



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: NOVEMBER 28, 2016

ITEM NUMBER: **PH-3**

SUBJECT: APPEAL OF THE DENIAL OF SPECIAL USE PERMIT SL-15-0014 TO OPERATE A SOBER LIVING HOME AT 2152 RALEIGH AVENUE

DATE: NOVEMBER 17, 2016

FROM: COMMUNITY IMPROVEMENT DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: SHERI VANDER DUSSEN, INTERIM ASSISTANT DIRECTOR/COMMUNITY IMPROVEMENT DIVISION

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

PROJECT DESCRIPTION

The applicant applied for a Special Use Permit (SUP) to operate a group home with six or fewer all-male residents at 2152 Raleigh Avenue on April 2, 2015. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

APPLICANT

The applicant is Gregg Ohlhaber of Keystone Sober Living.

ENVIRONMENTAL DETERMINATION

The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15268 (ministerial projects), 15270 (disapproved projects) and 15301 (existing facilities).

RECOMMENDATION

Uphold the Director's denial of the SUP by adoption of a resolution.

BACKGROUND

Under state law, a licensed drug or alcohol treatment facility serving six or fewer residents is considered to be a residential use of property. Under State law, the City generally cannot apply standards to such a licensed facility that differ from those standards applicable to a single family dwelling. However, these prohibitions do not apply to facilities that are not state licensed.

The City Council adopted Ordinance 14-13 on October 21, 2014 which established conditions for granting a SUP to group homes with six or fewer residents in an R1 zone. The ordinance became effective on November 20, 2014. A sober living home is a type of group home for persons who are recovering from drug and/or alcohol addiction. Persons recovering from addiction who are currently not abusing drugs and/or alcohol are considered disabled under state and federal law. Group homes serving disabled persons are not considered to be boardinghouses. Rather, these facilities offer disabled persons the opportunity to live in residential neighborhoods in compliance with state and federal laws. Upon adopting the ordinance, the City Council found that without some regulation there is no way of ensuring that the individuals entering into a group home are disabled individuals and entitled to reasonable accommodation under local and state law or that a group home is operated professionally to minimize impacts to the surrounding neighborhood. A purpose of the land use regulations provided in the ordinance is to mitigate the secondary impacts from an over concentration of both group homes in a neighborhood. SUPs are granted to a group home operator as a ministerial matter if the facility is in compliance with the operating requirements found in CMMC sections 13-311 (a)(1) through (a)(9).

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.

Under section 13-312(b), "Group homes that are in existence upon the effective date of this chapter shall have one (1) year from the effective date of this chapter to comply with its provisions". The operator submitted the SUP application for 2152 Raleigh on March 31, 2015. During the first year of the implementation of the ordinance, approximately 60 group home applications were received. The majority of those applications were missing items required by the CMMC. Staff worked with the all of the applicants to request complete information. Upon the one-year compliance deadline, staff determined which locations had fully complied with the application requirements. Staff began to prepare for the issuance of permits to locations which complied with the City's adopted criteria and to prepare for Director's Hearings to consider the facts surrounding facilities that did not meet the approval criteria established in the ordinance. The Director's Hearings provide the applicant with an opportunity to present any reasons and/or evidence why the SUP should not be denied. Following the conclusion of the hearing, the Director provides a written notice to the applicant or permittee setting forth the decision within ten (10) days. The decision of the Director is appealable to the Planning Commission.

The implementation of ordinance 14-13 (including processing applications) was delayed by the issuance of an injunction by the 9th Circuit Court in *Solid Landings v. City of Costa Mesa* on December 9, 2015. Once the injunction was dissolved in May, 2016 staff reviewed the current status of all the SUP applications for group homes on file. Group homes that met the requirements of the ordinance were issued SUPs and Director's Hearings commenced for the facilities that did not comply with the City's standards.

