11 occupants (including 1 live-in house manager).

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and has been found to be categorically exempt from CEQA under Section 15301 for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2016 with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-16-03, including a condition of approval that limits the maximum number of occupants to 7 plus one live-in house manager instead of 11 total occupants as originally proposed by the applicant.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-16-03 and upon the applicant's compliance with each and all of the conditions in Exhibit B and

compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 9th of May, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 9, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: A sober living home is a supportive living environment for persons who are recovering from drug and/or alcohol addiction. The subject property is not within 650 feet of any other living home or state licensed drug and alcohol facility that is currently permitted pursuant to City of Costa Mesa land use requirements. This separation distance helps to preserve the residential character of neighborhoods and facilitates General Plan Land Use Element Goal LU-1F.1 and Housing Element Goal HOU-1.2 in that it protects existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities. The condition of approval that would limit the total number of occupants in the sober living home to seven occupants plus one live-in house manager would help mitigate impacts such as noise, traffic and parking to adjacent R2-MD, nearby R1 properties, and school zone.

Additional conditions of approval include provisions to mitigate parking impacts to the area including the requirement that all on-site parking spaces shall be available at all times for the parking of vehicles and restrictions on commercial vehicles that prohibit those vehicles from being parked on the public street or onsite for more than a 10-minute period. These regulations help to ensure adequate parking and that the proposed use is substantially compatible and not materially detrimental to the surrounding residential area.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Findings: As part of the application process, the sober living operator was required to Live Scan all owners/operators who have contact with residents, corporate officers with operational responsibilities, house managers, and counselors. Additionally, the sober living operator was required to submit a copy of the House Rules, Relapse Policy and copies all forms distributed to residents. The purpose of these application requirements was to allow staff to review the sober living facility's administrative procedures for written evidence of responsible operation. A review of police calls for service within the last year do not indicate that the facility is being operated in a way that would be detrimental to the health, safety or welfare of the public and there have not been any code

enforcement complaints since Summit Coast Living began operating at the property.

It is a condition of approval that the applicant shall institute whatever measures necessary to operate the facility in a manner that will allow the quiet enjoyment of the surrounding neighborhood. Additionally, the operator must provide the name and phone number of the onsite house manager for purposes of lodging concerns about impacts to the neighborhood and the operator is subject to a City inspection, upon 24 hours written notice (or up to 48 hours under special circumstances), of the interior and/or exterior of the facility to verify that the approved use has not been altered and or that property complies with all applicable code(s). Other conditions of approval such as the requirement that the placement of security cameras should not intrude on neighbors' property, the requirement that tenants shall refrain from profanity and unnecessary noise and the establishment of a buffer preventing smoking close to neighboring property lines will also help to protect against activities that would be injurious to the surrounding neighborhood.

The condition to limit the number of occupants to seven or fewer (plus one house manager) helps to ensure safety by providing a more favorable ratio of occupants to the house manager. This lends to more oversight and regulation of secondary impacts arising from an all-adult household with an above average rate of transiency. Further, it is a condition of approval that upon eviction from or involuntary termination of residency in a group home, the operator of the group home shall make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home. This condition helps to further ensure the safety and well-being of occupants and the public resulting from the extremely transient population associated with group homes.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Findings: The use is in accordance with General Plan, Housing Element Goal HOU-1.8 in that encourages the development of housing that fulfills specialized needs by providing living opportunities for handicapped individuals. The condition of approval limiting the number of individuals in recovery residing on the property to no more than seven would ensure that the specialized needs of those individuals are met, and further achieve the land-use objectives of this use. It provides an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a residential neighborhood. It further creates the comfortable living environments that will enhance opportunity for

the handicapped, including recovering addicts to be successful in their programs.

The subject property contains two existing units on a legal non-conforming site and the issuance of the conditional use permit with a condition of approval limiting the total number of occupants to no more than seven plus one live-in house manager shall not allow a density that is not in accordance with the general plan designation and will mitigate impacts such as noise, traffic and parking from the intensified use.

B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is categorically exempt from the provisions of the California Environmental Qua lity Act (CEQA) under Section 15301 for Existing Facilities.

C. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng.

1. The operator shall obtain, and thereafter maintain in good standing, an operator's permit as required by Article 23, Chapter 2 of Title 9 within 15 days of Planning Commission Approval of the Conditional Use Permit.

2. The total number of occupants in the sober living home shall be no more than seven plus one live-in house manager. Applicant shall submit an updated bed layout to the Community Improvement Division within 30 days of approval. Operator shall have until December 17, 2016 to reduce the number of occupants to meet this condition.

3. The use shall be limited to the type of operation described in the staff report and applicant's project description submitted with the application on January 4, 2016, subject to conditions. Any change in the operational characteristics including, but not limited to, home rules and regulations, intake procedures or relapse policy, shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

4. Applicant shall defend, with the attorney of City choosing, and shall indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval.

5. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

6. The applicant shall contact the Community Improvement Division within 15 days to arrange an inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

7. The project is subject to compliance with all applicable Federal, State, and local laws.

8. With concurrence of the adjacent property owner, a six-foot masonry wall shall be constructed and maintained on all property lines abutting rear yards of other residentially-zoned property, except in areas where the Director/Deputy CEO determines that equivalent privacy and/or noise barriers already exist, such as accessory buildings on or near the property line.

9. All vehicles associated with the residence, including residents and staff, shall be limited to parking on the property and/or on the street within 500 feet of the property.

10. Except during garage sales as allowed by the zoning ordinance, all on-site parking spaces, both covered and uncovered, including driveways, shall be available at all times for vehicle parking and shall not be used for meetings, recreation, storage, or any other use which at any time will preclude automobile parking.

11. The number of activities, events, and meetings involving more than six people who are not residents of the home, shall not exceed three in one month nor 12 in one year. This condition shall not apply to random social visits with individual residents. Residents and non-residents attending any meetings, activities, or other events shall not be charged a fee, nor shall a donation be solicited for attendance.

12. It shall be the applicant's responsibility to file within 15 days with the City's Community Improvement Division, the name, address, and telephone number of the property manager and owner, and to ensure this information is kept current at all times.

13. The property shall be maintained in accordance with landscape maintenance requirements contained in Costa Mesa Municipal Code Section 13-108.

14. Each dwelling unit shall be limited to one mailbox and one meter for each utility.

15. The use approved by this permit shall not result in a change in the use or occupancy of the structure as defined in the California Building Code.

16. The facility shall operate at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or manager shall institute whatever measures are necessary to comply with this requirement.

17. If any building alterations are proposed, comply with requirements of the California Building Code as to design and construction. Comply with CCR Title 24 pertaining to "Disabled Access Regulations" where applicable, if the home accepts any non-ambulatory residents and/or other disabled residents.

18. A fire clearance approved by the Costa Mesa Fire Department pursuant to the requirements of the current version of the California Fire Code.

19. Applicant shall provide neighbors with the telephone number of the on-site manager, for the purposes of lodging complaints or concern about parking, trespassing, and/or other improper behavior.

20. The sober living home shall not provide any of the following services as they are defined by Section 10501 (a)(6) of Title 9, California Code of Regulations: detoxification; education counseling; individual or group counseling sessions; and treatment recovery or planning.

21. Formal visiting hours shall be limited to Sundays, between 11 a.m. and 3 p.m. The maximum number of visitors at any one time, shall be no greater than 12 per dwelling unit.

22. If this facility is licensed by the State of California, the facility shall always maintain and post on the premises, all currently valid State licenses. Owner/applicant shall provide the City Community Improvement Division with copies of State licenses and conditions imposed by the State, within thirty (30) days of issuance and renewal.

23. The manager/operator shall provide within 15 days the City's Community Improvement division with current copies of operational rules and regulations for the facility, including any revisions or amendments in the future.

CID

24. Operator is responsible to ensure that occupants, if any, who are subject to the requirements of Health & Safety Code section 11590 et seq. (Registration of Controlled Substance Offenders), Penal Code section 290 et seq. (Sex Offender Registration Act), and/or any condition of probation or parole, are in compliance with any applicable requirements and conditions of their registration, probation and/or parole while they are occupants or residents of the subject property.

25. Due to the proximity to Lindbergh School the operator shall not allow any person to reside at the subject property who is prohibited from doing so under applicable law, including, but not limited to Welfare & Institutions Code section 6608.5(f) and/or Penal Code section 3003(g)(1)(3).

26. Upon 24 hours written notice, the operator/and or manager of the premises shall allow the City to conduct an inspection of the interior and/or exterior of the facility to verify that the approved use has not been altered and or that property complies with all applicable code(s). These inspection(s) shall be scheduled between the hours of 8 am to 5 pm, Monday through Friday or on any other mutually agreed time and day. Subject to good cause or extenuating circumstances, the Development Services Director may authorize an extension up to an additional 24 hours.

27. All outdoor smoking, as defined by section 8-132 of the Costa Mesa Municipal Code, shall only be allowed in areas that are a minimum of 10 feet from all surrounding property lines. Operator shall post this requirement in all outdoor smoking areas.

28. Tenants shall refrain from creating any unnecessary noise that is audible

outside of the property, including, but not limited to loud, obnoxious and/or profane conversations, in such a manner that would disturb a person of ordinary sensitivities.

29. Commercial vehicles are to be used only for the loading and unloading of residents. Vehicles for this purpose will not be utilized on public streets or block sidewalks. Commercial vehicles are not permitted to be parked at the facility for more than a 10-minute period. Only one commercial vehicle may be present at the facility at a time.

30. The maintenance or washing of any vehicle(s) shall not be conducted onsite or on any public street or right-of-way.

31. The installation of security cameras shall be done in a manner so that it does not intrude onto neighboring properties' right to privacy.

32. Operator shall post a copy of the Good Neighbor Policy in at least one highly visible location inside the facility and in at least one highly visible location in all side and rear yards.

33. Operator shall secure that no trash and debris generated by tenants is deposited onto the City's rights of way.

34. Tenants shall not congregate in parked vehicles in front of the facility and or in the surrounding neighborhood.

35. Operator shall not use City parks for group activities without obtaining the proper approvals through the City's Parks and Recreation Department. All smoking bans apply.

36. This CUP is subject to review if any of the above listed conditions are violated and or the operation at this location has created an excessive amount of calls for City services.

37. Upon eviction from or involuntary termination of residency in a group home, the operator of the group home shall make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home. The group home may not satisfy this obligation by providing remuneration to the occupant for the cost of transportation.

38. The operator shall file a report with or otherwise inform the Community Improvement Division in writing every 90 days stating the number of occupants, if any, who refused or otherwise did not avail themselves of the offer of transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home following eviction from or involuntary termination of residency in Summit Coastal Living, pursuant to condition of approval no. 37.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. Use shall comply with all requirements of Chapter XVI of the Costa Mesa Municipal Code relating to development standards for sober living homes in multi-family residential zones.

2. Approval of the planning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains demo permit(s), grading permit(s), or building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.

Bldg. 3. Comply with the requirements of the adopted Code, 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

4. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11A and 11B of the 2013 California Building Code.

   a) Accessibility shall be to and through the front door and to the commercial space from the public sidewalk.

   b) Accessible restrooms/bathrooms in the commercial space.

   c) Accessible parking.

   d) Accessible entry door, ramps, landings, sidewalks, hallways, strike edge clearances and elevation changes.

5. Prior to issuing the Building permit, the conditions of approval shall be required to be incorporated into the approved architectural plans.

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-16-03 FOR AN ALL-MALE SOBER LIVING FACILITY (SUMMIT COASTAL LIVING) WITH 2 EXISTING UNITS AND 11 OCCUPANTS (INCLUDING 1 LIVE-IN HOUSE MANAGER) PROPERTY LOCATED AT 165 E. WILSON STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Keith Randle, property owner, requesting approval of the following:

Planning Application PA-16-03: Conditional Use Permit for an all-male Sober Living Facility with 2 existing units and 11 occupants (including 1 live-in house manager).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2016, with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-16-03.

PASSED AND ADOPTED this 9th day of May, 2016.

_____

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 9, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

Finding: The proposed development or use is not substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Finding: Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

B. The Costa Mesa Planning Commission has denied Planning Application PA-16-03. Pursuant to Public Resources Code Section 21080(b) (5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

Dolores Storme

182 Brandywyne Terrace

ATTACHMENT 7

April 7, 2016

Received
City of Costa Mesa
Development Services Department

APR 07 2016

City Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Subj: Application PA-16-03/165 E. Wilson

Honorable Commissioners:

This is written in opposition of the subject application.

The city has got to stop the proliferation of all these types of facilities and end the burden to its citizens by continuing to add to the hundreds of sober living/rehab facilities to its rosters.

My home is maybe a 2-minute walk from 165 E. Wilson. I know from attending andor viewing Planning Commission/City Council meetings how fellow citizens have suffered because they live in close proximity to such facilities: Loud conversations/foul language of the residents going outside to smoke at night, the smoke from their cigarettes, trash being thrown around, the traffic generated by such facilities – to say nothing of the devaluation of properties.

How many such facilities are located within, say, a one-mile radius of this property?

Does Summit Coastal Living have other such facilities in our city? If so, what is the city's experience with those facilities?

Are the individuals to be house here due to court ordered rehab? If so, what crimes were committed, particularly felonies?

How can only one "manager" oversee 11 individuals in two separate units?

Would any of you purchase a house in close proximity to such facilities? Need I go on?

I applaud the city for the agreement reached with Solid Landings. That's a step in the right direction. However, are we now going to replace the facilities that Solid Landings will be closing/moving with other sober living accommodations?

I am in firm opposition of establishing this or any sober living/rehab facility at the subject address – or anywhere else in our city. We are quickly going from the "City of the Arts" to the "Capital of Rehab Facilities." Yes, I understand that Santa Ana has more of these types of enterprises – however, they also have double our population.

I urge you to reject this application. Enough is enough.

Sincerely,

Dolores Storme

182 Brandywyne Terrace . Costa Mesa, California 92627.

Received
City of Costa Mesa
Development Services Department

APR 08 2016

April 8, 2016

City Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Subj: Application PA-16-03/165 E. Wilson

Honorable Commissioners:

This letter is written as an addendum to my previous letter dated April 7 regarding the same application.

As I now understand it, the city requires a separation of 650 feet between a sober living facilities and residential properties. The property in question is in no way 650 feet from any of the residences that surround it, nor is there 650 feet between the two units built on this property. Therefore, the application ca and should be denied on that basis alone.

Sincerely,

Dolores Storme

Summit Coastal Living House Rules

Drinking and Drug Use

Drinking, drug use or abuse of prescribed medications during your residency is not allowed (refer to the Relapse Policy attached). Bringing alcohol, drugs or any equipment to use illegal or non-prescribed drugs will be cause for immediate removal and termination of your residency. Mouth wash must be alcohol free. Avoid any food containing poppy seeds.

Alcohol and drug screening will be randomly requested 2 -3 times per week and you will be required to submit. If you refuse to submit within one hour your test will be considered dirty (see Relapse Policy). If you test positive you will be asked to leave (see Relapse Policy).

Medications will be taken as prescribed. Medications are to be documented and approved by the house manager upon admission. This includes prescriptions and over the counter medications. No medications are to be left out, they must be put away in your dresser or somewhere safe and out of sight. Notify the manager of any changes in your medications immediately.

If you know or suspect that another resident is drinking or using drugs, engaging in self harm behaviors, taking medications not prescribed to them, or abusing any medications notify the house manager immediately.

Outside AA, NA, PA, CA Meeting Attendance

There are no AA, NA, PA, CA or any other type of therapy meetings at any of Summit Coastal Living properties. There is a mandatory house meeting at the Tustin house Tuesday at 6pm and at the Wilson house Wednesday at 6pm for the occupants of those houses only. You must attend unless excused.

If you have less than 90 days of sobriety you must attend an AA based meeting daily. Anyone over 90 days of sobriety must attend a minimum of 4 meeting per week.

If you are attending an outpatient program you must abide by the above unless that outpatient program provides an AA, NA, PA or CA meeting during the program hours.

General

The house will be kept neat and clean at all times. You are responsible for cleaning the kitchen, community living area and bathroom after you use it. All dishes to be washed and put away and the bathrooms to be wiped down after you have used them. If you spill something on the floor you are responsible to clean it up immediately.

