



# **DIRECTOR HEARING REPORT**

MEETING DATE: September 1, 2015

ITEM NUMBER: No. 5

**SUBJECT: COMMUNITY IMPROVEMENT APPLICATION SL-15-0019 SPECIAL USE PERMIT TO ALLOW A SOBER LIVING HOME WITH SIX (6) OR FEWER PERSONS AT 653 JOANN STREET**

**DATE: AUGUST 16, 2016**

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

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

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## **Description**

Application SL-15-0019 is a Special Use Permit (SUP) filed pursuant to City of Costa Mesa Municipal Code, Title 13 Section 13-311, for a single-unit sober living home with 6 occupants (not including one live-in house manager) in an R1 zone.

## **Applicant**

The applicant is Richard Perlin.

## **Project Description**

The subject property is a four-bedroom single family home located in the northwest side of Costa Mesa and surrounded by other homes with an R1 zoning designation. The applicant describes the facility as an existing sober living home. According to the City's records, this facility was in operation when Ordinance 14-13 became effective.

## **Background/Analysis**

On October 21, 2014, the City Council adopted Ordinance 14-13 revising Title 13 of the Costa Mesa Municipal Code (CMMC) to add Chapter XV which established conditions for granting a SUP to group homes with six or fewer residents in an R1 (single family residential) zone. In enacting the ordinance, the City Council made the finding that housing inordinately large numbers of unrelated adults in a single-family home or congregating sober living homes in close proximity to each other does not provide the disabled with an opportunity to "live in normal residential surroundings," but rather

places them into living environments bearing more in common with types of institutional/campus/ dormitory living. Further, the City Council found that a 650-foot distance requirement between sober living facilities provides a reasonable market for the purchase and operation of sober living homes within the City and still results in preferential treatment for sober living homes in that non-disabled individuals in a similar living situation (i.e., in boardinghouse style residences) cannot reside in the R1 zone. Specifically, 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.**

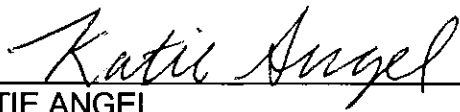
There is an existing state licensed alcoholism and drug abuse recovery treatment facility with six or fewer residents located at 670 Capital Street within 650 feet (517 feet) from the subject property. The facility located at 670 Capital Street is operated by Safe Harbor Recovery and provides residential drug and alcohol treatment services to an all-female population.

### **ENVIRONMENTAL DETERMINATION**

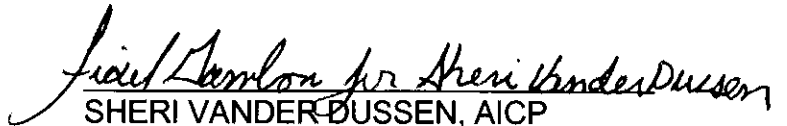
The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301 for existing facilities.

### **Recommendation**

Staff recommends that the Director of Economic and Development Services/Deputy CEO deny the application due to the current operation of a state licensed alcoholism or drug abuse recovery or treatment facility within 650 feet of the subject facility.



KATIE ANGEL  
Management Analyst  
Development Services Department  
Community Improvement Division



SHERI VANDER-DUSSEN, AICP  
Interim Assistant Director  
Development Services Department  
Community Improvement Division

Attachments: 1. 650 foot Radius Map  
2. Special Use Permit Application

cc: Deputy City Attorney  
File (2)

Richard Perlin  
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Huntington Beach, CA 92648