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

There are two existing licensed alcoholism and drug abuse recovery treatment facilities with six or fewer residents within 650 feet of the subject property. Those facilities are located at 687 Governor St. (482 feet from the property line) and 679 Governor St. (604 feet from the property line). The facilities located on Governor Street are operated by Safe Harbor Recovery and provide residential detoxification services to female populations. The facilities at 687 and 679 Governor Street applied for a DHCS license on December 4, 2014; these licenses were issued on August 1, 2015. In addition, the facility at 687 Governor Street applied for a SUP on January 1, 2015. Safe Harbor subsequently withdrew its SUP application after receiving the state license. As noted above, state licensed facilities with six or fewer residents are considered residential uses pursuant to State law and are exempt from land use restrictions that differ from those restrictions applicable to single family dwellings.

The Director of Economic and Development Services/Deputy CEO conducted a Director's Hearing for the subject application on September 1, 2016. During the hearing, Mr. Ohlhaber stated that he has been operating at the current location for 13 years and has strong ties to the neighborhood. After considering the facts pertaining to the application, the Director sent a letter to the applicant denying the SUP on September 7, 2016 due to the two state licensed drug and alcohol treatment facilities located within 650 feet of the subject property. On September 13, 2016, the applicant filed an appeal to the Planning Commission pursuant to CMMC Sections 2-305(2) and 2-307.

ANALYSIS

In the letter requesting the appeal, Mr. Ohlhaber contends that the subject facility is an "alcoholism or drug abuse recovery or treatment facility" pursuant to California Health and Safety Code Section 11834.02(a) and should not be treated differently than a single family residence. He argues that his right to continue operating at the current location is protected by the California Constitution and the Americans with Disabilities Act. Prior to the Director's Hearing and preparation of this agenda report, staff reviewed the website of the state entity that issues licenses to facilities pursuant to Health and Safety Code Section 11834.02(a). The operation at 2152 Raleigh Avenue was not listed as a licensed alcoholism or drug abuse recovery or treatment facility. Because the facility does not have a DHCS license, it falls under the definition of a sober living home and is subject to the City's regulations.

Mr. Ohlhaber also includes a statement in his appeal letter that the facility does not pose a new threat to the neighborhood because it has been located at that site for over a decade and has operated without complaints or issues in the community. He further poses the question as to why his facility should relocate even though it has been there longer than the state licensed facilities. In making the determination to deny Mr. Ohlhaber's application, the Director determined that the state licensed facilities located at 687 Governor Street and 679 Governor Street have precedence over Mr. Ohlhaber's facility because they are already considered permitted uses by definition.


ALTERNATIVES

A draft resolution denying the appeal has been provided. Should the Planning Commission believe that findings exist to approve the special use permit application, this hearing should be continued to allow staff to prepare the appropriate resolution for consideration at a subsequent meeting.

CONCLUSION

The applicant has appealed the denial of the Special Use Permit application to operate a sober living home with six or fewer residents. There are two state licensed facilities within 650 feet of the subject property. Upholding the Director's decision and denying this

SUP will reduce the over concentration of sober living homes in the immediate area, help to preserve the character of the neighborhood and provide the disabled with greater access to live in a typical residential environment.



SHERI VANDER DUSSEN, AICP
Interim Assistant Director
Community Improvement Division



JAY TREVINO, AICP
Economic Development and
Development Services Director/
Consultant