There are weekly chores that are posted on the bulletin board in each house every Wednesday. The chores must be completed by Saturday at 5pm. The chore for any week cannot be done prior to Friday. If you are going to have an overnight pass you are responsible to complete your chores before you leave. If you are going to be out of town it is important that you get your chore covered by someone in the house and let the house manager know. If you agree to cover that chore you must complete the chore.

All guests are required to be either attending an IOP, school, volunteering or working a minimum of 25 hours per week. If you are not, it is your job to be looking for work outside the house Monday thru Friday 9am to 3pm. The Public library at 1300 Irvine Ave, Newport Beach has been a good place to go during these hours; computers and internet access are available for job search.

You are responsible for keeping your bedroom and bathroom clean daily. Your bed must be made and all shoes and clothing put away daily. Towels are to be hung up to dry; the dirty laundry needs to be placed in the laundry basket provided. You will be responsible for cleaning your own room each week, dusting baseboards, dresser, bed, nightstand, window coverings, vacuuming and cleaning floors. Bedding and towels are to be washed weekly. This is in addition to your weekly chores

Residents provide their own food. You will be assigned shelve space in the kitchen and refrigerator. Your food is to be kept there. Using other guest's food or drinks without permission is considered stealing and you will be asked to leave the house permanently if caught. After cooking, you are required to clean up after yourself. Messes resulting from cooking are not the responsibility of the person with the kitchen clean up chore, they are the responsibility of the person who made the mess.

There are absolutely no guest, male, female or significant others allowed at the premise without the expressed approval of the house manager. All guests must be free from mind altering substances. Guests are not allowed in the bedrooms. Guests must not be left unaccompanied at any time. Residents are financially responsible for any damage done by their guests. All guest must leave the premise 1 hour before curfew. Remember you live with others. Be considerate of your roommates as you would want them to do the same: Example do not monopolize the TV, clean up your guests mess.

Curfews are as follows: Sunday through Thursday 11pm, Friday and Saturday midnight. Exceptions may be made on a case by case basis. If you are not home by curfew and you have not called the house manager there will be consequences. If you have an overnight pass you must submit to a urine test (UA) before 6pm the day you come back. Overnight passes must be approved by the house manager. Please note that there are no overnight passes within the first 30 days of your stay. No more than 2 overnight's per week. **House manager does random nightly bed checks.**

Smoking or Vaping is allowed in the designated areas only. There is no smoking or vaping inside the house, front of the house or on the driveways. Cigarette butts are to be discarded in the designated areas. Anyone caught vaping or smoking inside the house will be asked to leave permanently.

Quiet times are observed nightly after 11pm. If you are up after 11pm you are required to be quiet and respectful of your roommates. There is no sleeping on the couch; you must sleep in your own bed.

Respect your house mates. Abusive or aggressive language, gestures, bullying, gossip or any form of intimidation is not acceptable. No weapons including knives are allowed at the property.

Physical violence is not tolerated at Summit Coastal Living. Physical violence of any kind will result in immediate termination of residency at the house and you will be required to leave immediately.

Drug and Alcohol testing is random and mandatory. You must turn up to test at the designated time and location, if you do not show or test positive you will be required to leave the house for 3 days (see Relapse Policy, attached).

Mouth wash must be alcohol free. Avoid any food containing poppy seeds as it will show positive on your Drug Screen test. No over the counter nighttime medicines are allowed, see house manager if you have any questions about over the counter meds.

Lights and T.V. are to be turned off when you leave the room. All exterior doors are to be locked when you leave the house. If Heat or A/C is on doors and windows must be closed.

If low on supplies or something breaks please report it to the house manager immediately.

Parking is in the designated areas only. Please do not block another resident's car when parking in the driveway. Any cars leaking oil will not be allowed to park on the property. Your car must be registered and you must provide proof of insurance to park on Summit Coastal Living property. You cannot wash your car at the property. Your guest cannot park on the premise.

Rent is due each month on the anniversary of your move in date, rent is due and payable in advance.

No pets, Weapons (i.e. knives, guns) candles or incense are allowed.

Residents must take all of their personal belongings when permanently departing Summit Coastal Living. Anything left behind will be considered abandoned and will become the property of Summit Coastal Living. Any abandoned property will be donated to Charlie Street or Goodwill within 72 hours of you vacating the premise. Summit Coastal living assumes no responsibility for lost, stolen or abandoned items.

The house rules are to be followed by all guests while residing at Summit Coastal Living. Consequences of not abiding by the house rules may include, shorter curfews, extra chores or depending on the severity, you may be asked to permanently leave the house.

I acknowledge that I have read and understand the Rules of Summit Coastal Living. I have been given the opportunity to ask questions about the rules and any questions have been answered to my satisfaction. I understand these rules are subject to change and any changes will be addressed at the weekly house meeting. I agree to abide by the rules and acknowledge that I will suffer consequences or will be asked to leave Summit Coastal living if I do not abide by these rules.

Resident Signature **Date**

Guarantor Signature **Date**

Staff Signature **Date**

Summit Coastal Living Relapse Policy

By signing this document I acknowledge that I have read and understand the Relapse Policy of Summit Coastal Living.

1. A positive drug/ alcohol test, a refusal to submit to a Urine test, Breathalyzer or the reasonable suspicion of being under the influence will result in the immediate removal from the premises, regardless of circumstances, time of day, etc. This is considered a relapse.

A) You may choose to go to a detox facility for a minimum of 3 days at an additional cost,
or be permanently discharged from the house immediately.

B) After detox, depending on referring treatment center recommendations clients may be required to enroll in additional structure for a minimum of 30 days after a relapse.

C) Repeated offenses may result in longer stays in detox, additional structured and/or be referred to a higher level of care.

D) If resident is a "no show" and doesn't come home or call by curfew it will be assumed the person(s) has relapsed and will be subject to the same consequences.

E) Residents can be permanently discharged from the community as staff sees fit.

F) Summit Coastal living recommends The Pat Moore Foundation as a short term (3 day minimum) detoxification center located at 2568 Newport Blvd Costa Mesa Ca. 92627. 1-888-292-4049. Pat Moore charges $300 per day and does not take insurance.

A second relapse will result in being permanently being discharged from the house.

2. I understand that I am financially responsible for my transportation to and from the detoxification center, or to the address on my Identification card and all costs associated with said detox. In the event I do not have the funds to cover these costs

a) My Guarantor, _____ has agreed to cover all of these costs.

b) I agree to a security deposit in the amount of $_____. To be held by Summit Coastal living to cover the costs.

3. In the event of my permanent discharge from Summit Coastal Living due to a 2nd relapse I understand that I am financially responsible for my transportation back to my permanent place of residence. The location of my permanent residence is:

_____

The estimated cost to return to my permanent place of residence as shown on my Identification card is approximately $_____.
In the event I do not have the funds to cover this cost

a) My Guarantor,_____ has agreed to cover all these costs.

b) I agree to a security deposit in the amount of $_____. To be held in by Summit Coastal living to cover the costs.

Summit Coastal Living Relapse Policy Cont....

The house manager or operator will be responsible for implementing the relapse policy immediately after a resident test positive for any non-prescribed medications and or alcohol. If a Guarantor is to be financially responsible, they will be notified immediately to discuss the situation and to make arrangements to remove the guest from the home. The combination code to all doors will be changed and the guest will not be allowed back in the home for a minimum of 3 days. Guests will be supervised by staff as they pack enough personal belonging for the time they will be gone from the house.

Residents must test negative for any non-prescribed medications and be alcohol before being allowed back into the home.

In the event of permanent discharge I acknowledge that all my personal property is to be removed by me within 72 hours of discharge. Any personal property left behind will be donated to Charlie Street and or Goodwill.

I acknowledge a receipt of a copy of the Relapse Policy; have had an opportunity to ask questions with the staff of Summit Coastal Living and have had all my questions answered to my satisfaction.

Resident Date

I acknowledge a receipt of a copy of this Relapse Policy; have had an opportunity to ask questions with the staff of Summit Coastal Living and have had all my questions answered to my satisfaction.
I agree to be financially responsible for all costs associated # 2 and #3 above.

Guarantor Date

Summit Coastal Living Date

Summit Coastal Living: Resident Intake Sheet

Resident's Information

Name:	
Date of Birth:	Drivers License Number:
Address:	
Phone (Cell):	Email:
Marital Status:	Entrance Date:

Responsible Party's Information

Name:	
Address:	
Phone (Cell):	Phone (Home):
Relation:	Email:

Parent/Spouse's Information

Name:	
Address:	
Phone (Cell):	Phone (Home):
Relation:	Email:

Emergency Contact

Name:	
Address:	
Phone (Cell):	Phone (Home):
Relation:	Email:
I authorize Summit Coastal Living to contact this person in case of an emergency.	Initial:

Health Insurance Provider

Company Name:	Policy Number:
Address:	
Policy Holder:	Relation:
(Policy Holder's) Date of Birth:	(Policy Holder's) Phone:

Treatment Center/Case Manger

Name of Treatment Facility:

Address:

Case Manager:

Phone (Office):	Phone (Cell):

Summit Coastal Living is an authorized consent for release of information Initial:

Primary Care Physician

Name:

Address:

Phone (Office):	Phone (Cell):
Email:	Consent to Contact: *Yes / No*

Current Medications

Name:	Dose:	Length of Time on:	Reason:

General Medical Questionnaire

Do you have any allergies? *Yes / No*

If so, please describe.

Do you have any medical conditions? *Yes / No*

If so, please describe.

Have you ever had a seizure as a result of substance abuse? *Yes / No*

If so, when?

Have you ever been hospitalized for alcohol or drug related problems? *Yes / No*

If so, when?

Have you ever been hospitalized for mental illness? *Yes / No*

If so, when?

Have you ever thought about or attempted suicide? *Yes / No*

If so, when?

Previous Substance Abuse Treatment / Detox

Name:	Date:	Type:	Length of Stay:

Previous Sober Livings

Name:	Date:	Length of Stay:	Reason for Leaving:

Substance Abuse History

Name:	Amount:	First Use:	Last Use:

Employment

Are you Currently Employed? *Yes / No*

Name:

Position:

Address:

Phone (Office): Phone (Cell):

Email:

Are you at risk of losing your job? *Yes / No*

Are you currently on leave or a written warning? *Yes / No*

Are you currently on disability? *Yes / No*

Do you intend to go on disability? *Yes / No*

Legal Standing

Do you have current domestic related charges? *Yes / No*

Are you currently on probation? *Yes / No*

If so, please explain.

Any other legal violations? *Yes / No*

If so, please explain.

The house rules, relapse policy, good neighbor policy and the resident agreement and this intake sheet have been explained to my satisfaction and I have been given an opportunity, to have all my questions answered by staff.

Resident's Signature: ***Date:***

Staff's Signature: ***Date:***

Summit Coastal Living Sober Living Home Good Neighbor Policy

1. **Noise**
   a) Residents shall refrain from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit.
   b) Televisions, radios, stereos etc. must be played at a level which will not disturb neighbors.
   c) Quiet time is to be observed nightly after 11:00 p.m., if residents are awake late, they must be quiet and respectful.

2. **Residents Behavior's:**
   a) Residents shall be required to dress appropriately for the neighborhood.
   b) Residents shall not engage in any aggressive confrontation with each other or the neighbors.
   c) Residents shall not harass, catcall or otherwise intimidate neighbors.

3. **Smoking** -Smoking shall occur only in designated areas (House Rules should indicate where the designated smoking areas are for each group home) and all residents must use appropriate butt cans. Cigarette butts are NEVER to be thrown on the ground. Smoking in front yards is strictly prohibited.

4. **Trespassing** - Residents shall not cut across or walk on neighbor's lawns or property. Bicycles are to be parked in designated areas, residents are not to block any neighborhood sidewalk or thoroughfares.

5. **Littering-** Residents shall not litter anywhere in the community, and are to make *every* effort to keep their neighborhood clean.

6. **Parking** -All on-site garage and open parking spaces shall be utilized by residents, house managers, visitors; and services staff, before using on street parking spaces. Legally required on-site parking spaces may not be utilized for storage or other living space and must be available for use as parking for the residents and staff of the group home.

7. **Pickup and drop-off** -If residents are being picked up or dropped off, it

needs to be done as quickly as possible so as to not disturb the neighbors. Avoid having vehicles idling outside the house or having the car radio loudly playing while waiting. If for any reason a car or van is waiting, its headlights should be dimmed or turned off. To the extent possible vehicle pickup shall take place on site. If the vehicle pick up has to be off site, the vehicle needs to be parked or waiting in a legal parking space. Pick up and drop off should not be occurring in the drive through lanes on any public or private street.

8. **Home Based Business.** Residents may not engage in a trade or business based in the home.

9. **Positive Role Model.** Residents are expected to be an asset and positive role model for the community, at all times.

I have read, and have a complete understanding of the Good Neighbor Policy rules listed *above* which include the importance of being a Good Neighbor and asset to the community; and I agree to fully comply with the Good Neighbor Policy. I understand that failure to follow the rules outlined in the Good Neighbor policy may result in disciplinary action up to and including immediate removal from the group home.

Residents Signature

Residents Name:

Guarantor:

Staff Sign:_____Date:

ATTACHMENT 12

Sec. 9-374. - Requirements for issuance of operator's permit.

(a)

The owner/operator shall submit an application to the director that provides the following information:

(1)

The name, address, phone number and driver's license number of the owner/operator;

(2)

The name, address, phone number and driver's license number of the house manager;

(3)

A copy of the group home rules and regulations;

(4)

Written intake procedures;

(5)

The relapse policy;

(6)

An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

(7)

Blank copies of all forms that all residents and potential residents are required to complete; and

(8)

A fee for the cost of processing of the application as set by resolution of the city council.

(b)

Requirements for operation of group homes.

(1)

The group home has a house manager who resides at the group 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.

(2)

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 (500) 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.

(3)

Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code Section 1503.5 and Section 80001(c)(3) of title 22, California Code of Regulations.

(4)

Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(5)

If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(6)

Upon eviction from or involuntary termination of residency in a group home, the operator of the group home shall make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home. The group home operator may not satisfy this obligation by providing remuneration to the occupant for the cost of transportation.

(7)

The property must be fully in compliance with all building codes, municipal code and zoning.

(8)

In addition to the regulations outlined above, the following shall also apply to sober living homes:

i.

All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or Narcotics Anonymous and the sober living home must maintain current records of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

ii.

The sober living home's rules and regulations must prohibit the use of any alcohol or any non-prescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents.

63

The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be re-admitted for at least ninety (90) days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iii.

The number of occupants subject to the sex offender registration requirements of Penal Code Section 290 does not exceed the limit set forth in Penal Code Section 3003.5 and does not violate the distance provisions set forth in Penal Code Section 3003.

iv.

The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

v.

The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vi.

The sober living home shall not provide any of the following services as they are defined by Section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(c)

An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to Article 15 of Chapter IX of Title 13 of this Code.

(d)

The operator's permit shall be issued by the director if the applicant is in compliance, or, where applicable, has agreed to comply, with the requirements of subsections (a) and (b) above.

(e)

In addition to denying an application for failing to comply, or failing to agree to comply, with subsections (a) and/or (b), an application shall be denied by the director under any of the following circumstances:

(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; 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 or handicapped as defined by the FHAA and FEHA.

(6)

An operator's permit for a sober living home shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following additional circumstances:

i.

65

The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

ii.

For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations.

(Ord. No. 15-13, § 1, 11-17-15)

hoag
Neurosciences Institute

HOAG MEMORIAL HOSPITAL PRESBYTERIAN
One Hoag Drive, PO Box 6100
Newport Beach, CA 92658-6100

Executive Medical Director
Hoag Neurosciences Institute
949/764-5942
Fax: 949/764-6789
mbrant@hoag.org

November 21, 2014

To the Planning Commission of the City of Costa Mesa:

I have been asked to provide input on the issue of whether 15 adults living together not as a single housekeeping unit are necessary to provide individuals recovering from alcohol and drug addiction the opportunity to the use and enjoyment of the dwelling of their choice. The basis for the request, as stated in applicants' June 5, 2014, letter, is that persons "recovering from addiction are far more often successful when living in a household with at least eight other persons in recovery, particularly in the early stages of recovery. Barring more than three unrelated individuals from residing together, without regard to the size of the residential unit, interferes with the critical mass of individuals supporting each other in recovery."

No supporting evidence was cited or provided in the letter. I have found no evidence supporting such a claim in the relevant literature, and in my opinion 15 adult individuals recovering from alcohol and drug use is not a necessary number for successful recovery.

