



# **PLANNING COMMISSION**

## **SUPPLEMENTAL MEMORANDUM**

MEETING DATE: AUGUST 8, 2016

ITEM NUMBER: PH-3

**SUBJECT:** APPEAL OF DENIAL OF REASONABLE ACCOMMODATION REQUEST FOR A LAND USE REQUIREMENT APPLICABLE TO THE OPERATION OF A SOBER LIVING HOME AT 351 AND 357 VICTORIA STREET.

**DATE:** AUGUST 5, 2016

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

**PRESENTATION BY:** SHERI VANDER DUSSEN, INTERIM ASSISTANT DEVELOPMENT SERVICES DIRECTOR

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

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### **PROJECT DESCRIPTION**

The applicant requested an accommodation for land use requirements applicable to the operation of a sober living facility serving more than six individuals at 351 and 357 Victoria Street. Each of these contiguous sites contains four units housing up to fourteen residents. The application requests relief from the zoning code's requirement that a group home, residential care facility or state licensed drug and alcohol facility is at least 650 feet from another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility, as measured from the property line. The application for accommodation was denied. The applicant has appealed that decision to the Planning Commission. (Planning Applications PA-16-42 and PA-16-43 for Conditional Use Permits to operate a sober living facility are pending and a hearing will be scheduled at a future date.)

### **APPLICANT**

The applicant, Windward Way Recovery, is represented by Jeremy Broderick. The property owner is Damon Bartolone.

### **RECOMMENDATION**

The applicant has requested that this hearing be postponed. When a new hearing date is set, notice will be provided as required by the Costa Mesa Municipal Code.

  
SHERI VANDER DUSSEN, AICP  
Interim Assistant Director  
Community Improvement Division

  
GARY ARMSTRONG, AICP  
Economic and Development  
Services Director/Deputy CEO

Attachment: Email from Applicant dated August 4, 2016

Distribution: Director of Economic & Development Services/Deputy CEO  
Interim Assistant Development Services Director, Planning Division  
Interim Assistant Development Services Director, Community  
Improvement Division  
Senior Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Director  
Fire Protection Analyst

Applicant:  
Jeremy Broderick, 357 Victoria Street, Costa Mesa, CA 92627

## VANDER DUSSEN, SHERI

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**From:** Jeremy Broderick <[REDACTED]>  
**Sent:** Thursday, August 04, 2016 2:53 PM  
**To:** VANDER DUSSEN, SHERI  
**Cc:** GAMBOA, FIDEL; Melissa Goodmon  
**Subject:** RE: Continuance for Casa Capri and Windward Way

Sheri,

Per our phone call I would like to remove my item that was scheduled for the planning meeting August 8 and will work with you to reschedule at a later date.

Thanks,

Jeremy Broderick  
Founder/CEO

Windward Way Recovery  
2801 Bristol Street, Suite 110  
Costa Mesa, CA 92626



[REDACTED]

[Windward Way Recovery](#)



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