

PH-2 and PH-4

COLGAN, JULIE

From: Julie Schaffner <julie1129@gmail.com>
Sent: Monday, February 12, 2018 12:32 PM
To: PLANNING COMMISSION
Cc: LE, JENNIFER
Subject: PA-16-30, PA-16-31, PA-16-36
Attachments: PA-16-30_PA-16-31.pdf; PA-16-36.pdf

Hello
Please find 2 documents attached for today's hearing.

Both these documents represent signatures from direct residents NOT in favor of approving either of the applications.

Thanks
Julie

-201-

NOTICE OF PUBLIC HEARING

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

HEARING DATE: February 12, 2018 HEARING TIME: 6:00 P.M. or soon thereafter
 & LOCATION: City Hall Council Chambers
 77 Fair Drive, Costa Mesa, CA

Application No. PA-16-30 & PA-16-31 Applicant/Agent: RAW Recovery, LLC
 Site Address: 321 and 327 Cabrillo Street Zone: R3, Multiple-Family Residential

Contact: Planning Division Email: PlanningCommission@costamesaca.gov
 (714) 754-5245

Description: Conditional Use Permits (CUP) PA-16-30 and PA-16-31 are requests to operate a sober living facility housing up to 37 gender-specific adults in six units on two parcels. The applicant also submitted a request for reasonable accommodation to allow these two facilities to be located within 195 feet and 206 feet, respectively, from another property that contains a state-licensed treatment facility; and for relief from other land use requirements of the Zoning Code. The application for accommodation was denied. The applicant has appealed that decision to the Planning Commission.


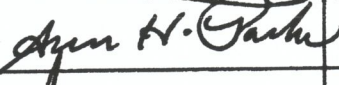






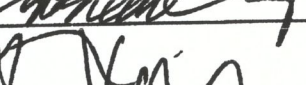
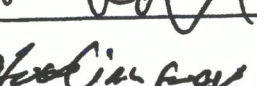
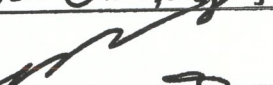

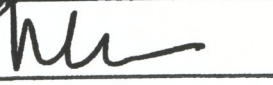
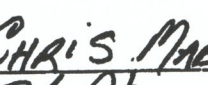




Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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 p.m. on the day of the hearing. See reverse for more information.

BY SIGNING BELOW, I INDICATE I AM NOT IN SUPPORT OF ALLOWING PA-16-30 & PA-16-31 TO BE APPROVED.

NAME (PRINT)	SIGNATURE	ADDRESS
Mike Schaffner	<i>Mike Schaffner</i>	328 Cabrillo St. Unit A
JAN SAENGER	<i>Jan Saenger</i>	328 CABRILLO ST. UNIT A
Phil Breder	<i>Phil Breder</i>	336 Cabrillo Street unit B
Nila Lewis	<i>Nila Lewis</i>	336 Cabrillo St. #1
C. Ohlhaber	<i>Chris Ohlhaber</i>	240 Virginia PL CM
GARY RYDNER	<i>Gary Rydner</i>	344 Colleen Pl. CM
NORMAN KINSER	<i>Norman Kinser</i>	336 CABRILLO ST. #1 CM.
CHARLOTTE JOHNSON	<i>Charlotte Johnson</i>	344 Cabrillo St CM

BY SIGNING BELOW, I INDICATE I AM NOT IN SUPPORT OF ALLOWING PA-16-30 & PA-16-31 TO BE APPROVED

NAME (PRINT)	SIGNATURE	ADDRESS
CHRISTOPHER RACA		1750 Santa Ana Ave CM 92627
ANN H. PARKER		2021 Aliso Costa Mesa, CA 92627
PEARL HUDSON		322 CABRILLO ST, CM
Amanda Prithman		329 Cabrillo St. CM
Josh Cameron		318 Cabrillo St. Costa Mesa
Jessica Nikell		318 Cabrillo St. A Costa Mesa 92627
Sean Ceram		336 Cabrillo A Costa Mesa 92627
THOMAS CUTICKREE		330 CABRILLO B COSTA MESA, CA 92627
Annette Crump		313 Cabrillo St. # B Costa Mesa 92627
Allison Vaughn		317 Cabrillo St # C Costa Mesa 92627
Hugo Cinfuentes		313 Cabrillo St A Costa Mesa CA 92627
Tasha Kim		329 Cabrillo St Costa Mesa CA 92627
Matt Evans		317 Cabrillo St Apt A Costa, Mesa 92627
Natalie Umbra		314 Cabrillo St. CA
Chris Maresillas		322 Cabrillo St. C.M. 92627
Brandon Prithman		329 Cabrillo St Apt B, Costa Mesa 92627
Blake Demond		329 Cabrillo Apt C, Costa Mesa, 92627
Priscilla Suarez		329 Cabrillo Apt C