A true sober living facility has been defined by the State as a household supportive of a sober life style AFTER treatment. A household with six individuals certainly meets that definition/goal. A boardinghouse-style residential facility with 15 individuals who have no communal relationship, living under individual contracts with an operator for varying short lengths of stay is more of a commercial or institutional setting, one that may be counter-therapeutic to reintegration into a sober living lifestyle.

Treatment facilities are a different story--ones housing a large number of disparate individuals are more like hospitals, and require similar oversight, both medical and regulatory. They require a location providing appropriate privacy, security, and servicing access requirements and compliance with Federal and State laws, not typically found in a single family zoned neighborhood.

No ideal number exists that best supports recovery; the more the living situation resembles a typical residential household where people share expenses, chores and responsibilities, and can develop/maintain interpersonal relationships of a medium or long range nature, the better. This is because the key elements for a sober living home to maximize the likelihood of successful recovery for its residents consist in a

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One Hoag Drive, PO Box 6100
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Michael Brant-Zawadzki, M.D., F.A.C.R.
The Ron and Sandi Simon Endowed Chair
Executive Medical Director
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home setting mirroring that of a normal neighborhood, not a campus for those recovering from substance abuse. Access to counseling and medical (psychiatric) treatment facilities/providers on an individual basis (not contracted for by the operator) can be facilitated, as needed, much like in any other family setting.

Additionally, having as many as 15 recovering addicts living together could potentially be detrimental to these individuals' recovery by fostering a "labeling" function, one that unnecessarily creates an "addict" victim mentality, differentiating the so-housed individuals from the other 1 out of 4 Americans who have some type of mental health disorder annually.

Sincerely,

Michael Brant-Zawadzki, MD, FACR
Executive Medical Director, Physician Engagement
The Ron and Sandi Simon Endowed Chair,
Executive Medical Director, Neurosciences
Hoag Memorial Hospital Presbyterian

Joan Ellen Zweben, Ph.D.
714 Spruce Street
Berkeley, California 94707

(510) 526-4442 ***Lic. #PSY 4103***
(510) 527-6842 Fax ***E-mail: Joan.Zweben@ucsf.edu***

November 24, 2014

To the Planning Commission of the City of Costa Mesa:

I have been asked to provide input on the issue of whether 15 adults living together not as a single housekeeping unit are necessary to provide individuals recovering from alcohol and drug addiction the opportunity to the use and enjoyment of the dwelling of their choice. The basis for the request, as stated in applicants' June 5, 2014, letter, is that persons "recovering from addiction are far more often successful when living in a household with at least eight other persons in recovery, particularly in the early stages of recovery. Barring more than three unrelated individuals from residing together, without regard to the size of the residential unit, interferes with the critical mass of individuals supporting each other in recovery."
No supporting evidence was cited or provided in the letter. I have found no evidence supporting such a claim in the relevant literature, and in my opinion 15 adult individuals recovering from alcohol and drug use is not a necessary number for successful recovery.

Recovery success in supportive housing is not a question of numbers. Problems occur even with six people in residence, but rather, a question of structure. When a group of unrelated adults live together, a system for organizing household chores, shopping, and other basics of daily living is needed, as well a system of accountability. Many households do this for themselves spontaneously, but if this does not occur, or one of the natural leaders moves out, a vacuum is created that can result in a difficult situation. One of the most common problems occurs when a member relapses to alcohol or other drugs and there is no agreed-upon mechanism for handling this. This circumstance is very difficult for peers to address under the best of circumstances, even if there are only six people in the residence. If the recovery home providers minimize regulations, the result does not always benefit the residents.

Six people in supportive housing can provide the necessary support but, as mentioned above, even these have problems. Larger size does not necessarily bring more benefits, especially in a boarding house model. There is no magic number. I reviewed the literature on Sober Living Environments (SLE's)[1] and did not find any studies using size as the key variable. The studies

[1] See, e.g., the following attachments to the agenda report: *Community Context of Sober Living Houses*, Douglas L. Polcin, Ed.D., et al., NIH Public Access Author Manuscript, December 1, 2012 (published in final edited form as *Addict Res Theory*. 2012 December 1; 20(6): 480-491. doi: 10.3109/16066359.2012.665967); *Residential Treatment of Substance Abuse Disorders, Core Therapeutic Elements and Their Relationship to Effectiveness*, Practice Committee Consensus Report, State Association of Addiction Services, April 2013; *Residential Treatment for*

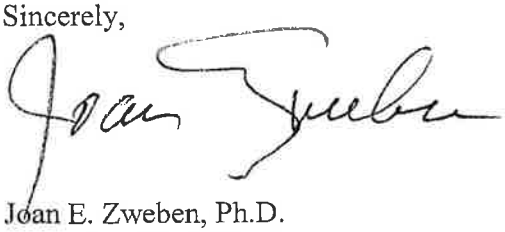
focused on what level of structure was desirable, with tighter structure favoring better outcomes. The housing situations studied were typically tied to particular treatment programs.

Other key elements for recovery include a strong commitment to abstinence, shared by all individuals. This is challenging, because commitment in the individual fluctuates over time. Some staff oversight is required for times when conflict resolution is needed, or issues like relapse need to be handled. Availability of supportive services like psychiatric and other medical resources, transportation, employment specialists, assistance with money management, etc.

Under certain circumstances, 15 people in supportive housing could even be detrimental to recovery. The term "Supportive Housing" usually means specific services are available, mostly through case management, some onsite. These include: counseling, life skills training, employment services, medical/psychiatric services, etc. There should be a staff member designated who can provide case management, structure and accountability. Much depends on the background and training of that person. Being in recovery is a great asset, but it is not a sufficient job qualification. Strong management skills are needed. There should be weekly house meetings with a leader who has clear authority. Having 15 people and minimal structure is a recipe for problems.

My own experience, at East Bay Community Recovery Project and also at the San Francisco VA, is that Sober Living Environments are challenging with any number of residents. Once people are no longer participating in a structured treatment program, the relapse rate increases, particularly during the early stages of the transition.

Sincerely,



Joan E. Zweben, Ph.D.
Executive Director
East Bay Community Recovery Project
Oakland, CA.

Clinical Professor of Psychiatry; University of California, San Francisco

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Individuals With Substance Use Disorders: Assessing the Evidence, Sharon Reif, Ph.D. at al., Psychiatric Services, March 2014 Vol. 65 No. 3; *Recovery Housing: Assessing the Evidence*, Sharon Reif, Ph.D. at al., Psychiatric Services, March 2014 Vol. 65 No. 3; *Sober living houses for alcohol and drug dependence*: 18-Month outcomes, Douglas L. Polcin, Ed.D., et al., Journal of Substance Abuse Treatment 38 (2010) 356-365.

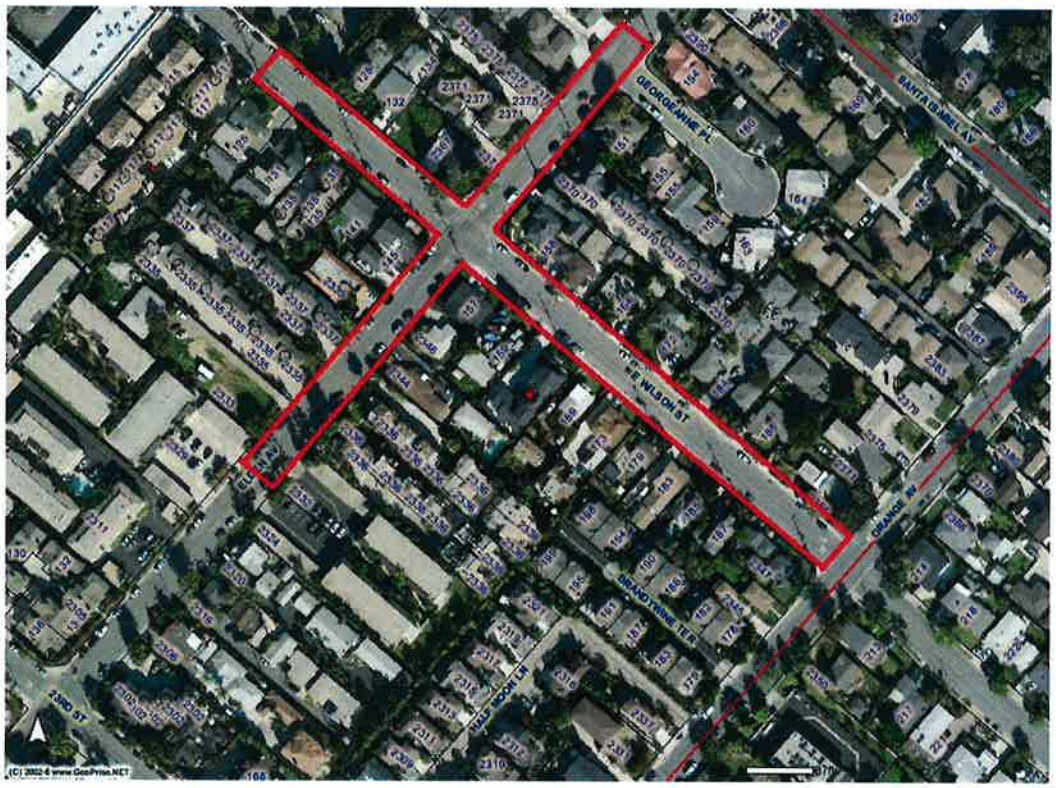
Parking Study-165 E. Wilson Street

Introduction

City of Costa Mesa Community Improvement Division staff conducted a parking survey for the neighborhood immediately surrounding the property located at 165 E. Wilson. The purpose of this survey is to identify the current street parking conditions to assist staff in their evaluation of Planning Application PA-16-03, an application for a Conditional Use Permit to operate a group home with a proposed 11 occupants in two units.

Study Area

Staff designated a study area by measuring a 500 foot distance along the curb lines in all directions from the property line of 165 E. Wilson Street. The figure below identifies the study area boundaries.



Method

Staff determined the number of available street parking spaces within the designated study area by measuring determining the maximum number of 18 foot spaces available while allowing a four foot distance in between spaces pursuant to guidelines specified by the City's Transportation Services Division. Staff also identified curb areas that could not be used for parking such as areas painted red and a 15 foot distance from any fire hydrant. A total of 73 spaces were identified.

Findings

Peak parking hours occurred at 9:00 p.m. with 69 spaces utilized on Tuesday, 64 spaces utilized on Friday and 68 spaces utilized on Saturday. The following chart provides the data from staff's observations:

Approximate Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00 a.m.		55	53	51	57	54	
7:00 a.m.		50	47	48	51	55	
8:00 a.m.		46	31	36	43	53	53
9:00 a.m.		38	37	34	37	56	53
10:00 a.m.		40	35	31	41	52	60
11:00 a.m.		31	34	27	53	49	47
12:00 p.m.		42	32	30	45	40	30
1:00 p.m.		42	35	28	38	38	40
2:00 p.m.		33	30	28	39		48
3:00 p.m.		30	41	31	31		43
4:00 p.m.		41	41	39	38		46
5:00 p.m.		47	38	57	50		56
6:00 p.m.		49	47		52	71	57
7:00 p.m.		53	53		58	57	63
8:00 p.m.		60	55		61	71	55
9:00 p.m.		69	56		64	68	55

Analysis

During the peak hour of 9:00 p.m., highly limited parking conditions were identified with 95% of spaces being used on Tuesday night, 88% of the spaces being used on Friday, and 93% of the spaces being used on Saturday night.

Summit Coastal Living

VICINTY MAP

Summit Coastal Living

Applicant

Summit Coastal Living
P.O. Box 2028
Newport Beach, CA 92659

Project Address:

SCL II
165 East Wilson Street
Costa Mesa, CA 92627

Scope of Work:

Sober Living Home
Operator's Permit
Conditional Use Permit

Jurisdiction:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Note:

No Proposed Construction
Zoning Drawings

Page Number:

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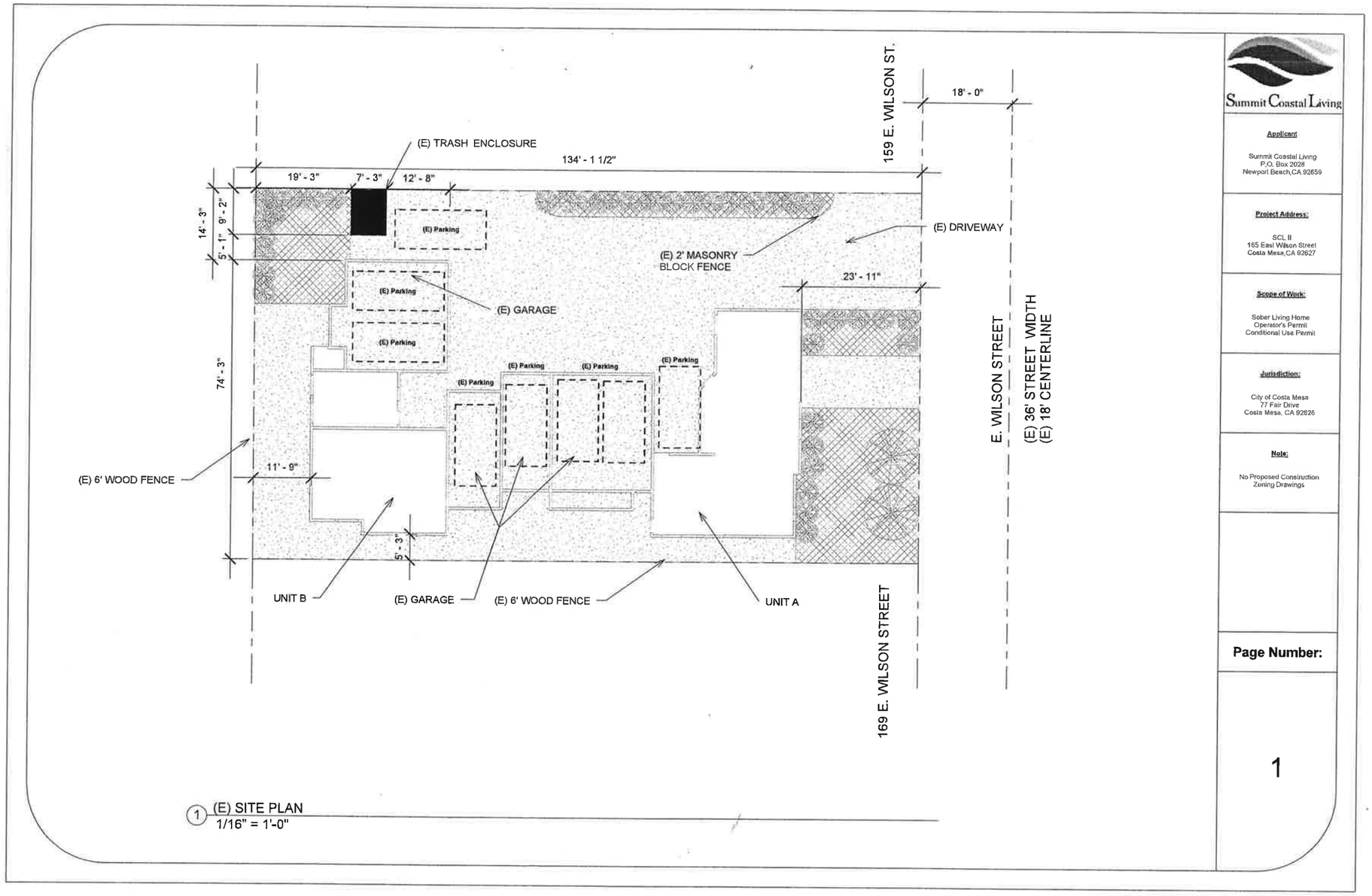
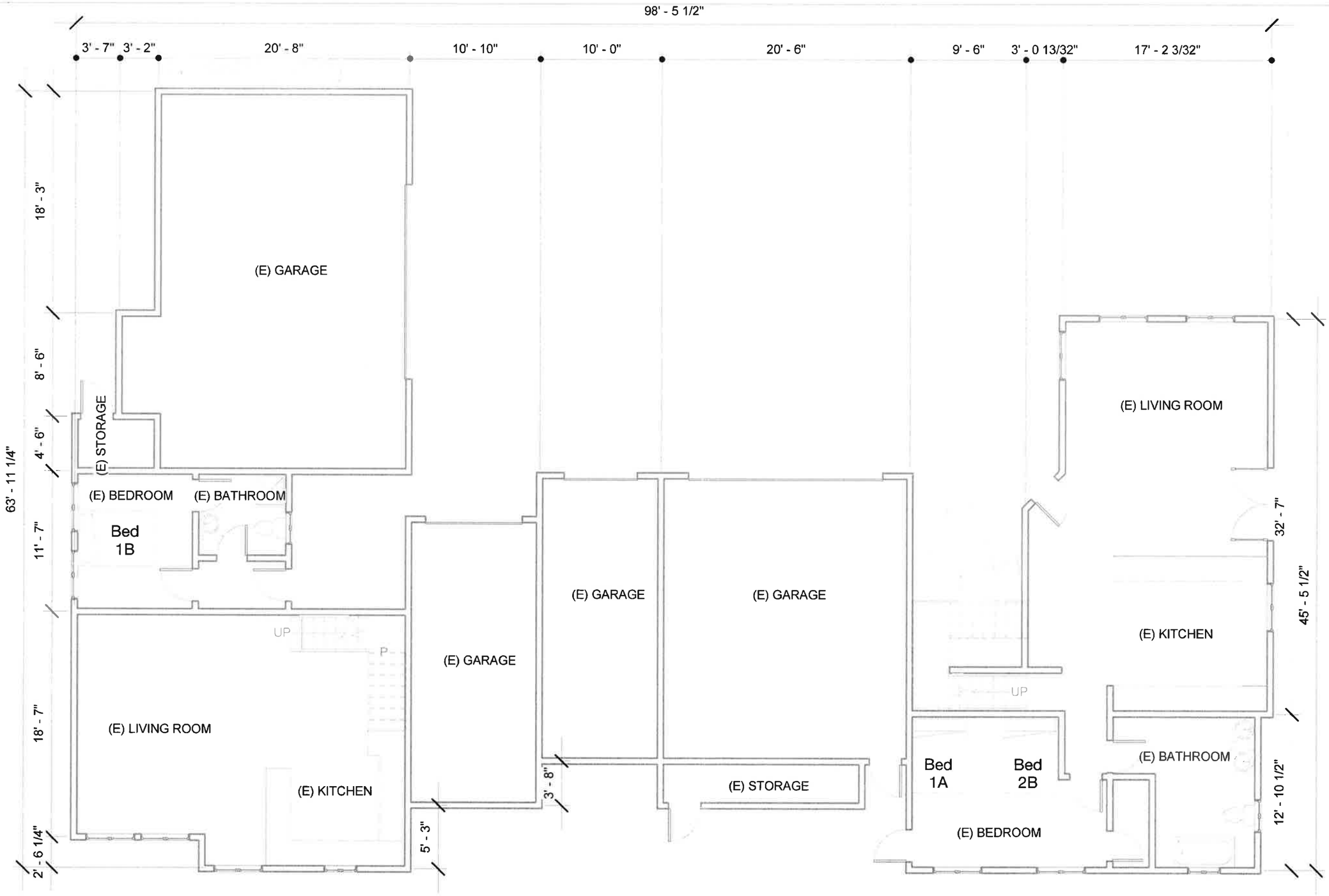
1	(E) SITE PLAN
2	(E) FIRST FLOOR PLAN
3	(E) SECOND FLOOR PLAN
4	(E) EAST & SOU& WEST ELEVATIONS
5	(E) NORTH & SOUTH ELEVATIONS



