

NOTICE OF PUBLIC HEARING

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

HEARING DATE:	December 12, 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 and PA-16-43	Applicant/Agent:	Windward Way Recovery
Site Address:	351 & 357 Victoria Street	Zone:	R2-HD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Categorically exempt under Section 15301, Existing Facilities
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: Conditional Use Permits to allow Sober Living Facilities on contiguous properties serving 28 occupants. The application includes an appeal of the decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to obtain relief from the Costa Mesa Zoning Code to allow these facilities to be located on contiguous parcels and within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility. This hearing was continued from the Commission meetings of Nov. 14, 2016, and November 28, 2016.

Environmental Determination: The project has been found to be categorically exempt under Section 15301 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: All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to **3:00 pm** on the day of the hearing. No copies will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission **after 3:00 pm on the day of the hearing**, 10 copies will be needed for distribution to the Commissioners, City Attorney and Staff. For more information, call (714) 754-5245, or visit the Planning Division on the 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, except specified holidays. 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.