BY SIGNING BELOW, I INDICATE I AM NOT IN SUPPORT OF ALLOWING PA-16-30 & PA-16-31 TO BE APPROVED

NAME (PRINT)	SIGNATURE	ADDRESS
Victoria Hayes	<i>Victoria Hayes</i>	317 Cabrillo St. Apt. A Costa Mesa, CA 92627
BETHANY MONKA	<i>B Monka</i>	317 Cabrillo St. Unit B Costa Mesa, CA 92627
MEGHAN FINLEY	<i>Meghan Finley</i>	1741 TUSTIN AVE #12A COSTA MESA, CA 92627
Vanessa Jones	<i>Vanessa Jones</i>	1765 Santa Ana Ave, D001 Costa Mesa, CA 92627

NOTICE OF PUBLIC HEARING

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

HEARING DATE: February 12, 2018	HEARING TIME 6:00 P.M. or soon thereafter	
	& LOCATION: City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA	
Application No. PA-16-36	Applicant/Agent: RAW Recovery, LLC	
Site Address: 329 Rochester Street	Zone: R2-MD, Multiple Family Residential, Medium Density	
Contact: Planning Division (714) 754-5245	Email: PlanningCommission@costamesaca.gov	

Description: Conditional Use Permit (CUP) PA-16-36 is a request to operate a sober living facility housing up to eight gender-specific adults. The applicant also submitted a request for reasonable accommodation to allow this facility to be within 120 feet of another property that contains a state-licensed treatment facility, and for relief from other land use requirements of the Zoning Code. The application for accommodation was denied. The applicant has appealed that decision to the Planning Commission.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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 p.m. on the day of the hearing. See reverse for more information.



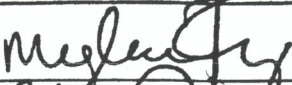

BY SIGNING BELOW, I INDICATE I AM NOT IN SUPPORT OF ALLOWING PA-16-36 TO BE APPROVED.

NAME (PRINT)	SIGNATURE	ADDRESS
Julie Schaffner	<i>Julie Schaffner</i>	328 Caballo St., Unit A
JAN SAENGER	<i>Jan Saenger</i>	328 CABRILLO ST., UNIT A
Phil Beeder	<i>Phil Beeder</i>	336 Cabrillo St. Unit B
Nila Lewis	<i>Nila Lewis</i>	336 Cabrillo St. #D
C. Ohlhafer	<i>Chris Ohlhafer</i>	240 Virginia Pl. C.M.
NORMAN KINSCHER	<i>Norman Kincher</i>	336 CABRILLO ST. #A C.M.
Charlotte L. Johnson	CHARLOTTE L. JOHNSON	344 Cabrillo St C.M.
CHRISTOPHER RACH	<i>Christopher Rach</i>	1750 SANTA ANA AVE CM 92627