1 (E) SITE PLAN
1/16" = 1'-0"



1 (E) FIRST FLOOR
1/8" = 1'-0"

75

Summit Coastal Living

Applicant:

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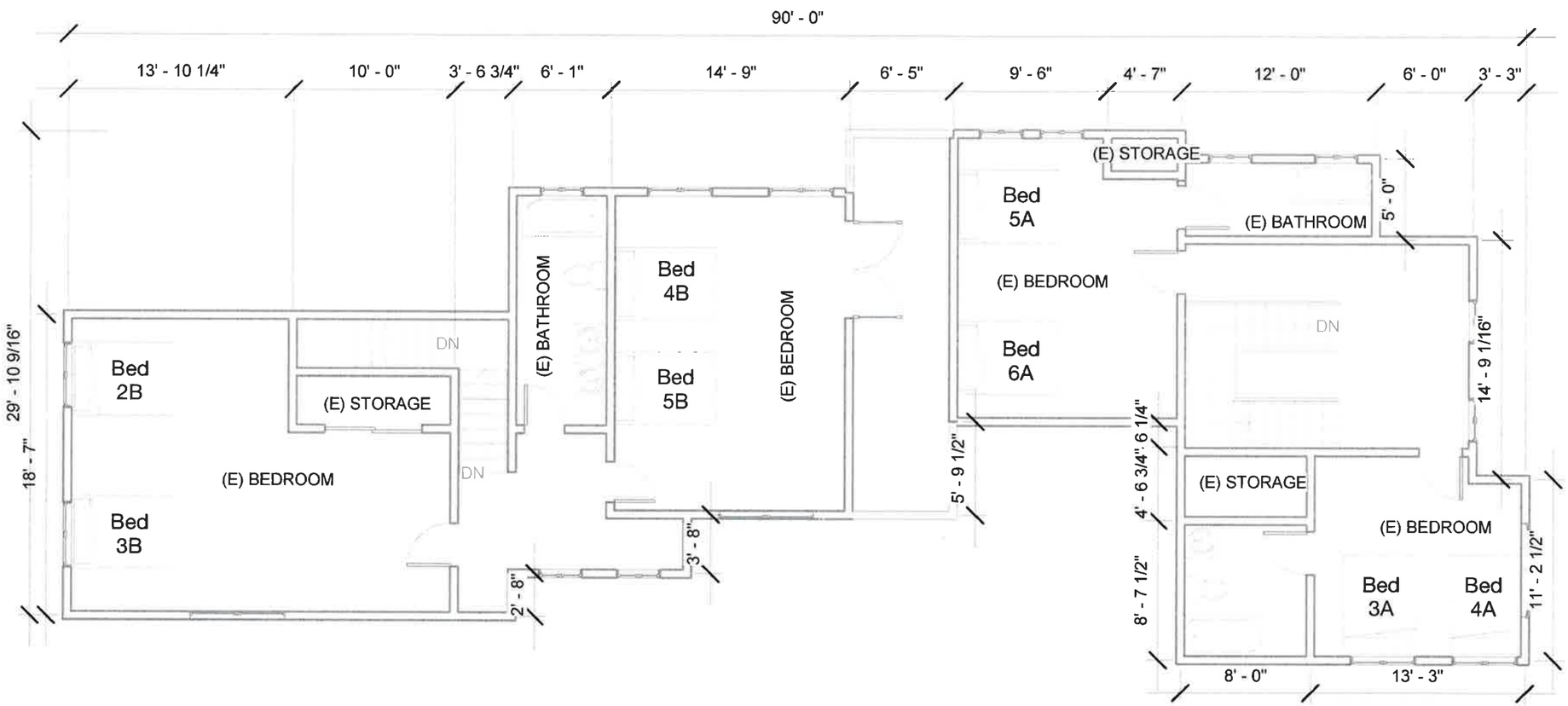

1 (E) SECOND FLOOR
1/8" = 1'-0"

Summit Coastal Living

Applicant:

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P.O. Box 2028
Newport Beach,CA 92659

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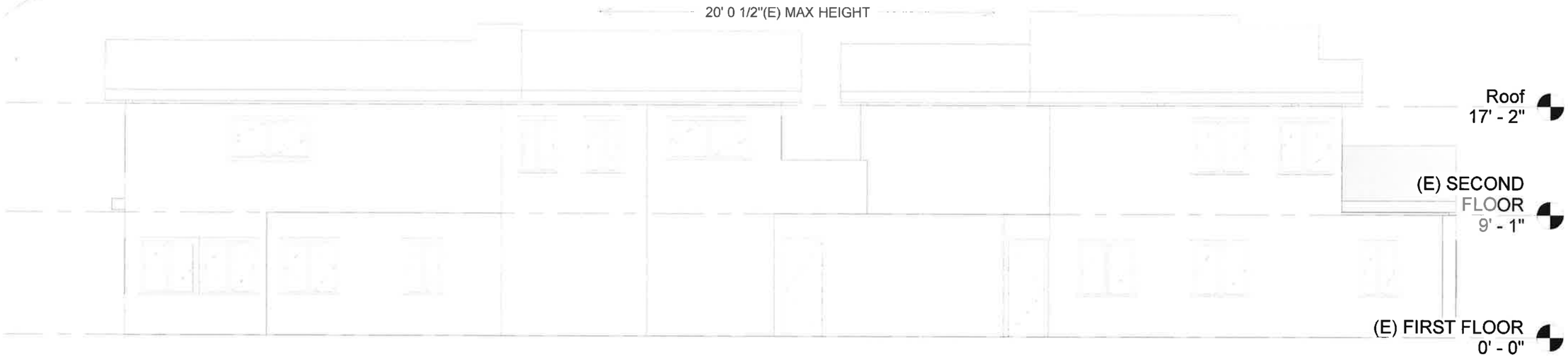

1 (E) EAST ELEVATION
1/8" = 1'-0"

2 (E) WEST ELEVATION
1/8" = 1'-0"

Summit Coastal Living

Applicant:

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Zoning Drawings

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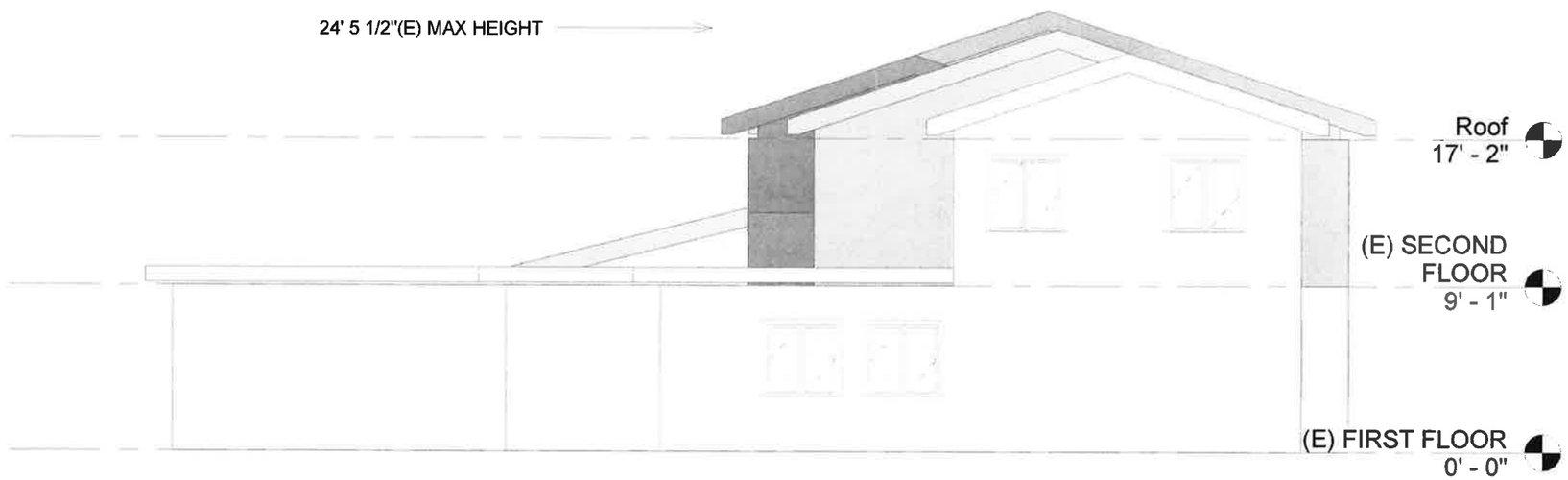
1 (E) NORTH ELEVATION
1/8" = 1'-0"



2 (E) SOUTH ELEVATION
1/8" = 1'-0"

Summit Coastal Living

Applicant:

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Zoning Drawings

Page Number:

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PH-2

COLGAN, JULIE

From: Carol Rogers <csrogersllc@gmail.com>
Sent: Wednesday, May 04, 2016 6:58 PM
To: PLANNING COMMISSION
Cc: Andrew Stoneman; Terri Ross
Subject: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson

Dear Costa Mesa City Planning Department,

I will be in attendance at your meeting on May 9th at 6PM in order to ***protest*** Keith Randle's (of Summit Coastal Living) request for Conditional Use Permits for his Sober Living Homes (SLH's) at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I request on behalf of my family and many neighbors that both of these be denied.
*(*Any neighbor who feels the same please respond by forwarding this or your own email to the CM city planning department and feel free to cc me. Voice your concerns loud and clear before May 9th, even better come to the meeting).*

I live on Holiday Road, right around the corner from Tustin Ave. Parking, traffic and congestion are very, very heavy in this area. 2041 Tustin is adjacent to both Woodland Elementary and Kaiser Middle school. Street parking during school drop off and p/u and during sports practice hours is very limited. Many families park on Tustin, right in front of 2041 and walk their young children to school. While a SLH has operated in the front of this tri-plex recently, residents are not happy about it as it created a dynamic change to the neighborhood due to the transient nature of the residents.

There is a SLH at 2175 Tustin Ave. very near the Boys and Girls Club, one at 425 East 20th Street and hundreds more all around us. You must be aware of the outrage of residents in the Newport Mesa area at the extreme proliferation of these legal, ADA protected, yet entirely unregulated homes. We can only react after a problem with a SLH home occurs!

Do we really need to house Sober Living Homes en masse in MFR units that are largely surrounded by SFR homes all full of children and families? The overcrowding and closeness of living quarters of recovering addicts is unhealthy for ALL residents. Having 13 men in a trip-plex cluster on Tustin and 11 men on Wilson is not what the city ordinance wants in my interpretation.

Costa Mesa city Ordinance 14-13 states that the city needs to strike a balance between residents interests and opportunity for handicapped. **Costa Mesa has hundreds of SLH's.** The city has done more than it's fair share of heavy lifting for the addicted/handicapped. It is time to yield some respect and fairness to residents.

Our home values suffer when a SLH is on or near our street, yet the owner/operators collect over market rental income. No wonder SLH's are popping up everywhere! The transient nature of SLH's means that you never know your neighbor, because they don't live there for more than 30 days.

Even more frustrating is the nuisance created by transients who don't share the same pride of ownership or care for their home and the neighborhood. Regardless of how the owner says the SLH will operate, without regulation, you have no idea what goes on day in and day out in these homes, period!

A SLH opened on 2218 Holiday Road in 2015. We experienced first hand what happens when a SLH is your neighbor. Sadly many of the occupants did not seem to be on the path to recovery. Excessive noise, trash, smoking and even drug use ensued in this home. Needless to say it changed our entire street. Thankfully for us it was closed March 1, 2016 by the city of Newport Beach. No one regulates SLH's and this one, like many others, was not helpful to anyone including the occupants.

During this period I wrote to our state legislators and I heard back from Matthew Harper, AssemblyMember, 74th district. He and others in our state congress have introduced a bill, AB 2255 to introduce regulation and licensing procedures for SLH's. It has not been voted on yet, but hopefully it will pass.

Current SLH's do not help addicts recover in a science based effective manner. AA's 12 step program will **NOT** cure a heroine or meth addict, nor was it ever intended to. In the meantime our family neighborhoods are being assaulted with more and more SLH's, adding to our homeless population and increased crime. Our children don't feel as safe as they did just a few years ago.

Please consider the facts and all the legal reasons why you do not need to approve the Conditional Use Permits for Keith Randle and his MFR SLH's. Again your city Ordinance states that the city needs to strike a balance. Please yield to families for a safe, healthy and friendly neighborhood.

