



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

September 7, 2016

SENT VIA FEDEX EXPRESS & ELECTRONIC MAIL

Rick Cortase
16561 Graham Street
Huntington Beach, CA 92649
rick@corecovers.com

Application: Special Use Permit No. SL-16-0008

Property Address: 1055 Cheyenne Street

Dear Mr. Cortase:

Thank you for submitting your application for the City of Costa Mesa's Sober Living Home Special Use Permit. Staff sent a letter on August 26, 2016 notifying you that a Director Hearing was scheduled for 9:00 a.m. on September 1, 2016. On August 31, 2016, staff received an email from you that indicated that you did not want to attend a Director Hearing regarding this facility. Staff responded by stating that time would be allocated for you as scheduled however you did not elect to present facts at the hearing. I have thoroughly reviewed your application. Your application is denied pursuant to City of Costa Mesa Municipal Code (CMMC) requirements for group homes with six or fewer beds in an R1 (single family) zone. CMMC section 13-311(b)(6) provides in relevant part:

A special use permit for a sober living home shall also be denied, and if already issued, any transfer shall be denied or revoked, upon a hearing by the director under any of the following additional circumstances:

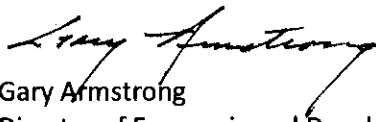
iii. The sober living home, as measured by the closest property lines, is located within six hundred fifty (650) feet of any other sober living home or state licensed alcoholism or drug abuse recovery or treatment facility. If a state licensed alcoholism or drug abuse recovery or treatment facility moves within six hundred fifty (650) feet of an existing sober living home this shall not cause the revocation of the sober living home's permit or be grounds for denying a transfer of such permit.

There are four existing state licensed alcoholism and drug abuse recovery treatment facilities with six or fewer residents within 650 feet from the subject property. The facilities are located at 3072 Madison, 3073 Madison, 3125 Pierce and 3129 Pierce.

This determination can be appealed to the Planning Commission by filing an application for appeal with the City Clerk. Any appeal must be filed within seven (7) days of this date of denial, which is September 14, 2016 by 5:00 p.m., pursuant to Sections 2-305(2) and 2-307 of the Costa Mesa Municipal Code. Please see attached Chapter IX, Title II of the Costa Mesa Municipal Code regarding appeal and review procedure. A fee of \$690.00 must accompany the application. In your request for an appeal, please summarize the reasons for the appeal. If the application for appeal is not submitted by the deadline, your time to appeal will have expired.

Should you have any questions, please do not hesitate to call Katie Angel at 714.754.5618 between the hours of 8:00 a.m. and 5:00 p.m.

Sincerely,



Gary Armstrong
Director of Economic and Development Services/Deputy CEO

Attachment: Ordinance Number 14-13

cc: Sheri Vander Dussen, Interim Assistant Director/Community Improvement Division Manager
Fidel Gamboa, Acting Neighborhood Improvement Manager
Tarquin Preziosi, Esq., Deputy City Attorney
Katie Angel, Management Analyst