BY SIGNING BELOW, I INDICATE I AM NOT IN SUPPORT OF ALLOWING PA-16-36 TO BE APPROVED

NAME (PRINT)	SIGNATURE	ADDRESS
Ann H. Parker	Ann H. Parker	2021 Aliso COSTA MESA, CA 92627
PEARL HUDSON	Pearl Hudson	322 CABRILLO ST., CM
Amanda Prettyman	[Signature]	329 Cabrillo St CM
Josh Cameron	[Signature]	318 Cabrillo St Costa Mesa
Jessica Riblett	[Signature]	318 Cabrillo St. A Costa Mesa.
Sean Coran	[Signature]	336 Cabrillo A Costa Mesa 92627
TINA CUTICER ROZ	[Signature]	770 CABRILLO ST B COSTA MESA CA 92627
Anneke Crenney	[Signature]	313 Cabrillo St #1 Costa Mesa 92627
Allison Vaughn	[Signature]	317 Cabrillo St C, Costa Mesa, 92627
Hugo Cisneros	Hugo Cisneros	313 Cabrillo st Costa Mesa CA 92627
Tasha KIM	[Signature]	329 Cabrillo St Costa Mesa CA 92627
Matt Evans	[Signature]	317 Cabrillo St ^{AAA} Costa Mesa, CA 92627
Natalie Umbri	[Signature]	314 Cabrillo St CM
CHRIS Marseilles	Chris Marseilles	322 Cabrillo St. C.M. 92627
Brandon Prettyman	[Signature]	329 Cabrillo St Apt B, Costa Mesa 92627
Blake Demond	[Signature]	329 Cabrillo Apt C, Costa Mesa, 92627
Priscilla Suarez	Priscilla	329 Cabrillo Apt C

BY SIGNING BELOW, I INDICATE I AM NOT IN SUPPORT OF ALLOWING PA-16-36 TO BE APPROVED

NAME (PRINT)	SIGNATURE	ADDRESS
Victoria Hayes		317 Labrillo St. Apt. A Costa Mesa, CA 92627
BETHANY MONKA		317 Cabillo St. Unit B Costa Mesa, CA 92627
MEGHAN FINLEY		1741 TUSTIN AVE #12A COSTA MESA, CA 92627
Vanessa Jones		1765 SANTA ANA AVE, Apt D301 COSTA MESA, CA 92627

PH-2

Hi, name is Helen Rivera, and I live at 306 Cabrillo. I am writing to tell you that I am against permitting the properties at 321, and 327 Cabrillo to operate as sober living facilities.

I am 86, live alone, and am afraid. There is a facility across from my home, and some of the tenants are loud, up late, and frankly look scary.

There already are at least three facilities very close to my home.

There is a new family with small children two doors away. Please, please, say "no".

Yours truly,

Helen Rivera

Application No. PA-16-30 and PA-16-31

Received
City of Costa Mesa
Development Services Department

FEB 12 2018

-208-

From: Anne Koenig <ruthlesskoenig@dslextreme.com>
Sent: Friday, February 09, 2018 2:49 PM
To: PLANNING COMMISSION
Subject: [BULK]

Importance: Low

Just wanted to let you know that the signs that were posted on the two properties at 321 and 327 Cabrillo, were taken down a couple days after they were put up. These signs were notifying the neighbors of the proposed sober living facilities at those two addresses.

Anne Koenig

310 Cabrillo

Costa Mesa, Ca. 92627

From: Anne Koenig <ruthlesskoenig@dslexreme.com>
Sent: Monday, February 12, 2018 7:55 AM
To: PLANNING COMMISSION
Subject: Alley behind the 300 block.

Please advise the Sober living owners that the alley that separates them from the 300 block on Cabrillo is a private alley belonging to the residents of Cabrillo only.

The alley was paved a couple of years ago and was paid for by these residents.

Thank you, Anne Koenig 310 Cabrillo Costa Mesa, Ca. 92627

COLGAN, JULIE

PH-2 and PH-4

From: julie1129@gmail.com
Sent: Sunday, February 11, 2018 8:14 PM
To: PLANNING COMMISSION
Cc: LE, JENNIFER
Subject: PA-16-30, PA-16-31 & PA-16-36
Attachments: Doc Feb 11, 2018 at 8-07 PM.pdf; ATT00001.txt

Hello

Attached is my written correspondence documenting my challenge to the applications for CUPs and reasonable accommodations for 329 Rochester, 321 Cabrillo and 327 Cabrillo.

Thank You
Julie Schaffner
(949) 232-5226

-211-

February 9, 2018

Planning Division
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA

To Whom It May Concern:

This letter is in response to the following application numbers:
PA-16-30 & PA-16-31 (321 & 327 Cabrillo Street)
PA-16-36 (329 Rochester Street)

I am not in support of either of these applications getting approved. Our neighborhood already has an acceptable amount of facilities functioning at a proximity that is too close to one another. Approving the Conditional Use Permit would disrupt the quality of living for the residents of our neighborhood. In addition to our street already having parking and traffic issues (due to Grit Cycle & The Country Club's insufficient parking), approving the CUP and 'reasonable' accommodations would add to the issue.