Thank you for your consideration.
Sincerely,
Carol Rogers

2240 Holiday Road
Newport Beach, CA 92660
(949) 375-0276

PH-2

COLGAN, JULIE

From: Andrew Stoneman <astoneman13@yahoo.com>
Sent: Thursday, May 05, 2016 7:20 AM
To: PLANNING COMMISSION
Subject: Fwd: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson

Sent from my iPhone

From: Andrew Stoneman
Subject: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson

Dear Costa Mesa City Planning Department,

I will be in attendance at your meeting on May 9th at 6PM in order to ***protest*** Keith Randle's (of Summit Coastal Living) request for Conditional Use Permits for his Sober Living Homes (SLH's) at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I request on behalf of my family and many neighbors that both of these be denied.
*(*Any neighbor who feels the same please respond by forwarding this or your own email to the CM city planning department and feel free to cc me. Voice your concerns loud and clear before May 9th, even better come to the meeting).*

I live on 21st street, right around the corner from Tustin Ave. Parking, traffic and congestion are very, very heavy in this area. 2041 Tustin is adjacent to both Woodland Elementary and Kaiser Middle school. Street parking during school drop off and p/u and during sports practice hours is very limited. Many families park on Tustin, right in front of 2041 and walk their young children to school. While a SLH has operated in the front of this tri-plex recently, residents are not happy about it as it created a dynamic change to the neighborhood due to the transient nature of the residents.

There is a SLH at 2175 Tustin Ave. very near the Boys and Girls Club, one at 425 East 20th Street and hundreds more all around us. You must be aware of the outrage of residents in the Newport Mesa area at the extreme proliferation of these legal, ADA protected, yet entirely unregulated homes. We can only react after a problem with a SLH home occurs!

Do we really need to house Sober Living Homes en masse in MFR units that are largely surrounded by SFR homes all full of children and families? The overcrowding and closeness of living quarters of recovering addicts is unhealthy for ALL residents. Having 13 men in a trip-plex cluster on Tustin and 11 men on Wilson is not what the city ordinance wants in my interpretation.

Costa Mesa city Ordinance 14-13 states that the city needs to strike a balance between residents interests and opportunity for handicapped. **Costa Mesa has hundreds of SLH's.** The city has done more than it's fair share of heavy lifting for the addicted/handicapped. It is time to yield some respect and fairness to residents.

Our home values suffer when a SLH is on or near our street, yet the owner/operators collect over market rental income. No wonder SLH's are popping up everywhere! The transient nature of SLH's means that you never know your neighbor, because they don't live there for more than 30 days.

Even more frustrating is the nuisance created by transients who don't share the same pride of ownership or care for their home and the neighborhood. Regardless of how the owner says the SLH will operate, without regulation, you have no idea what goes on day in and day out in these homes, period!

A SLH opened on 2218 Holiday Road in 2015. We experienced first hand what happens when a SLH is your neighbor. Sadly many of the occupants did not seem to be on the path to recovery. Excessive noise, trash, smoking and even drug use ensued in this home. Needless to say it changed our entire street. Thankfully for us it was closed March 1, 2016 by the city of Newport Beach. No one regulates SLH's and this one, like many others, was not helpful to anyone including the occupants.

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Current SLH's do not help addicts recover in a science based effective manner. AA's 12 step program will **NOT** cure a heroine or meth addict, nor was it ever intended to. In the meantime our family neighborhoods are being assaulted with more and more SLH's, adding to our homeless population and increased crime. Our children don't feel as safe as they did just a few years ago.

Please consider the facts and all the legal reasons why you do not need to approve the Conditional Use Permits for Keith Randle and his MFR SLH's. Again your city Ordinance states that the city needs to strike a balance. Please yield to families for a safe, healthy and friendly neighborhood.

Thank you for your consideration.
Sincerely,
Andrew Stoneman, 310 East 21st, Costa Mesa,CA 92627

PH-2

COLGAN, JULIE

From: Sherri Fenn <sherrifenn@icloud.com>
Sent: Thursday, May 05, 2016 1:28 PM
To: PLANNING COMMISSION
Cc: sandranian@yahoo.com
Subject: May 9th meeting- Conditional Use Permits 2041 Tustin and 165 E. Wilson

Dear Costa Mesa Planning Commission,

I am writing to you regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.
I strongly PROTEST the addition of any more of these homes in our residential areas. When is enough enough!! By continuing to approve such homes you are altering the very neighborhoods that attract FAMILIES to Costa Mesa. Is this your desire? Is this the direction we are taking our city? Most of these Sober Living businesses are headquartered out of our city and employ one person in house to hopefully oversee things which is an impossible 24/7 job. They do not care about our neighborhood, it is all dollars and cents to them and they are making a fortune from these homes.

I run the streets of Eastside Costa Mesa each and every morning with my dog. I love this city that we call HOME and have invested my time by being the PTA president at Woodland Elementary as well as numerous other roles at Woodland, Kaiser, Ensign and Newport Harbor schools and I continue to coach in local sports supporting our youth. I started a Healthy Choices week at Woodland so we could teach children about not smoking, eating healthy and exercising. This is a gem of a school and is one of a kind, catering to kindergarten through 2nd graders only. The proposed Tustin home is right around the corner from the school. Many parents walk their kids past this block every single school day. You may not think that is a big deal but let me tell you what I have experienced on my runs as I go by many of these "regulated" homes. I see trash in the street, cigarette butts everywhere, excess parking, excess loitering in and around the home, vans coming and going all the time picking up tenants and taking them to meetings and other errands. One of the most offensive things is the cigarette smell. The smoke that permeates from the backyard's is awful. How would you like 13 people smoking next to your home at all hours of the day and night? You would not even be able to use your backyard as the smoke is that bad. How about the language that you now allow my kids to hear in my own backyard (or as kids walk to and from school) on an ongoing basis because 13 adults are congregated in the next door backyard each and every day? When a sober living home gets approved, you are 100% altering the neighbors where it resides.

The beauty of our neighborhoods is our people and if you continue to allow these homes to come in, you are bringing in people who do not care about our neighborhood, they have no vested interest in keeping things clean or

not saying or doing things that might be offensive to the people living next door. When we moved into our home on Esther Street, we had 5 neighbors who came over and welcomed us to the neighborhood, brought us drinks and helped us paint. I said we would never leave here because this is such a special place. PLEASE I am asking you to preserve what makes Costa Mesa great and if not, more and more families will move away to cities that are truly looking after the homeowners best interest not the businesses trying to make a buck on the coattails of our beautiful neighborhoods.

I cannot make the May 9th meeting as I coach at Newport Harbor and we have a parent meeting but I hope you will consider my thoughts as a very concerned citizen of our city. As we taught the kids at Healthy Choices week to ask themselves if the food they were going to eat was building their body up or tearing it down, I ask you is your decision on this issue building our city up or tearing it down???

Thank you for your time.

Sincerely,

Sherri Fenn

PH-2

COLGAN, JULIE

From: Deborah Lucas <deborahllucas@gmail.com>
Sent: Friday, May 06, 2016 12:47 PM
To: PLANNING COMMISSION
Subject: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson

Dear CM Planning Commission,
I'm writing to you about the issue of the CUP request for 2041 Tustin Ave and 165 E Wilson. I was going to write a letter delineating all my reasons, but a neighbor, Carol Rogers, has done such a good job I'm including hers below rather than repeat all the same points.

My husband and I will be at the meeting Monday. We both strongly urge you to deny this CUP.

Thank-you for your time.
Deborah Lucas & Harold Pemstein
2430 Holiday Rd, NB 92660
deborahllucas@gmail.com

Dear Costa Mesa City Planning Department,

I will be in attendance at your meeting on May 9th at 6PM in order to ***protest*** Keith Randle's (of Summit Coastal Living) request for Conditional Use Permits for his Sober Living Homes (SLH's) at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I request on behalf of my family and many neighbors that both of these be denied.

I live on Holiday Road, right around the corner from Tustin Ave. Parking, traffic and congestion are very, very heavy in this area during school drop off/pick-up and during sports practices/games. 2041 Tustin is adjacent to both Woodland Elementary and Kaiser Middle school. Many families park on Tustin, right in front of 2041 and walk their young children to school. While a SLH has operated in the front of this tri-plex recently, residents are not happy about it as it created a dynamic change to the neighborhood due to the transient nature of the residents.

I believe there is a SLH at 2175 Tustin Ave. very near the Boys and Girls Club, one at 425 East 20th Street and hundreds more all around us. You must be aware of the outrage of residents in the Newport Mesa area at the extreme proliferation of these legal, ADA protected, yet entirely unregulated homes. We can only react after a problem with a SLH home occurs!

Do we really need to house Sober Living Homes en masse in MFR units that are largely surrounded by SFR homes full of children and families? The overcrowding and closeness of living quarters of recovering addicts is unhealthy for ALL residents. Having 13 men in a trip-plex cluster on Tustin and 11 men on Wilson is not what the city ordinance wants in my interpretation.

Costa Mesa city Ordinance 14-13 states that the city needs to strike a balance between residents interests and opportunity for handicapped. **Costa Mesa has hundreds of SLH's.** The city has done more than it's fair share of heavy lifting for the addicted/handicapped. It is time to yield some respect and fairness to residents.

Our home values suffer when a SLH is on or near our street, yet the owner/operators collect over market rental income. No wonder SLH's are popping up everywhere! The transient nature of SLH's means that you never know your neighbor, because they don't live there for more than 30 days.

Even more frustrating is the nuisance created by transients who don't share the same pride of ownership or care for their home and the neighborhood. Regardless of how the owner says the SLH will operate, without regulation, you have no idea what goes on day in and day out in these homes, period!

A SLH opened on 2218 Holiday Road in 2015. We experienced first hand what happens when a SLH is your neighbor. Sadly many of the occupants did not seem to be on the path to recovery. Excessive noise, trash, smoking and even drug use ensued in this home. Needless to say it changed our entire street. Thankfully for us it was closed March 1, 2016 by the city of Newport Beach. No one regulates SLH's and this one, like many others, was not helpful to anyone including the occupants.

During this period I wrote to our state legislators and I heard back from Matthew Harper, AssemblyMember, 74th district. He and others in our state congress have introduced a bill, AB 2255 to introduce regulation and licensing procedures for SLH's. It has not been voted on yet, but hopefully it will pass.

Current SLH's do not help addicts recover in a science based effective manner. AA's 12 step program will **NOT** cure a heroine or meth addict, nor was it ever intended to. In the meantime our family neighborhoods are being assaulted with more and more SLH's, adding to our homeless population and increased crime. Our children don't feel as safe as they did just a few years ago.

Please consider the facts and all the legal reasons why you do not need to approve the Conditional Use Permits for Keith Randle and his MFR SLH's. Again your city Ordinance states that the city needs to strike a balance. Please yield to families for a safe, healthy and friendly neighborhood.

Thank you for your consideration.
Sincerely,
Carol Rogers

2240 Holiday Road
Newport Beach, CA 92660
(949) 375-0276

PH-2

COLGAN, JULIE

From: Paul Steiner <psteiner@ra.rockwell.com>
Sent: Thursday, May 05, 2016 7:53 PM
To: PLANNING COMMISSION
Cc: crogersllc@gmail.com
Subject: FW: May 9th CM Planners meeting - Conditional Use Permits for SLHomes 2041 Tustin for 13 MEN and 165 E. Wilson for 11 MEN

Dear Costa Mesa Planning Commission,

I cannot agree more with the points made by Carol Rogers below. This is truly getting out of hand.

I live at 2334 Westminster Avenue and also own a home at 277 East Wilson. There is already a SLH next to my Wilson house at 275 East Wilson. (I will spare you the story of how the operator of this SLH mislead my old neighbor on the lease by pretending he was going to live there. When my ex-neighbor found out what was going on and wanted them to leave, the operator had his lawyer respond and scare my ex-neighbor with a lengthy lawsuit. These are the type of people operating these. While I know there is nothing you can do about how they act, let's not add to the problem!)

I can't believe you would approve another SLH house on Wilson. I am traveling for business today otherwise I would take a walk down my street and tell you EXACTLY how many houses this is down from an existing SLH.

I have talked with Mike Tucker, Costa Mesa Code enforcement official, on a few occasions. I understand there is a challenge as to what can be done by the city due to the fact "this group" is protected by state law. (I have actually read this section of the state law.) The real way to deal with "the root cause" is for cities to band together and get "recovering addicts" out of being protected. (The result is we currently have companies running boarding houses in R-1 neighborhoods, something I as a homeowner am not allowed to do!) I also understand this is no small task.

With this said, let's use the tools we do have to "manage the symptoms". Can the city point to the current density of these houses in the neighborhood to deny these permits?

Let's acknowledge what is happening here: We have these Sober Living Homes invading the Costa Mesa residential communities.

I ask that you do your best to represent the interest of your residents and work to keep the fabric of our communities and not turn Costa Mesa residential areas into commercial zones!

Regards,

Paul Steiner
Sales Manager, Western Region
Mobile: 714-262-6259, Office 714-938-9040
psteiner@ra.rockwell.com

Rockwell Automation/Allen-Bradley
2125 East Katella Avenue, Suite 250, Anahiem,CA 92806

From: Laura Steiner [mailto:steiner.la@gmail.com]
Sent: Thursday, May 05, 2016 1:46 PM
To: Paul Steiner <psteiner@ra.rockwell.com>

Subject: Fwd: May 9th CM Planners meeting - Conditional Use Permits for SLHomes 2041 Tustin for 13 MEN and 165 E. Wilson for 11 MEN

---------- Forwarded message ----------

Begin forwarded message:

From: Carol Rogers <csrogersllc@gmail.com>
Subject: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson
Date: May 4, 2016 at 6:57:46 PM PDT
To: planningcommission@costamesaca.gov
Cc: Andrew Stoneman <astoneman13@yahoo.com>, Terri Ross <territross@aol.com>

Dear Costa Mesa City Planning Department,

I will be in attendance at your meeting on May 9th at 6PM in order to ***protest*** Keith Randle's (of Summit Coastal Living) request for Conditional Use Permits for his Sober Living Homes (SLH's) at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I request on behalf of my family and many neighbors that both of these be denied.

(Any neighbor who feels the same please respond by forwarding this or your own email to the CM city planning department and feel free to cc me. Voice your concerns loud and clear before May 9th, even better come to the meeting).

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Thank you for your consideration.
Sincerely,
Carol Rogers

2240 Holiday Road
Newport Beach, CA 92660
(949) 375-0276

--
Sincerely,
Laura Steiner

PH-2

COLGAN, JULIE

From: Colleen P <c.pilz@sbcglobal.net>
Sent: Thursday, May 05, 2016 9:35 PM
To: PLANNING COMMISSION
Subject: May 9th meeting- opposed to more SLH in Costa Mesa

Dear Gentlepersons:
As president of our HOA community located On 23rd Orange and Wilson, I am writing to express our opposition to another SLH nearby. Seems like we are surrounded.
Many families on our street have had cars broken into and items taken from their garages..
Too many 25-30 year old young men walking or riding bikes with backpacks cruising around the streets mid day.
I don't feel safe in Costa Mesa any more.
Please do not allow more permits to pass. Do your job and follow the will of the Tax payers!
Thank you,

Colleen Pilz

Sent from my iPad

PH-2

COLGAN, JULIE

From: Ann Stevenson <annstevenson94@yahoo.com>
Sent: Friday, May 06, 2016 1:09 PM
To: PLANNING COMMISSION
Cc: rdicksoncmpc@gmail.com; aventrue@ca.rr.com; sandranian@yahoo.com; colinkmccarthy@yahoo.com; twsesler@gmail.com; ARMSTRONG, GARY; FLYNN, CLAIRE
Subject: [BULK]

Importance: Low

Dear Costa Mesa Planning Commission
Please consider rejecting the permits for the 2 sober living homes (Tustin Ave. and Wilson). While I admire people's wish to become sober, I believe that our city has a high concentration of these homes in our neighborhoods. Moreover, there has been a large an increase in crime in Costa Mesa over the last year. One of the reasons cited has been the large influx of sober living homes. Also, the hotels on Newport Blvd. have attracted transient individuals with drug/alcohol issues and have been cited as a reason for the large increase in crime. These hotels are in close proximity to these 2 proposed sober living home locations. The sober living homes also add a transient living situation. In addition, I believe that the location on Tustin is extremely unsafe. This is a high traffic school zone. Children ride their bikes on this street to go to and from school, children walk by themselves or with their parents to go to and from school. Loitering, second hand smoke, and more traffic would decrease the safety of our families. Also, the property values of the neighborhood would be impacted as most people's greatest priority when looking for a residence is location, location, location. Families are concerned about safety of the neighborhood they live in and these drug and alcohol transitional living homes don't appear to be a safe addition to the neighborhood.
Thank you for your consideration.
Ann Stevenson
Sent from my iPhone

PH-2

ANGEL, KATIE

To: BATTISTIL@aol.com
Subject: RE: 165 E. Wilson hearing.

