



**CITY OF COSTA MESA
PLANNING COMMISSION SPECIAL MEETING
Monday – December 5, 2016
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

PUBLIC HEARINGS:

***ACTIONS**

- 1. PA-16-04: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITH A MAXIMUM OF 13 OCCUPANTS WITHIN 3 EXISTING UNITS AT 2041 TUSTIN AVENUE**

Applicant: Keith Randle
Site Address: 2041 Tustin Avenue
Zone: R2-MD
Project Planner: Sheri Vander Dussen
Environmental Determination: The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Description: Conditional Use Permit, pursuant to Costa Mesa Municipal Code Section 13-323, to allow an all-male Sober Living Facility operated by Summit Coastal Living. The facility will serve thirteen occupants, including a resident house manager, within three existing units. This hearing was continued from the Planning Commission meeting of November 14, 2016.

Continue to a future Planning Commission meeting. New public hearing notices will be sent out once the date of the meeting has been confirmed.

Approved, 5-0

- 2. PA-16-15: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 14 OCCUPANTS WITHIN 3 EXISTING UNITS AT 166 EAST 18TH STREET**

Continue to a future Planning Commission meeting. New public hearing notices will be sent out once

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Applicant: Casa Capri, LLC
Site Address: 166 East 18th Street
Zone: R2-HD

Project Planner: Sheri Vander Dussen
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.

the date of the meeting has been confirmed.

Approved, 5-0

Description: Conditional Use Permit to allow a Sober Living Facility serving 14 occupants within three units. The application includes an appeal of the decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to allow this 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. This hearing was continued from the Planning Commission meeting of November 14, 2016.

3. PA-16-34 & PA-16-35: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 20 RESIDENTS WITHIN 4 UNITS AT 171 AND 175 ROCHESTER STREET

Applicant: Northbound Treatment Services
Site Address: 171 and 175 Rochester Street
Zone: R2-HD

Project Planner: Sheri Vander Dussen
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.

Continue to a future Planning Commission meeting. New public hearing notices will be sent out once the date of the meeting has been confirmed.

Approved, 5-0

Description: Conditional Use Permits to allow a state licensed drug and alcohol addiction treatment facility on contiguous sites serving 20 residents in four units; and an appeal of the

***ACTIONS**

decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to allow this 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.

4. **PA-16-39 & PA-16-40: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 24 RESIDENTS WITHIN 6 UNITS AT 235 AND 241 EAST 18TH STREET**

Continue to a future Planning Commission meeting. New public hearing notices will be sent out once the date of the meeting has been confirmed.

Applicant: Northbound Treatment Services
Site Address: 235 and 241 East 18th Street
Zone: R2-HD

Approved, 5-0

Project Planner: Sheri Vander Dussen
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.

Description: Conditional Use Permits to allow a state licensed alcohol and drug addiction treatment facility on contiguous properties serving 24 residents within six units; and an appeal of the decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to allow this 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.