With the current code requiring any facility needing to be "at least 650 feet from any property that contains a group home, sober living home or state-licensed drug and alcohol treatment facility", both applications are in obvious violation of the standards that were originally set to maintain the quality of living in Costa Mesa. Both of these would create a negative impact to our neighborhood. As a homeowner, it would be misleading to have rules and regulations in place for the benefit of the community and neighborhood be allowed to be circumvented.

Specifically for PA-16-30 & PA-16-31, housing up to 37 adults in 6 units is excessive. While the property may be able to meet the residential off-street parking standards, the parking requirements are based on the unit's bedroom count - which is not an accurate correlation to the added traffic (from the tenants and visitors) the facility will generate.


Julie Schaffner
328 Cabrillo Street

PH-2 and PH-4

TO: COSTA MESA PLANNING COMMISSION

FROM: SANDY JOHNSON
344 CABRILLO ST
COSTA MESA 92627

Received
City of Costa Mesa
Development Services Department

FEB 09 2018

DATE: FEBRUARY 9, 2018

SUBJECT: PUBLIC HEARING - FEB 12, 2018
329 ROCHESTER PA-16-36
321 CABRILLO } PA 16-30
327 CABRILLO } 16-31

I AM WRITING TODAY BECAUSE I WILL NOT BE ABLE TO ATTEND MONDAY'S MEETINGS, THIS PUBLIC HEARING CONCERNS MY NEIGHBORHOOD, MY HOME.

THE PUBLIC HEARING NOTICE I RECEIVED IN THE MAIL AND THE YARD SIGNS IN THE NEIGHBORHOOD MADE ME VISIT CITY HALL AND LOOK INTO THE BUSINESS OF SOBER LIVING AND REHAB HOMES. I SAW MORE SIGNS THAN THOSE ATTACHED TO THE NOTICES I RECEIVED IN THE MAIL. I WONDERED WHAT ARE THE TRIGGERS/CATALYSTS FOR THESE SIGNS AND NOTICES.

WHAT I HAVE LEARNED:

1. NOTICES ARE MAILED TO ALL PROPERTIES WITHIN 500' OF A PROPOSED ACTION
2. THERE MUST BE 650' BETWEEN SOBER LIVING / REHAB HOMES (2 FOOTBALL FIELDS PLUS A LITTLE MORE)
3. HOUSES WITH 6 OR FEWER RESIDENTS NEED STATE APPROVAL ONLY - NOT CITY
4. HOUSES WITH MORE THAN 6 RESIDENTS MUST HAVE CITY APPROVAL - CONDITIONAL USE PERMIT (C.U.P.)
5. IF PROPERTY OWNER REQUESTS REASONABLE ACCOMODATIONS, THE REQUEST MUST BE GRANTED BEFORE A CUP CAN BE GRANTED
- 6. A ~~ET~~ CUP FOLLOWS THE LIFE OF A PROPERTY (THE LAND) NOT THE BUSINESS ON THE LAND. WHAT IS DECIDED TODAY CAN LAST FOREVER.

WHAT I SEE IN MY NEIGHBORHOOD:

2000-02-04-06 CABRILLO ST 46 RESIDENTS

321 CABRILLO ST } ONE PROPERTY
327 CABRILLO ST } 37 RESIDENTS

1730 SANTA ANA AVE LOOKS TO BE A
GROUP HOME
(NOT STATE LICENSED
AS OF 2/5/18)
LARGE VAN(S)
IN PARKING

317 ROCHESTER STATE LICENSED

329 ROCHESTER 8 RESIDENTS

171-175 ROCHESTER REQUEST DENIED

207-209 18th ST. SINCE 1987
MORE THAN 6 RESIDENTS

1775-1777 ORANGE AVE LOOKS VERY CARED FOR

THE TRIGGER FOR THE NOTICES:

THE STATE LICENSED HOUSE AT 317 ROCHESTER. THE THREE PROPERTIES ARE TOO CLOSE (LESS THAN 650 FT.) TO 317 ROCHESTER.

321 CABRILLO ST	195'
327 CABRILLO ST	200'
329 ROCHESTER	120'

→ I BELIEVE MY NEIGHBORHOOD IS HEAVILY SATURATED WITH GROUP HOMES. HEAVILY SATURATED WITH BUSINESSES OPERATING IN A RESIDENTIAL AREA. I BELIEVE WE HAVE GONE FROM 'ENOUGH IS ENOUGH' TO "STOP THIS CRAZINESS."