From: BATTISTIL@aol.com [mailto:BATTISTIL@aol.com]
Sent: Wednesday, May 04, 2016 3:36 PM
To: BATTISTIL@aol.com; ANGEL, KATIE <KATIE.ANGEL@costamesaca.gov>
Subject: Re: 165 E. Wilson hearing.

Katie--corrections on the next to last sentence. should be 165 &185, not 185 &185. Thanks, Richard

In a message dated 5/4/2016 2:51:41 P.M. Pacific Daylight Time, BATTISTIL@aol.com writes:

Thank you Katie.

185 E. Wilson unit B is a small attached add on probably less than 1000 sq. ft. But yet the meetings I see have at least 9 people in attendance that is why I thought the members from 165 E. Wilson were having their meeting at 185. 185 and 165 are not more than 650 feet apart.
Yes, I would like this email to be submitted to the planning commission as part of the written comments prior to the hearing.

Thank you for you timely response. Richard Battisti

From: BATTISTIL@aol.com [mailto:BATTISTIL@aol.com]
Sent: Tuesday, May 03, 2016 9:24 AM
To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>
Subject: 165 E. Wilson hearing.

My name is Richard Battisti. I reside at 190 Brandywyne Terrace,

Costa Mesa I hope you can answer a few questions for me with

regard to the hearing May 9 2016 for 165 E. Wilson.

1. What is the advantage of obtaining a "conditional use permit"?

2. Is there another sober living facility at 185 E. Wilson or do the

   11 occupants of 165 E. Wilson hold their meetings at 185 E.

   Wilson? These meeting are usually 3 to 4 times a week and while

   the meetings are well managed there is way too much smoke from

   E cigarettes and regular cigarettes. These meetings take place

no more than 18 feet from my back door.

Thank you, Richard Battisti

PH-2

COLGAN, JULIE

From: Jeannie Denholm <jdenholm@scapesite.com>
Sent: Friday, May 06, 2016 5:34 PM
To: PLANNING COMMISSION
Subject: Attn Costa Mesa Planning committee

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Costa Mesa Planning Commission,

I am writing in strong PROTEST to the addition of more Sober Living Homes in our residential area. I too ask the question: When is enough enough? Our neighborhoods are being compromised for reasons driven primarily by profit. I am in favor of rehabilitation and chances are all of our lives have been impacted in some way by someone we know who has had addiction issues. This is not a question of providing help to these people but addressing the appropriate manner in which to do so.

I lived next door to a SLH. I know first hand what goes on. Cigarette smoke and foul language was a common daily occurrence. Unfortunately loud music with foul lyrics was also very common. (from the porch). I cringed but could do nothing to prevent my kids from hearing it as they played in our backyard. It affected our house in that our children's friends stopped coming over to our house to play because their parents didn't want them to be subject to that environment. This stuff is not made up. It is all true. I did not see any signs of effective management or leadership taking place in these homes. And I am in full agreement, one manager on duty is not effective management for the number of patients per SLH. Late night shift changes meant cars pulling into the driveway next door with very loud radios playing (common shift changes were between 12:30am-1am). The blinds were kept closed on the house at all times. It was a bummer to be subject to the excessive trash and cigarette butts. This made for a very unfriendly, unwelcoming home next door. And that is NOT the reason we pay the prices we do to live in our neighborhood. We are drawn to these neighborhoods for the friendly community, cleanliness, home ownership pride and positive neighborly interaction.

I cannot make the May 9th meeting as I will be at a parent meeting at the nearby High School but I hope my voice will be heard and considered when the discussion takes place about the pending SLH's on Tustin and Wilson.

Thank you for your time.

Sincerely,

Jeannie Denholm

PH-2

COLGAN, JULIE

From: Bridget Crook <bacrook@ca.rr.com>
Sent: Friday, May 06, 2016 8:15 PM
To: PLANNING COMMISSION
Subject: 165 e wilson and 2041 tustin ave

>> Dear Costa Mesa Planning Commission,
>>
>> I am writing to you regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I strongly disagree with any approval of this project!
Please do right by the tax paying citizens of this city!!

Sincerely,
Bridget and Rick Crook

PH-2

COLGAN, JULIE

From:	Bob Birmingham <bob@birminghamrealtypartners.com>
Sent:	Friday, May 06, 2016 2:20 PM
To:	PLANNING COMMISSION
Cc:	csrogersllc@gmail.com; Home Email
Subject:	Sober Living Homes Application at 2041 Tustin Ave and 165 E. Wilson Street in Costa Mesa
Importance:	High

Dear Costa Mesa City Planning Department,

I will be in attendance at your meeting on May 9th at 6PM in order to ***protest*** Keith Randle's (of Summit Coastal Living) request for Conditional Use Permits for his Sober Living Homes (SLH's) at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I request on behalf of my family and many neighbors that both of these be denied.

Kind Regards,

Bob Birmingham
Birmingham Realty Partners
O: (949) 220-2909 | C: (714) 349-5975
bob@birminghamrealtypartners.com

BIRMINGHAM
REALTY PARTNERS

PH-2

COLGAN, JULIE

From: Scott Mackenzie <scott.e.mack77@gmail.com>
Sent: Monday, May 09, 2016 8:32 AM
To: PLANNING COMMISSION
Subject: Sober Living Homes

Hello,

I am writing in regards to the request made by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street, and 2041 Tustin Ave in Costa Mesa. I ask that you please not honor this request as the amount of SLH in our neighborhoods has gotten out of hand.

I moved to this area because of its central location to everything, and am now raising a family. I have a 2yr old, and another on the way. We have at least 3 SLH within an 800m radius of our home. These homes are not regulated, or monitored and when one of these so called "Sober" occupants gets kicked out they become homeless living in our communities creating havoc. Crime in our city has risen 35% in 2015. Our next door neighbors house was recently broken into, our cars have been vandalized. This community no longer feels safe, and there is no reason why these types of facilities should be allowed to operate in a community.

Thank you,
--
Scott MacKenzie

PH-2

COLGAN, JULIE

From: Karen <triacca2@aol.com>
Sent: Monday, May 09, 2016 10:04 AM
To: PLANNING COMMISSION
Subject: Summit Coastal - I oppose the request for permit to operate Sober Living Homes at 165 E. Wilson Street and 2041 Tustin Avenue

I oppose the request for permit to operate Sober Living Homes at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.
There are too many Sober Living Homes concentrated in this area.

Resident
1816 Fullerton
Costa Mesa

Sent from my iPhone

PH-2

COLGAN, JULIE

From: Capt. Jason Machovsky <machovj@aol.com>
Sent: Monday, May 09, 2016 9:48 AM
To: PLANNING COMMISSION
Subject: Coastal living sober living homes

Costa Mesa council members,

I am writing today regarding the request for coastal living to add two more sober living facilities in Eastside Costa Mesa. As a long time resident and homeowner in Eastside Costa Mesa, I find the proliferation of sober living homes to be detrimental to not only the values of our real estate in Eastside Costa Mesa, but also the quality of life.
The amount of theft and ancillary criminal activity that has proliferated in the neighborhood since these homes began opening up is absolutely astounding and unacceptable. It is my request that you would deny any further request to open these facilities in our city as we are overly burdened with them at this time there is no feasible way to monitor and control these facilities from Civil Code level at this time. Until such ordinance can be passed and enforced I feel there should be a moratorium on sober living facilities in our community.

Thank you for your consideration and I would ask again that we stop allowing these for-profit businesses to exist in the middle of our family neighborhoods at the expense of individuals and families who are trying to live in safe neighborhoods.

Captain Jason Machovsky

USCG, MSC
M/V TIGRESS
Tel: 714.330.7268
Email: tgrsscapt@aol.com

Sent from my iPhone

PH-2

COLGAN, JULIE

From: Stefan Scheumann <sscheumann@irvinecompany.com>
Sent: Monday, May 09, 2016 9:44 AM
To: PLANNING COMMISSION
Subject: Keith Randle of Summit Coastal Living request to open sober living home at 165 E. Wilson and 2041 Tustin Ave.

Dear Planning Commission,

As a 13 year resident of Eastside Costa Mesa and current homeowner of 259 E. Wilson Street my family and I are vested in the community. I appreciate what the community has to offer and want to continue doing my part to build a strong, safe community where children (including my two young daughters) are safe to run and ride their bikes.

A great concern of mine is the concentration and proliferation of sober living homes in Costa Mesa. Families are the cornerstone behind a great community, not sober living homes and the transient tenancy they bring. I already see the negative impact of one such facility located at 275 E. Wilson Street, just a few house down from my home.

I strongly and respectfully ask you to deny the permit request of Mr. Keith Randle of Summit Coastal Living to open sober living homes at 165 E. Wilson and 2041 Tustin Ave.

Thank you very much and please help us maintain the sense of community that makes Costa Mesa a great place to live.

-Stefan Scheumann
259 E. Wilson Street, Costa Mesa, CA 92627

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PH-2

COLGAN, JULIE

From: Alicia Wiley <amarie949@gmail.com>
Sent: Monday, May 09, 2016 9:44 AM
To: PLANNING COMMISSION
Subject: Sober Living - Opposition

As a resident of eastside Costa Mesa for over 13 years, I am writing to ask that you please DO NOT grant a permit to Keith Randle of Summit Coastal Living and his request for another sober living facility at 165 E. Wilson and 2041 Tustin Avenue in Costa Mesa.

I have personally witnessed the damage and decline of our neighborhood that these facilities have caused-- taking a once very safe, family friendly neighborhood to one where many of these men and women make our streets and neighborhood centers a place where we are afraid to live, due to their misbehavior, unstable mental states and damaged, criminal pasts.

Myself and my neighbors have also witnessed a huge increase in crime, many of times linked back to these members that are unable to get their lives on the right track and resort to lingering, drugs, drinking and causing problems throughout our neighborhood-- DESPITE the fact that they are supposed to be in "SOBER" Living.

Costa Mesa is a beautiful coastal community for friends, neighbors and families. We MUST STOP the addition of these units in a neighborhood that is already becoming overrun.

Leave our homes to the families that desire to live here to be a part of something greater and bring Costa Mesa back to the city it once was.

NO MORE SOBER LIVING!!!!!

Resident,

Alicia Wiley

PH-2

COLGAN, JULIE

From: niladanielle lewis <sailnchef@hotmail.com>
Sent: Monday, May 09, 2016 9:23 AM
To: PLANNING COMMISSION
Subject: More SLH

Commissioner:

I am a life long resident of CM. I love this City and can't imagine living anywhere else. However, my life has been disrupted many, many times due to the influx of SLH's in the neighborhood.

The past 3 years my car has been vandalized, broken into and damaged trying to steal it, a drugged out woman tried to get into my house at 3am, I have found syringes, glass pipes, burnt tin foil, human feces & urination, discarded clothing, liquor bottles, cigarette butts and trash on and around my property. This was NEVER an issue before the 3!!!! SLH opened on my street.

They utilize the breezeway on my property to access the 3!!! SLH's behind me.

Please do not allow any more of these businesses open in our neighborhood! Specifically, 165 E Wilson & 2041 Tustin.

I often don't feel safe in my own home & certainly not walking my dog in the early morning or evening when there are groups of people coming and going from these homes.

Please consider this when you are faced with the proposition of opening any more SLH's in our neighborhood - they are destroying Costa Mesa.

Sincerely,

Nila Lewis

PH-2

COLGAN, JULIE

From: Babette Webster <babette_7@hotmail.com>
Sent: Monday, May 09, 2016 9:16 AM
To: PLANNING COMMISSION
Subject: Sober Living Home Permit

Planning Commission,
I respectfully ask you to deny a permit to Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa .
After 36 years of owning my home on Orange Ave. near Santa Isabel, it is becoming more and more difficult to feel safe and have a peaceful existence with the encroachment of these homes. Directly next door to me is a SLH with several units, and one across the street in a single family home. I am continually finding cigarette butts, trash, empty liquor cans/bottles in my yard, tossed over my backyard fence, loud talking, yelling, laughter, hooting, etc. at all hours. Loud delivery trucks, honking, general disturbance of my peace. Occasionally foul language and threats of fighting occurs, which is very unnerving right out in front of my home. I've given up on my friends and family being able to park anywhere near my home, as the staff and family from these businesses have that all taken most of the time. I am often having a problem putting my trash cans out to be accessible for pick up. Seriously, the list goes on. Please find a way to limit these types of businesses to industrial areas or the like. They have no place in a peaceful family living area.

Thank you,
Babette Webster

PH-2

COLGAN, JULIE

From: Tiana Gutierrez <foxesandbunnies@gmail.com>
Sent: Monday, May 09, 2016 8:59 AM
To: PLANNING COMMISSION
Subject: Keith Randle Sober Living Home Request

To Whom it May Concern:

I am writing today in regards to the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. My husband and I, residents of Costa Mesa for the past five years, ask that the City of Costa Mesa NOT allow this request. The concentration of sober living homes already existing in the city is overwhelming. Many residents, myself included, feel unsafe and uncomfortable being in such close proximity to so many of these homes.

Thank you for your time.

Tiana K. Gutierrez
(949) 735-9144

Sent from my iPhone- please excuse any typos.

Tiana K. Gutierrez
(949) 735-9144

PH-2

COLGAN, JULIE

From: Mark Beidleman <markbeidleman@hfsnet.com>
Sent: Monday, May 09, 2016 1:55 PM
To: PLANNING COMMISSION
Cc: ARMSTRONG, GARY; BAKER, DANIEL; BORA, DANE; BRUMBAUGH, MIKE; DUARTE, TOM; MENSINGER, STEPHEN
Subject: PLEASE DO NOT ALLOW Keith Randle of Summit Coastals REQUEST

Costa Mesa Planning Commission

As a husband, father and resident of Eastside Costa Mesa for 10+ years I want to add my voice (and that of my wife and EVERY neighbor and friend) to what seems to be a growing chorus of angry citizens !

I have not attended a city meeting before but this meeting I really wanted to be present so I could vent in public.

I encourage the city to fight for the closure or severe reduction of these places of business. It is wrong for us residents to finance the quality neighborhood then have a business move there because of the quality of the neighborhood, use that quality to attract "business", and that same business decreases the quality of the neighborhood. The rightful residences provide the quality, the business provides itself profits from that quality !!

My family and I have seen firsthand the adverse results of predatory opportunists like Keith Randle and Summit Costal on our street and driveway !

We have had too many bad run ins on our street with residents of sober living homes breaking into and attempting to break into cars and homes… how do I know they are sober living residents ?

- I have caught them and confronted them, I have called the police on them and waited around to get the story…
- I have spoken to officers who admit that the majority of incidents are from people brought to our neighborhoods by these businesses.
- I have been personally told by many police officers when they relapse they commit crimes, when they relapse they don't go back to where they came from they stay in Costa Mesa and maybe worst of all their associates and friends are arriving in Costa Mesa so now in addition to dealing with increase drug distribution, use and crime from sober living residents we are now dealing with a **"halo effect"** of people that feed off this !

THESE BUSINESSES GIVE NOTHING BACK TO COSTA MESA, THEY ONLY TAKE and make a lot of money doing it !!! The little we make off their taxes they pay is NOT WORTH IT ! Not to mention the reputation Costa Mesa is getting !!!

The residents of our great city do not feel safe !

These businesses and the city do too little to track the impact they have on the neighborhoods !

PLEASE CONTAIN AND REGULATE THESE NEIGHBORHOOD KILLING BUSINESSES !!!

WHERE IS THE COSTA MESA CITY CODE ENFORCMENT ?
WHERE IS THE CITY ENFORCING NOISE ABATMENT ?
WHERE ARE THE COMPLIANCE OFFICERS ?
WHY ARE WE NOT INFORCING NUICENCE ISSUES?

We need a moratorium and code enforcement !

Lastly, and just as important, I would like to **thank** those members of the city government, police department and elected officials who stick up for the residents who love Costa Mesa and want it to be a safe, prosperous and family friendly city ! Thank you.

