

NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold a public hearing as follows to consider:

HEARING DATE:	August 8, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	PA-16-42 (Appeal)	Applicant/Agent:	Windward Way Recovery
Site Address:	351 Victoria Street	Zone:	R2-HD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Not a project, as defined in Section 15378 of the CEQA Guidelines
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Appeal of the decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to obtain relief from Title 13, Chapter XVI (Group Homes) of the Costa Mesa Zoning Code, to allow a state licensed sober living facility to be located within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

Environmental Determination: The project has been found not to be a project, as defined in Section 15378 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

Additional Information: A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 pm** on the day of the hearing (see date above). If the public wishes to submit written comments to the Planning Commission at the hearing 10- copies will be needed for distribution to the Commissioners, City Attorney and Staff. Please note that no copies of written communication will be made after **3:00 PM**. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.