FROM THE LETTERS OF THE APPLICANTS:

329 ROCHESTER

PAGE 5 ON APPLICATION UNDER "PROPERTY DESCRIPTION"

(TALKING ABOUT PARKING) "ACCESS TO THE GARAGE IS VIA A PRIVATE ALLEY IN THE REAR OF THE PROPERTY."

-216-

THIS IS A PRIVATE ALLEY FOR THE CABRILLO ST RESIDENTS AND PERMISSION FOR ACCESS

FROM ROCHESTER ST. MUST BE GRANTED
→ DO THE OWNERS OF 329 ROCHESTER
STREET HAVE SUCH PERMISSION?

321 and 327 CABRILLO ST

LETTER TO CLAIR FLYNN
FROM DAVID ALEXANDER
12-21-2015

Page 28 - LAST PARAGRAPH #1

OUR PROPOSED USE WILL NOT BE
MATERIALLY DETRIMENTAL TO OTHER
PROPERTIES IN THE AREA FOR THE
FOLLOWING REASONS:

~~#1~~

#1 THERE IS AN ABUNDANCE OF
PARKING SINCE THERE WILL
BE ONLY ONE (1) STAFF VEHICLE
PARKED ON THE PROPERTY AT ^{ANY} ONE
TIME. PARKING AT THIS LOCATION
HAS NEVER BEEN AN ISSUE. VEHICLES
FOR THIS FACILITY WILL ONLY USE
PARKING SPACES DESIGNATED FOR
THIS PROPERTY, AND OFF-SITE
PARKING WILL NOT BE IMPACTED
BY THE USE.

HOW CAN THIS BE TRUE ?

5 PARKING SPACES 37 RESIDENTS
? ? ?

ALSO: PARKING CODE REQUIRES 13 SPACES
PROPOSED / PROVIDED 5 SPACES
? ? ?

→ HOW CAN THAT LETTER FROM MR ALEXANDER
BE TRUE ?

PARKING IN THE 300 BLOCK OF CABRILLO ST
IS REALLY MAXED OUT. RESIDENTS ALL
USE STREET PARKING. BUT WE ARE
REALLY IMPACTED BY THE CLIENTS OF
GRIT CYCLE (1731 SANTA ANA AVE). THEY
PARK ON CABRILLO ST ON BOTH SIDES OF
THE STREET IN BOTH THE 200 AND
300 BLOCKS. GRIT CYCLE'S PARKING LOT
IS EXTREMELY UNDER SIZED.

EMPLOYEES OF THE NEW COUNTRY CLUB
LOUNGE ALSO PARK ON CABRILLO ST. THEIR
PARKING LOT IS NOT ADEQUATE.

IF THE CITY LEADERS REALLY TOOK THE TIME AND EFFORT TO RESEARCH AND THEN CRAFT A THOUGHTFUL ORDINANCE (#1511), I BELIEVE WE SHOULD NOT DISMANTLE THEIR WORK. THESE SO CALLED REASONAL ACCOMODATIONS ARE NOT REASONAL - THEY WILL CONTINUE THE OVER-SATURATION OF GROUP HOMES IN MY NEIGHBORHOOD AND ALL OF COSTA MESA. IF THESE REQUESTS ARE ALLOWED, THEY WILL WEAKEN OR ELIMINATE ORDINANCE 1511 AND COSTA MESA WILL CONTINUE TO BE A PLACE WHERE REHAB HOMES CAN PROLIFERATE.

BUSINESS OWNERS PROMISE THE CITY MANY THINGS TO GET ESTABLISHED. OFTEN THESE PROMISES CAN NOT BE MET. THE UNKEPT PROMISES AND VIOLATIONS ARE NOT ALWAYS ENFORCEABLE (NOT ENOUGH CITY STAFF, HAPPENS AT NIGHT) SO THE CITIZENS GET TO LIVE WITH UNFORTUNATE (BAD) AGREEMENTS. I THINK COSTA MESA NEEDS TO STAND BEHIND ORDINANCE 1511 AND LET IT DO WHAT IT WAS WRITTEN TO DO. ALL RESIDENTS OF COSTA MESA WILL BENEFIT.