Sincerely,
Mark Beidleman
714 206 8773

PH-2

COLGAN, JULIE

From: Britten Kelley <brittenkelley@hotmail.com>
Sent: Monday, May 09, 2016 1:50 PM
To: PLANNING COMMISSION
Subject: SLH

I'm writing in regard to the application for permit for two more SLH by Keith Randle. I am a home owner on Fullerton ave in eastside Costa Mesa raising a young family. I am extremely opposed to adding more SLHs in an area where there are already so many.
Please deny this permit.
Regards,
Britten Franco
Sent from my iPhone

PH-2

COLGAN, JULIE

From: pepper1999@sbcglobal.net
Sent: Monday, May 09, 2016 12:20 PM
To: PLANNING COMMISSION
Subject: [BULK] Slh

Importance: Low

No more [redacted] Sober Living homes [redacted]
Sent from my LG G2, an AT&T 4G LTE smartphone

PH-2

COLGAN, JULIE

From: Jennifer Scheumann <jscheumann.s6@gmail.com>
Sent: Monday, May 09, 2016 1:11 PM
To: PLANNING COMMISSION
Subject: Sober Living Homes in Eastside Costa Mesa

Dear Planning Commission,

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to **NOT allow** this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

My husband and I are 11 year homeowners of 259 E. Wilson Street, raising two young girls, in 1st and 4th grade at Kaiser and Woodland Elementary school.

When we bought our house, we were looking to raise our children in a safe, residential neighborhood.

If more and more of these facilities are allowed, they will negatively affect the quality of our Eastside Costa Mesa neighborhood and make what has been a highly desirable area to raise a family not desirable anymore. Sadly, Eastside has already started to get this reputation and have watched amazing families leave Eastside to move to other neighborhoods for this very reason.

If you allow more and more of these facilities and drive out families, Costa Mesa will be facing a whole new array of problems. I hope you are taking that into consideration.

Please, please, please help keep Eastside Costa Mesa a residential neighborhood for our family. We love our neighborhood and want to keep it a nice, safe place to raise our children and stay true to the values on which Costa Mesa was founded.

With gratitude for your time and consideration,

Jennifer Scheumann
949-231-8816

PH-2

COLGAN, JULIE

From: Megan Macias <mpowers73@hotmail.com>
Sent: Monday, May 09, 2016 1:11 PM
To: PLANNING COMMISSION
Subject: Sober Living Homes

Planning Commision-
I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. As a Costa Mesa resident with 4 young children, I am asking that you do NOT to allow this request which will add two more SLH homes. We live in a beautiful city that has been over ridden with Sober Living Homes. We want our neighborhoods to have families not transient populations that move in and out on a weekly/monthly/yearly basis. It has become a safety concern for our area.
Thank you
Megan Macias
492 Magnolia St.

PH-2

COLGAN, JULIE

From: Morgan Deisner <morgandeisner@yahoo.com>
Sent: Monday, May 09, 2016 1:02 PM
To: PLANNING COMMISSION
Subject: Planning commission meeting - Sober living

Hello

We are homeowners in Eastside Costa Mesa and are writing in regards to the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. We are asking you to NOT allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood. These homes create more noise, smoke pollution and parking problems in the neighborhood. Please deny the request for any additional facilities in our neighborhoods.

Thank you
Morgan and Jeff Deisner
281 Rochester street
Costa Mesa, 92627

PH-2

COLGAN, JULIE

From: The McCrory's <ddloves5@hotmail.com>
Sent: Monday, May 09, 2016 12:44 PM
To: PLANNING COMMISSION
Cc: sandranian@yahoo.com; Thomas McCrory
Subject: NO MORE SLHs PLEASE!

Dear Costa Mesa Planning Commission,

I am writing to you regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.
I strongly PROTEST the addition of any more of these homes in our residential areas. PLEASE PUT AN END TO THIS STREAM OF SOBER LIVING HOMES FLOODING THE CITY OF COSTA MESA!

I have been a resident of Costa Mesa for the past 16 years. I own my home and have 5 school age children who routinely ride their bikes and walk through the neighborhood. I am SICKENED by the open door policy you have perpetuated with regard to sober living homes in our neighborhood. We have 6 homes within a mile of my house (that I know of)! For the past two years, we have experienced a sharp rise in petty theft, crime, transients, noise disturbances, constant vans traveling down our alley, chain smoking people, drug induced people walking down our cul-de-sac and a clear decline in the safety of our neighborhood. I once felt safe letting my children ride bikes to their friends houses who are only blocks away. Now I must think of the multitude of recovering drug addicts who are sprinkled throughout our neighborhood in these sober living homes. One recent Sunday afternoon, while my kids were playing, a young man on methamphetamines wandered onto my front lawn, stoned and lost. He had flunked out of one of these precious SLH's. Is that something my kids should have to worry about while playing in their front yard? Before SLH's populated our city, I would not have believed this to be possible.

We elect you to protect and serve our community. **Who are you really serving when you allow these homes to multiply? Are you serving your citizens, children and families or are you serving yourself, big money interests and recovering drug addicts who are most likely from another part of the country?** You have sent a LOUD MESSAGE THAT COSTA MESA LOVES SOBER LIVING HOMES. A message that says "come to Costa Mesa and you will have no protest from our City Council. **PLEASE CHANGE THIS MESSAGE!!!**
You have an opportunity to make a difference to so many people in our city. Please consider the power you have and do what is right.

Thank you for your time,
DeeDee McCrory

PH-2

COLGAN, JULIE

From: Lisa Beidleman <lisabeidleman@gmail.com>
Sent: Monday, May 09, 2016 12:38 PM
To: PLANNING COMMISSION
Subject: Re: Sober living homes

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Mark and Lisa Beidleman
Homeowner
2321 half moon lane Costa Mesa

PH-2

COLGAN, JULIE

From: Carrie Ashton <cmashton@sbcglobal.net>
Sent: Monday, May 09, 2016 12:23 PM
To: PLANNING COMMISSION
Subject: Sober living homes request

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Best,
Carrie Ashton

PH-2

COLGAN, JULIE

From: Katherine Smith <kat.smith49@yahoo.com>
Sent: Monday, May 09, 2016 10:23 AM
To: PLANNING COMMISSION
Subject: SLH

To whom it may concern , I am writing to ask that you don't allow the requests for more Sober Living Homes. Please know that as a concerned citizen of Costa Mesa I feel strongly that there are way to many Sober Living homes in this area.
In particular, I am asking that 165 E Wilson and 2041 Tustin ave.in Costa Mesa not be turned into an SLH.
Again,I ask that you deny the request by Keith Randal to turn these properties into more SLH's.
Thank you, Katherine Smith

Sent from my iPad

PH-2

COLGAN, JULIE

Subject: Sober living home proposal

From: Cynthia Bohler [mailto:cynthiabohler@yahoo.com]
Sent: Monday, May 09, 2016 10:28 AM
To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>
Subject: Sober living home proposal

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I request you NOT to allow this request to be granted.

Sober living homes are ruining the quality and safety of Costa Mesa. The second hand smoke, the volatile people who loiter in front of the homes, and walk between the homes is threatening to the children in the neighborhood

Property values are declining as a result of these facilities being occupied next to single family dwellings.

They are noise disturbances

No one has made it clear if sex offenders are allowed to be temporarily housed in these units.

Why would the city of Costa Mesa welcome a population of residents who aren't adding any value to the community in which they live. Furthermore, is the city earning any revenue or kick backs from these establishments for having them in Costa Mesa.

I adamantly oppose the approval of this request.

Cynthia Bohler /resident.

PH-2

COLGAN, JULIE

From: Susan Wang <susan0218@gmail.com>
Sent: Monday, May 09, 2016 10:40 AM
To: PLANNING COMMISSION
Subject: regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa

regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa

Please Do NOT to allow this request which will add two more SLH homes in costa mesa, since the SLH Home has affect costa mesa tremendously in a bad way. Being the home owner in costa mesa has been sadly to see this happened.

Thanks
Susan Wang

PH-2

ANGEL, KATIE

From: tonyskidmore7@yahoo.com
Sent: Sunday, May 08, 2016 3:50 PM
To: ANGEL, KATIE
Subject: Comments on PA-16-03

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Katie.
Thank you for your time on the phone with me, answering questions I had regarding the Sober Living Facility proposed at 165 E. Wilson St. I understand from the Planning Commission Agenda for the Meeting of 09 May 2016 that staff recommends this item be continued to a future date, yet to be determined. Nevertheless, I offer the following comments for consideration by the Commission.

My concern about the project pertains to parking. I live on East Wilson St. and, as evidenced by the parking study completed for the project, on-street is already at a high rate of utilization. I understand from the staff report that the project site has eight (8) parking spaces on-site. While I am encouraged by staff's recommendation that total proposed occupancy at the site be reduced from 11 to eight, there are still various aspects that suggest off-site/on-street parking will still be impacted by the project.

Proposed Condition (of Approval) 10 requires that on-site parking spaces *be available at all times for vehicle parking*, but there are no assurances that they actually be utilized at all times. Information submitted by the applicant is ambiguous on this point, with the House Rules specifying that "*Any cars leaking oil will not be allowed to park on the property.*" and "*Your guest cannot park on the premises.*" but yet Item 6 of the Good Neighbor Policy indicates "*All **onsite garage and open parking spaces shall** be utilized by residents, house managers, visitors, and service staff, before using on-street parking spaces.*" I ask that the Planning Commission include the latter requirement as a condition of approval, with the additional proviso that the live-in house manager monitor and enforce that requirement. That said, there is still the question of whether the 1:1 ratio of on-site parking spaces to on-site occupants is sufficient to avoid or minimize impacts to on-street parking, once you factor in service staff and visitors. Regarding visitors, Condition 21 limits *formal* visiting hours to Sundays, 11 a.m. to 3 p.m., allowing up to 24 visitors during that period. Notwithstanding that would be quite an impact to on-street parking during that time, it is unclear as to whether *informal* visiting of site occupants can occur at any other time. I ask that staff and/or the Planning Commission please address that issue.

On a separate, but related, note, I wanted to compliment you on preparing a very thorough and well written staff report. Good job!

-Best regards,
--Tony Skidmore

Sent from Yahoo Mail. Get the app

PH-2

COLGAN, JULIE

From: Lisa Henderson <Lisa@russallenlaw.com>
Sent: Monday, May 09, 2016 12:21 PM
To: PLANNING COMMISSION
Subject: NO MORE SOBER LIVING HOMES

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Lisa Henderson
Senior Paralegal
Law Office of Russell G. Allen
2101 East Coast Highway, Suite 215
Corona del Mar, California 92625
949.760.4090
949.760.4099 (fax)

PH-2

COLGAN, JULIE

From: Claire Namdar <clairenamdar@gmail.com>
Sent: Monday, May 09, 2016 12:31 PM
To: PLANNING COMMISSION
Subject: Please do not allow more sober living homes in Costa Mesa!

Dear Costa Mesa Planning Commission,

I am a current Costa Mesa resident and I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Thank you for taking the time to consider my stance against more sober living homes in our residential neighborhood.

Best regards,

Claire

--

Claire Namdar
2545 Westminster Ave
Costa Mesa, CA 92627
(949) 413-7283 cell
clairenamdar@gmail.com

PH-2

COLGAN, JULIE

Subject: Fw: Meeting postponed again !?!?!!!!!!!!

Importance: Low

From: Andrew Stoneman [mailto:astoneman13@yahoo.com]
Sent: Monday, May 09, 2016 10:26 AM
To: "rdicksoncmpc@gmail.com" <rdicksoncmpc@gmail.com>; "aventrue@ca.rr.com" <aventrue@ca.rr.com>; "sandranian@yahoo.com" <sandranian@yahoo.com>; "colinkmccarthy@yahoo.com" <colinkmccarthy@yahoo.com>; "twsesler@gmail.com" <twsesler@gmail.com>; ARMSTRONG, GARY <GARY.ARMSTRONG@costamesaca.gov>; FLYNN, CLAIRE <CLAIRE.FLYNN@costamesaca.gov>
Subject: [BULK] Fw: Meeting postponed again !?!?!!!!!!!!
Importance: Low

How is it that Keith Randle can again postpone his CUP meeting while those of us opposed to it have to react to his scheduling? The Planning Department personnel can't mandate a set date for appearance? Do we all have to remain poised until such a time that Mr. Randle feels is convenient enough for his CUP review and attendance?

This issue on these SLH addresses is really beginning to smell- and its emanating most profusely from the Costa Mesa Planning Departments chambers. I can say without hesitation that my neighborhood's residents are aligned against this CUP review and now more so against the process- thanks to this postponement. I leave my calendar open for the discernible future at this point.

Andrew Clarke Stoneman
310 east 21st Street
Costa Mesa, CA 92627

----- Forwarded Message -----
From: Andrew Stoneman <astoneman13@yahoo.com>
To: "rdicksoncmpc@gmail.com" <rdicksoncmpc@gmail.com>; "aventrue@ca.rr.com" <aventrue@ca.rr.com>; "sandranian@yahoo.com" <sandranian@yahoo.com>; "colinkmccarthy@yahoo.com" <colinkmccarthy@yahoo.com>; "twsesler@gmail.com" <twsesler@gmail.com>; "gary.armstrong@costamesaca.gov" <gary.armstrong@costamesaca.gov>; "claire.flynn@costamesaca.gov" <claire.flynn@costamesaca.gov>
Sent: Sunday, May 8, 2016 8:18 PM
Subject:

From: Andrew Stoneman
Subject: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson

Dear Costa Mesa City Planning Department,

I will be in attendance at your meeting on May 9th at 6PM in order to ***protest*** Keith Randle's (of Summit Coastal Living) request for Conditional Use Permits for his Sober Living Homes (SLH's) at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I request on behalf of my family and many neighbors that both of these be denied.

(Any neighbor who feels the same please respond by forwarding this or your own email to the CM city planning department and feel free to cc me. Voice your concerns loud and clear before May 9th, even better come to the meeting).

I live on 21st street, right around the corner from Tustin Ave. Parking, traffic and congestion are very, very heavy in this area. 2041 Tustin is adjacent to both Woodland Elementary and Kaiser Middle school. Street parking during school drop off and p/u and during sports practice hours is very limited. Many families park on Tustin, right in front of 2041 and walk their young children to school. While a SLH has operated in the front of this tri-plex recently, residents are not happy about it as it created a dynamic change to the neighborhood due to the transient nature of the residents.

There is a SLH at 2175 Tustin Ave. very near the Boys and Girls Club, one at 425 East 20th Street and hundreds more all around us. You must be aware of the outrage of residents in the Newport Mesa area at the extreme proliferation of these legal, ADA protected, yet entirely unregulated homes. We can only react after a problem with a SLH home occurs!

Do we really need to house Sober Living Homes en masse in MFR units that are largely surrounded by SFR homes all full of children and families? The overcrowding and closeness of living quarters of recovering addicts is unhealthy for ALL residents. Having 13 men in a trip-plex cluster on Tustin and 11 men on Wilson is not what the city ordinance wants in my interpretation.

Costa Mesa city Ordinance 14-13 states that the city needs to strike a balance between residents interests and opportunity for handicapped. **Costa Mesa has hundreds of SLH's.** The city has done more than it's fair share of heavy lifting for the addicted/handicapped. It is time to yield some respect and fairness to residents.

Our home values suffer when a SLH is on or near our street, yet the owner/operators collect over market rental income. No wonder SLH's are popping up everywhere! The transient nature of SLH's means that you never know your neighbor, because they don't live there for more than 30 days.

Even more frustrating is the nuisance created by transients who don't share the same pride of ownership or care for their home and the neighborhood. Regardless of how the owner says the SLH will operate, without regulation, you have no idea what goes on day in and day out in these homes, period!

A SLH opened on 2218 Holiday Road in 2015. We experienced first hand what happens when a SLH is your neighbor. Sadly many of the occupants did not seem to be on the path to recovery. Excessive noise, trash, smoking and even drug use ensued in this home. Needless to say it changed our entire street. Thankfully for us it was closed March 1, 2016 by the city of Newport Beach. No one regulates SLH's and this one, like many others, was not helpful to anyone including the occupants.

During this period I wrote to our state legislators and I heard back from Matthew Harper, AssemblyMember, 74th district. He and others in our state congress have introduced a bill, AB 2255 to introduce regulation and licensing procedures for SLH's. It has not been voted on yet, but hopefully it will pass.

Current SLH's do not help addicts recover in a science based effective manner. AA's 12 step program will **NOT** cure a heroine or meth addict, nor was it ever intended to. In the meantime our family neighborhoods are being assaulted with more and more SLH's, adding to our homeless population and increased crime. Our children don't feel as safe as they did just a few years ago.