→ PLEASE DENY THESE 3 REQUESTS. PLEASE DENY ALL FUTURE SIMILAR REQUESTS

PH-2 through PH

COLGAN, JULIE

From: Lesley L <lmn007@gmail.com>
Sent: Sunday, February 11, 2018 4:56 PM
To: PLANNING COMMISSION
Subject: PA-16-33, PA 16-36, PA 16-30 and PA16-31 - SLH CUPs

"planningcommission@costameca.gov".

To whom it may concern,

For all the reasons mentioned by others (who are non SLH affiliated community residents or property owners), I would like to state that I am against the Planning Commission approving the following CUPs granting the SLH use in our residential neighborhoods.

I own property near 16-30 and 16-31 321 and 327 Cabrillo Street; 16-36 329 Rochester Street and so the approval of these CUPs would directly impact my property. Especially since they are asking for a proximity exception to existing facilities.

Also, being a former NHES Parent, i am against 16-33 on Knox Street as it is so close to an elementary school. I am unable to attend the meeting but wanted to state my opposition for the record.

L. Love

-220-

From: Suzanne R <4suzanne@msn.com>
Sent: Sunday, February 11, 2018 9:04 PM
To: PLANNING COMMISSION
Subject: Jeffrey-Daily Pilot - More permit requests for sober-living 2/9/18

I object. I understand the federal law, but these homes have to be closely monitored and the distance between them is important for the residents of neighborhood's (who are not in recovery). This is most heavily impacting our more affordable neighborhoods. Certainly the safety of resident's and their families is important to the city (whether they be owners or tenants).

More permit requests for sober-living homes await Costa Mesa Planning Commission

By LUKE MONEY
Feb 09, 2018 | 1:40 PM

Groundhog Day may have been last week, but Costa Mesa residents — like Bill Murray in the movie of that name — may feel a sense of déjà vu as they look over Monday's Planning Commission agenda.

As has been the case at many meetings in recent months, commissioners again are set to make decisions on a series of requests for conditional use permits from sober-living home operators.

Such approvals are necessary under a city ordinance adopted in 2015. Costa Mesa also requires that group homes, licensed alcohol and drug treatment facilities and sober-living homes — which typically house recovering alcoholics and drug addicts — be at least 650 feet from one another in residential areas.

Most of the applications up for review Monday come from one operator, RAW Recovery LLC. RAW — which stands for Recovery and Wellness — is seeking city permits to continue operating its sober-living home with up to 37 residents at 321 and 327 Cabrillo St., as well as another at 329 Rochester St., which houses as many as eight people.

In both cases, planning documents state, existing state-licensed treatment facilities are well within the 650-foot buffer. As a result, staff recommends the commission deny the permit requests.

City officials have said the goal of the distance requirement is to prevent sober-living facilities from clustering in residential areas.

There's no separation issue with another RAW sober-living facility at 268 Knox St., according to planning documents. Staff recommends approval of the permit request for that property, which would house up to 10 people.

A permit request for a Pacific Shores Recovery facility with up to 46 residents at 200, 202, 204 and 206 Cabrillo St. also is on Monday's agenda, but staff is asking the commission to continue that matter to a future date.

The issue of sober-living homes has become increasingly contentious in recent years as more have sprung up throughout the city.

Critics say such facilities are harmful to the character of local neighborhoods and create or contribute to problems with noise, parking, litter and secondhand cigarette smoke.

Supporters say the facilities are an important step on the road to recovery from addiction and that quality operators provide vital services while being good neighbors.

Monday's commission meeting starts at 6 p.m. at City Hall, 77 Fair Drive.

luke.money@latimes.com

Twitter @LukeMMoney

PH-2 through PH-4

COLGAN, JULIE

From: Nichte Flores <nkflores@yahoo.com>
Sent: Sunday, February 11, 2018 6:21 PM
To: PLANNING COMMISSION
Subject: Cups

To whom it may concern,

For all the reasons mentioned by others (who are non SLH affiliated community residents or property owners), I would like to state that I am against the Planning Commission approving the following CUPs granting the SLH use in our residential neighborhoods.

I own property in Newport Heights. My children attend all three schools in the Newport Heights community. We are in close proximity to 16-33 on Knox Street and the approval of this CUP would directly affect my property value. Furthermore, as a current NHES Parent I am vehemently against another SLF so close to an elementary school.

16-30 and 16-31 (321 and 327 Cabrillo Street); 16-36 (329 Rochester Street) should also not be approved especially since they are asking for a proximity exception to existing facilities.

These are monetary driven businesses that should not be allowed in residential areas. The law is flawed and as such, limits need to be made and respected.

I am unable to attend the meeting but wanted to state my opposition for the record.

N Flores

-223-

COLGAN, JULIE

PH-2 and PH-4

From: Janet Friedrich <jfriedrich@burnhamusa.com>
Sent: Monday, February 12, 2018 11:16 AM
To: PLANNING COMMISSION; LE, JENNIFER
Cc: Therese Hotvedt
Subject: Letter to the Costa Mesa Planning Commission re 2/12/18 hearing
Attachments: Letter to CM Planning Commission.PDF

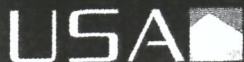
Please find attached a letter from Therese Hotvedt, President of Burnham USA, re PA-16-36, PA-16-30 and PA-16-31.

BURNHAM USA
Janet Friedrich, Administrative Manager
BURNHAM USA EQUITIES, INC.
1100 Newport Center Drive, Suite 200
Newport Beach, California 92660
Phone (949) 760-9150
Fax (949) 760-0430
jfriedrich@burnhamusa.com
www.burnhamusa.com

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-224-



1100 Newport Center Dr., Suite 200 Newport Beach, CA 92660-6254 949-760-9150

February 12, 2018

To: Planning Commissioners
City of Costa Mesa

Re: February 12, 2018 Planning Commission Hearing
PA-16-36 (329 Rochester Street, Costa Mesa, CA)
PA-16-30 and PA-16-31 (321 and 327 Cabrillo Street, Costa Mesa, CA)

Dear Members of the Planning Commission:

This letter is intended to voice our opposition to the referenced requests for Conditional Use Permits (CUP's), as the owners of the affected properties described below. The very transient nature of these recovery homes will increase the problem that already exists on our properties with the Costa Mesa homeless situation. The volume of residents in these facilities is exorbitant, and we feel it's unreasonable to expect the neighborhood to accommodate this influx of individuals.

The transient nature that comes along with recovery homes is extremely problematic. There is a recovery facility in the neighboring commercial property to our property at 234 E. 17th Street (Plaza Sereno). Its residents are constantly walking through our parking lot in loud and disrupting groups. The people are often smoking or vaping and extremely unprofessional (or even presentable) in how they dress and carry themselves. This impacts our customers and tenants.

We have also had issues with syringes being found in our parking lot, courtyard and planters. Our property generates many visitors, including young children who visit the restaurant and walk around the property. We fear that one day a child will pick up or step on a needle for lack of understanding that they are dangerous. We do not need a facility that will bring more drug use to this area. Unfortunately statistics show that many people who enter recovery facilities often relapse.

While the vast majority of the problems we've had with recovery home residents have been at our 234 E. 17th Street property, our Starbucks at 450 E. 17th Street has also been a gathering place for the recovery home residents. We own several other properties in the area and are frankly concerned that allowing this to continue will ultimately have a major long-term negative impact on all of the commercial properties on 17th Street.

Sincerely,

Plaza Sereno, LLC (234 E. 17th Street)
Costa Mesa Retail Center, LLC (241 E. 17th Street)
Burnham 17th Street Corner, LLC (299 E. 17th Street)
450 E. 17th Street, LLC (450 and 462 E. 17th Street)
BSB Investments II, LLC (1731 Santa Ana Ave.)

Therese Hotvedt
President

-225-

321 & 327 Cabrillo } PA 16-30 & PA 16-31
329 Rochester } PA 16-36

(1) 2-07-18

PH-2

My name is Anne Koenig and I have been a resident of Costa Mesa since 1970.

My side of the block is mostly single family dwellings.

There is a sober living facility across the street (on the corner). Lately, it has been noisy and when my daughter leaves for work at 5:30 A.M. some residents are already outside walking around.

There is another facility just to the left of your proposed applications; and another on Cabrillo and Orange.

Is there is enough - enough?

With Brit's customers already parking on the block, group homes housing so many is bad news (the residents have visitors) be safe. And this is bad for property values. Please - please - says "No".