Please consider the facts and all the legal reasons why you do not need to approve the Conditional Use Permits for Keith Randle and his MFR SLH's. Again your city Ordinance states that the city needs to strike a balance. Please yield to families for a safe, healthy and friendly neighborhood.

Thank you for your consideration.
Sincerely,
Andrew Stoneman, 310 East 21st, Costa Mesa,CA 92627

Andrew Clarke Stoneman

PH-2

ANGEL, KATIE

From: Family email <roxmarmail@gmail.com>
Sent: Monday, May 09, 2016 11:49 AM
To: ANGEL, KATIE
Subject: Re: Sober Living Homes-PA-16-03 and PA-16-04 (Summit Coastal Living)

Dear Costa Mesa Planning Department,

I am writing to express my concern over the Sober Living home situation in Costa Mesa. I have been a resident in Costa Mesa for over 25 years. I also have a first hand knowledge of Sober Living homes as my father, a lifetime alcoholic, lived in dozens over the last 5 years.
These homes do absolutely nothing to rehabilitate addicts. They are not monitored in any way. Most residents simply have no where else to go. They learn to play the game of when they may be tested for drugs or alcohol. If they test positive, they are put out for 3 days. At this point, they are roaming the streets until they are clean enough to go back or not. Sober living homes are simply a cash business, and a way to earn a way higher rent, as when an addict gets kicked out of a home they keep the rent. The "sober" part is a complete joke.
The situation in my neighborhood of College Park is ridiculous, every neighbor that we have spoken to has had their car or house broken into on a fairly regular basis. I don't feel comfortable even having my kids ride a bike around the block anymore. When the police are called about a break in they are simply too busy, and shrug it off, saying it's likely a drug addict looking for money. Seriously? The houses in our neighborhood sell for over $700,000, shouldn't have to worry about a constant stream of vagrants living amongst us.
Costa Mesa has always been a nice, safe city. Now, it is well known among homeless, addicted populations of the tolerance to their way of life around here. You don't see the huge numbers of addicts in Newport or Irvine, that border Costa Mesa.
This is not a group of handicapped people, they have chosen this way of life. The same guy has been raving on the corner of 17th and Orange for 20 years.
We also have several elder care homes in College Park, and they are wonderful, great additions to our neighborhood. There is a big difference between homes for handicapped, elders, and Sober living homes.
I urge the city to really take a look at what's going on in the sober living homes. Their presence devalues our homes and our way of life.
Thank you,
Roxanne Christiansen
245 Hanover dr.
Costa Mesa
714-444-2084

On May 6, 2016, at 3:59 PM, ANGEL, KATIE <KATIE.ANGEL@costamesaca.gov> wrote:

> The purpose of this email is to notify you that staff will be recommending that Planning Applications PA-16-03 (165 E. Wilson) and PA-16-04 (2041 Tustin) be continued to the May 23, 2016 hearing of the Planning Commission. The applicant has requested additional time to revise the CUP application for this property.
>
> *Katie Angel*
> Management Analyst
> Code Enforcement
> CITY OF COSTA MESA
> 77 Fair Drive

Costa Mesa, CA92626
T: 714-754-5618

PH-2

COLGAN, JULIE

From: Cynthia Foley <cynthiafoley@me.com>
Sent: Monday, May 09, 2016 2:50 PM
To: PLANNING COMMISSION
Subject: Sober Living Homes

Dear Sirs…

This concerns the following Sober Living Homes request made by Keith Randle of Summit Coastal Living to open a Sober Living Home
at **165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.**

I am **NOT** in favor of more SLH's in our neighborhood.

Why do you continue to saturate this part of Costa Mesa with these types of businesses? Is there no other place for them to go???

I would like to know how many residents these two homes will house and also I am interested in the protocol of how these homes are actually run in a residential neighborhood.

Can you provide a map and address of the current active SLH's on the east side of Costa Mesa.

Thank you.

Cynthia Foley
201 La Costa Court
Costa Mesa, CA 92627
Costa Mesa Resident for 29 years this September.

PH-2

COLGAN, JULIE

From: tiffanirosing@gmail.com
Sent: Monday, May 09, 2016 2:14 PM
To: PLANNING COMMISSION
Subject: Sober house living!!

Sent from my iPhone

Begin forwarded message:

> **From:** Jennifer Scheumann <jscheumann.s6@gmail.com>
> **Date:** May 9, 2016 at 12:14:14 PM PDT
> **Subject: IF YOU OPPOSE MORE SOBER LIVING HOMES PLEASE READ-send email to City by 3 pm today**
>
> Hi Eastside friends and neighbors,
>
> I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

We had a young man over dose in front of our house 2 years ago and his friends said he was in a sober house living facility around our corner. This young man said the drugs and alcohol are everywhere in these homes here that are not regulated! If this happened 20 mins earlier all my boys would have seen it happen and also at danger for these men driving around high in our neighborhoods!! It's disgusting and unsafe! We need to get a handle on this!!

Best,

Tiffani Rosing

Sent from my iPhone

PH-2

COLGAN, JULIE

From: Tina Young <tyoungxjr@aol.com>
Sent: Monday, May 09, 2016 2:14 PM
To: PLANNING COMMISSION
Subject: [BULK] SOBER LIVING HOMES

Importance: Low

Please consider this email as my request for your denial of the Conditional Use Permits (CUP's) applied for by Mr. Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

If you choose to approve, this could set precedence for the near future. Until the current SLH's are working and functioning legally and without insurance fraud, all SLH's should be on hold.

We currently have issues with the "opt outs" and/or "no more insurance" addicts which the City nor the County can afford to support. The parks and parking lots (former addicts and general homeless) are becoming a problem which the City cannot address fully.

Please vote no.

Regards,

Tina Young

PH-2

COLGAN, JULIE

From: Elizabeth Hunt <elizabethdhunt@gmail.com>
Sent: Monday, May 09, 2016 2:13 PM
To: PLANNING COMMISSION
Subject: No More Sober Living Homes!

To Whom It May Concern:

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I live with my family and 2 young children near the proposed location on Wilson. I am already concerned for their safety due to the existing sober living homes that are in proximity to my house. There has been an increase in vandalism, theft, and all around inappropriate activity near the homes.

Please do NOT allow these facilities to be opened.

Thanks you,
Elizabeth Hunt
Half Moon Lane, Costa Mesa

Elizabeth D. Hunt
elizabethdhunt@gmail.com
(312) 810-2533

PH-2

COLGAN, JULIE

From: Elizabeth Leahy <dolphin446@yahoo.com>
Sent: Monday, May 09, 2016 2:07 PM
To: PLANNING COMMISSION
Subject: sober living homes

Hello,

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Best regards,
Elizabeth Leahy
283 Brentwood Place
Costa Mesa

PH-2

To the Members of the Planning Commission:

At this time, I am urging you to deny the request of Summit Coastal Living to increase the number of spaces available for clients in their sober living facilities.

Let me make it clear that I support sober living facilities and alcohol and drug treatment programs. Indeed, while residing in Buffalo, NY, I worked at the Research Institute on Addictions, a state-funded facility that aids individuals in their attempts to overcome alcohol and drug abuse and addiction.

However, I am alarmed at the number of sober living facilities that have sprung up in Costa Mesa (the "AA capital of the world," according to Summit Coastal Living) and at their impact on our community.

During the rise of these facilities in Costa Mesa, we have experienced the following: an increase in the number of complaints about parking violations as well as noise and environmental violations; an increase in the number of police hours required to investigate these violations; an increase in the number of homeless individuals living in Costa Mesa; an increase in drug offenses in Costa Mesa; and an increase in overall crime in Costa Mesa.

Much of the blame for these negative changes is due to the increasing presence of sober living homes in our city. When individuals experience recidivism, they are discharged from their group homes, thus becoming homeless. Subsequently, they once again abuse drugs and are far more likely to commit crimes as they engage in drug-seeking behaviors.

Costa Mesa must find a better way to allow for the existence of sober living homes in our city while not causing our community, as a whole, to suffer and experience declines in our standard of living.

Once again, I urge you to deny the request of Summit Coastal Living to negatively impact even further the beauty of our community.

Thank you for your time,

Kimberly Holtman
245 Brentwood Street
Costa Mesa, CA 92627
949-631-6981

Received
City of Costa Mesa
Development Services Department

MAY 09 2016

PH-2

COLGAN, JULIE

From: Vilma Rem <vr0628@yahoo.com>
Sent: Monday, May 09, 2016 2:21 PM
To: PLANNING COMMISSION
Subject: Re: Sober Living Homes

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Streetand 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Best,
Vilma McDaniel

Sent from my iPhone

PH-2

COLGAN, JULIE

From: Rosalyn Reich <rreich8@att.net>
Sent: Monday, May 09, 2016 2:36 PM
To: PLANNING COMMISSION
Subject: Sober Living Home Permit Request

I am writing to you concerning Keith Randle of Summit Coastal Living, who has requested a permit to open a Sober Living Home at165 E. Wilson and at 2041 Tustin Ave. in Costa Mesa. I am asking that you do not allow this request to add two more SLH to the city of Costa Mesa. Our city is currently over run by these facilities in our residential neighborhoods, and enough is enough.

Very truly yours,
Rosalyn Reich
353 Broadway
Costa Mesa, CA 92627

Sent from my iPad

PH-2

COLGAN, JULIE

From: Michael Avila <michaelavila3@gmail.com>
Sent: Monday, May 09, 2016 2:33 PM
To: PLANNING COMMISSION
Subject: No sober living

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Streetand 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

Best,

Michael

PH-2

COLGAN, JULIE

From: Glen Frank <gfrank3021@yahoo.com>
Sent: Monday, May 09, 2016 2:29 PM
To: PLANNING COMMISSION
Cc: Glen Frank
Subject: Denial of Sober Living Home Requests

I am writing in opposition to the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa. I also oppose all additional sober living homes in Costa Mesa, as there are far too many.

I do not know if all the citizens are getting proper notice to make their voices known on this issue, but if you need more input, I have a neighborhood of about 100 houses in the Brentwood Park area that will voice their concern at a public forum, etc.

I live in the Brentwood Park area, and we have too many SLH homes here already. We have seen a significant increase in crime and vandalism in our neighborhood, along with people that appear to be from these homes that are walking the streets and casing the neighborhoods, and I am quite confident that there is a link between the crime and the houses. When combined with our homeless issue, which we also see in this neighborhood (people sleeping in the park or in cars around the park, etc.), Costa Mesa is becoming a less desirable place to live.

Thank you,

Glen Frank
257 Brentwood St
Costa Mesa, CA 92627

PH-2

COLGAN, JULIE

From: Christine Avila <christineavila63@gmail.com>
Sent: Monday, May 09, 2016 2:31 PM
To: PLANNING COMMISSION
Subject: [BULK] NO SOBER LIVING

Importance: Low

I am writing regarding the request by Keith Randle of Summit Coastal Living to open a Sober Living Home at 165 E. Wilson Streetand 2041 Tustin Avenue in Costa Mesa. I am asking you to NOT to allow this request which will add two more Sober Living Homes to our Eastside Costa Mesa neighborhood.

christine avila

PH-2

COLGAN, JULIE

From: Melanie Hohman <melanie@sensitivesweets.com>
Sent: Monday, May 09, 2016 2:27 PM
To: PLANNING COMMISSION
Subject: Unbelievable

I have lived in CM for over 12 years and have seen setup ration, especially in the last 4 years. I'm shocked at the amount of sober living homes in our beautiful community. It is imperative that we bring our City back.

Melanie Hohman

PH-2

COLGAN, JULIE

From: Shannon McGookin <samcgookin@hotmail.com>
Sent: Monday, May 09, 2016 2:23 PM
To: PLANNING COMMISSION
Cc: ANGEL, KATIE
Subject: Opposing the approval of Sober Living Houses

Please include this letter to the planning commission for the May 11 meeting. Thanks!

To Whom It May Concern :

I am writing this letter to express my concern over approving any further Sober Living Homes. The sheer number of them in this area is astronomical. I recently bought a home in the area (187 Brandywyne Terrace) and am scared to walk on Wilson Street by myself due to the congregation of people and the foul language I hear. There are 2 of these types of facilities along the walk from Orange St. towards Newport Blvd. I know that there are an additional 2 (not necessarily on Wilson) who are seeking conditional use permits. I would vehemently oppose any such permits being granted to these businesses. It is still confusing to me how businesses are allowed to operated in residential areas.

Thank you for this consideration.

Shannon McGookin
187 Brandywyne Terrace
Costa Mesa

PH-2

COLGAN, JULIE

From: Dino Ciano <dinociano@gmail.com>
Sent: Monday, May 09, 2016 2:22 PM
To: PLANNING COMMISSION
Cc: Kerrie Ciano; Chris Cornell; Angela Ciano; Enza Cornell
Subject: May 9th meeting - Conditional Use Permits 2041 Tustin and 165 E. Wilson

Dear Costa Mesa City Planning Department,

I am writing to to protest any current or future requests to expand the Sober Living Housing poplution in our city of Costa Mesa. I am writing this email in particular to address the request of Keith Randle (Summit Coastal Living) for Conditional Use Permits for his Sober Living Homes at 165 E. Wilson Street and 2041 Tustin Avenue in Costa Mesa.

I respectfully request that they both be denied.

I have lived in Costa Mesa for 36 years, the first half of that time was at 2306 Elden Ave and the second half at my current address of 310 Costa Mesa Street. While living on Elden we had multiple incidents of robbery with one being an in home break-in and robbery. Since moving to 310 Costa Mesa Street, we have seen less incients but the last 5 - 7 years have been arguably the worst.

My cars have been vandalized and robbed 3 times in the last 12 months. Three of my four closest neighbors have all been robbed, one of those also being an in home robbery. We have certainly banned together as a neighborhood to help keep a watchful eye out for each other, but it still feels we are living in a state of fear asking ourselves, when will the next person strike? We are constantly monitoring each individual walking down our street and the alley way since we just don't know when the next robbery or break-in may take place.

As a long time resident of Costa Mesa, these past several year's experiences have truly made me feel very disappointed in the ability of our city to protect its residents and I don't believe adding any more Sober Living Homes will make this situation any better. Again please deny this requests and future requests as there are already hundreds of these homes in Costa Mesa already and that should be enough.

Thank you for your time.
Sincerely,
Dino Ciano

310 Costa Mesa Street
Costa Mesa, CA 92627
714-599-3090

PH-2

COLGAN, JULIE

From:	Linda Witt-King <linda.wittking@gmail.com>
Sent:	Monday, May 09, 2016 2:45 PM
To:	PLANNING COMMISSION
Cc:	rdickson.cmpc@gmail.com; colinkmccarthy@yahoo.com; Stephan Andranian; aventrue@ca.rr.com; Tim Sesler
Subject:	On the question of granting new permits for 'sober living' homes

Gentlemen of the Planning Commission:

This is my second communication to the Planning Commission about the crisis of homelessness running rampant in Costa Mesa; please refer to my report submitted and updated in February of this year.

By now we have irrefutable evidence that the business model of sober living home proprietors leasing homes from residential investors for the purpose of providing shelter for people who are proportedly in some kind of recovery program, and from whom there has been exacted no accountability for the impact their business is having on the community and in our neighborhoods... We now know that this business model is fatally flawed, that it places our community at risk and it must be terminated immediately.

All considerations for new permits and/or renewal of existing permits must be suspended with no further delay.

Opening any new facilities in Costa Mesa only exacerbates the present crisis of homeless persons having no legitimate place to live or sleep or defecate - and it behooves you, the stewards of how properties are utilized in our town, to act with a greater level wisdom than has heretofore been demonstrated in these deliberations.

No new permits for sober living housing should be granted until Costa Mesa in its wisdom and compassion and benevolence identifies and implements a set of solutions that will suitably and sustainably remedy the existing crisis of pervasive and chronic homelessness in our community.

I respectfully but FIRMLY advise and request that ALL applications for new 'sober living' permits be denied and that the process for receiving applications for new permits be suspended indefinitely.

In Radiant Light,
Linda Witt-King
linda.wittking@gmail.com
562-713-4486

copies to:
Robert Dickson
714-878-2610
rdickson.cmpc@gmail.com

Colin McCarthy
714-697-7239
colinkmccarthy@yahoo.com

Tim Sesler
714-585-0714
twsesler@gmail.com

Jeff Mathews
949-873-3167
aventrue@ca.rr.com

Stephan Andranian
949-231-8728
sandranian@yahoo.com