ANNE KOENIG
310 CABRILLO
COSTA MESA, CA 92627

(2)

I am, also, concerned because the properties at 302 & 314 have recently been sold. I do not know if the new homeowners are aware of these proposals.

Thank you

Received
City of Costa Mesa
Development Services Department

FEB 08 2018

PH-2

February 4, 2018

Costa Mesa City Hall
Planning Division
77 Fair Drive
Costa Mesa, CA, 92626

RE: Planning Commission Hearing
PA-16-30 & PA-16-31, 321 & 327 Cabrillo

Dear Commissioners:

I own 3 buildings on Cabrillo St. This is a very desirable and nice street. This is not the right use or place to put this type of facility. I have had this type of facility close to other properties I own. There are cigarette butts all over, additional trash, paper left on the ground, people loitering all hours of the day and night and automobile break-ins. These 2 apartments were intended for 6 families to live in. The fact that they are trying to place 37 people in these 6 units speaks for its self and is rather absurd. This use should be restricted to light commercial or another type of zoning. This is a business trying to hide under the veil of residential.

In closing I ask this question. How would you like this use allowed next to your house and in your neighborhood?

Sincerely,



RICHARD J. KALISH, JR. AND DAVID KALISH

Received
City of Costa Mesa
Development Services Department

FEB 07 2018

NOTICE OF PUBLIC HEARING

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

HEARING DATE: February 12, 2018 **HEARING TIME** 6:00 P.M. or soon thereafter
& LOCATION: City Hall Council Chambers
77 Fair Drive, Costa Mesa, CA

Application No. PA-16-30 & PA-16-31 **Applicant/Agent:** RAW Recovery, LLC
Site Address: 321 and 327 Cabrillo Street **Zone:** R3, Multiple-Family Residential

Contact: Planning Division **Email:** PlanningCommission@costamesaca.gov
(714) 754-5245

Description: Conditional Use Permits (CUP) PA-16-30 and PA-16-31 are requests to operate a sober living facility housing up to 37 gender-specific adults in six units on two parcels. The applicant also submitted a request for reasonable accommodation to allow these two facilities to be located within 195 feet and 206 feet, respectively, from another property that contains a state-licensed treatment facility; and for relief from other land use requirements of the Zoning Code. The application for accommodation was denied. The applicant has appealed that decision to the Planning Commission.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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 p.m.** on the day of the hearing. See reverse for more information.



1-229-



City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628-1200

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 staff report can be viewed on the City's webpage www.costamesaca.gov 72 hours prior to the hearing date (see reverse for more information).

1230-

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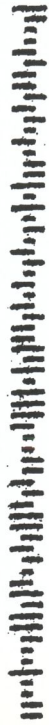


ZIP 92626
011D11638932

425 461 11
Kalish & Bateman
2933 Foothill Blvd #A
La Crescenta CA 91214

OFFICIAL PUBLIC NOTICE

9121433469 C021



COLGAN, JULIE

From: Driscoll, Cameron <Cameron.Driscoll@am.jll.com>
Sent: Monday, February 12, 2018 3:06 PM
To: PLANNING COMMISSION
Subject: 321 & 327 Cabrillo St

To whom it may concern-

I am the property owner next door at 329 Cabrillo St. I do not reside at the property but wanted to contact you on behalf of my tenants.

This neighborhood has changed over the past several years as a result of the sobriety residences. This street was designed for single family residences and low density multi-family. The 2 fourplexes next door are designed to accommodate 37 people. By comparison my 4-unit property has 8 residents. Additionally, these are transient residents that come in and out every few weeks. Furthermore, they are running a "for profit commercial business", not a typical apartment building. This is no different than a hotel or motel located in a residential neighborhood. Quite frankly these facilities make a mockery out of zoning laws in Costa Mesa.

Lastly, does anyone think it makes logical sense to have a revolving door of 37 recovering addicts located right next door to families with small children? One of my tenants has 2 small kids and has lived in my property for 4 years. They did not have the knowledge this type of business would be operating next door when they moved into the property.

Let's please use some common sense and deny this CUP application. Thank you.

Cameron Driscoll
Executive Vice President
Jones Lang LaSalle
tel +1 949 885 2976 fax +1 949 885 2901
mobile +1 714 330 2196
lic #01224141
cameron.driscoll@am.jll.com

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-231-