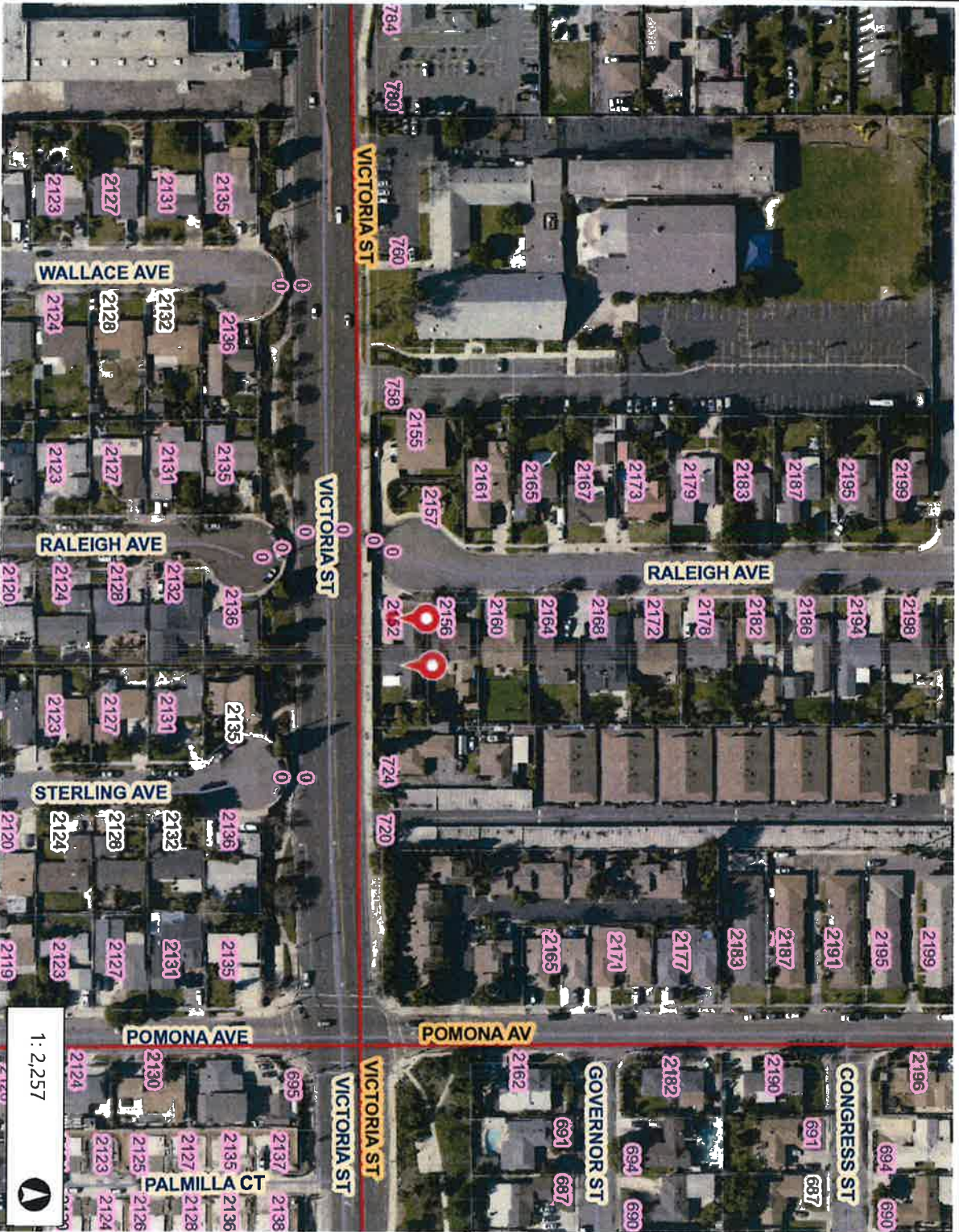
- Attachments:
1. Vicinity and Zoning Maps
 2. Letter from Director dated September 7, 2016 denying Special Use Permit Application
 3. Letter from Applicant dated September 13, 2016 appealing the Director's denial
 4. Draft Resolution Upholding the Denial of Special Use Permit No. SL-15-0014

Distribution:

Director of Economic Development & Development Services/
Consultant
Interim Assistant Development Services Director, Planning Division
Interim Assistant Development Services Director, Community
Improvement Division
Assistant City Attorney
Public Services Director
City Engineer
Transportation Services Director
Fire Protection Analyst

Applicant:
Gregg Ohlhaber, 3112 McKinley Way, Costa Mesa, CA 92626

CITY OF COSTA MESA California **Costa Mesa** Vicinity Map



WGS 1984 Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 2,257



- Legend**
- Addresses
 - Costa Mesa
 - Costa Mesa
 - Main Streets
 - City Streets
 - Parcels
 - Parcels

Notes



Legend

- Addresses
- Costa Mesa
- Costa Mesa
- Main Streets
- City Streets
- Parcels
- Parcels
- Parcels

- Zoning
- <all other values>

- 0
- AP
- C1
- C1-S
- C2
- CL
- LR
- LR-S
- MG
- MP
- P
- PDC
- PCI
- POR-HD
- POR-LD
- PR-MD

Notes

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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1:2,257



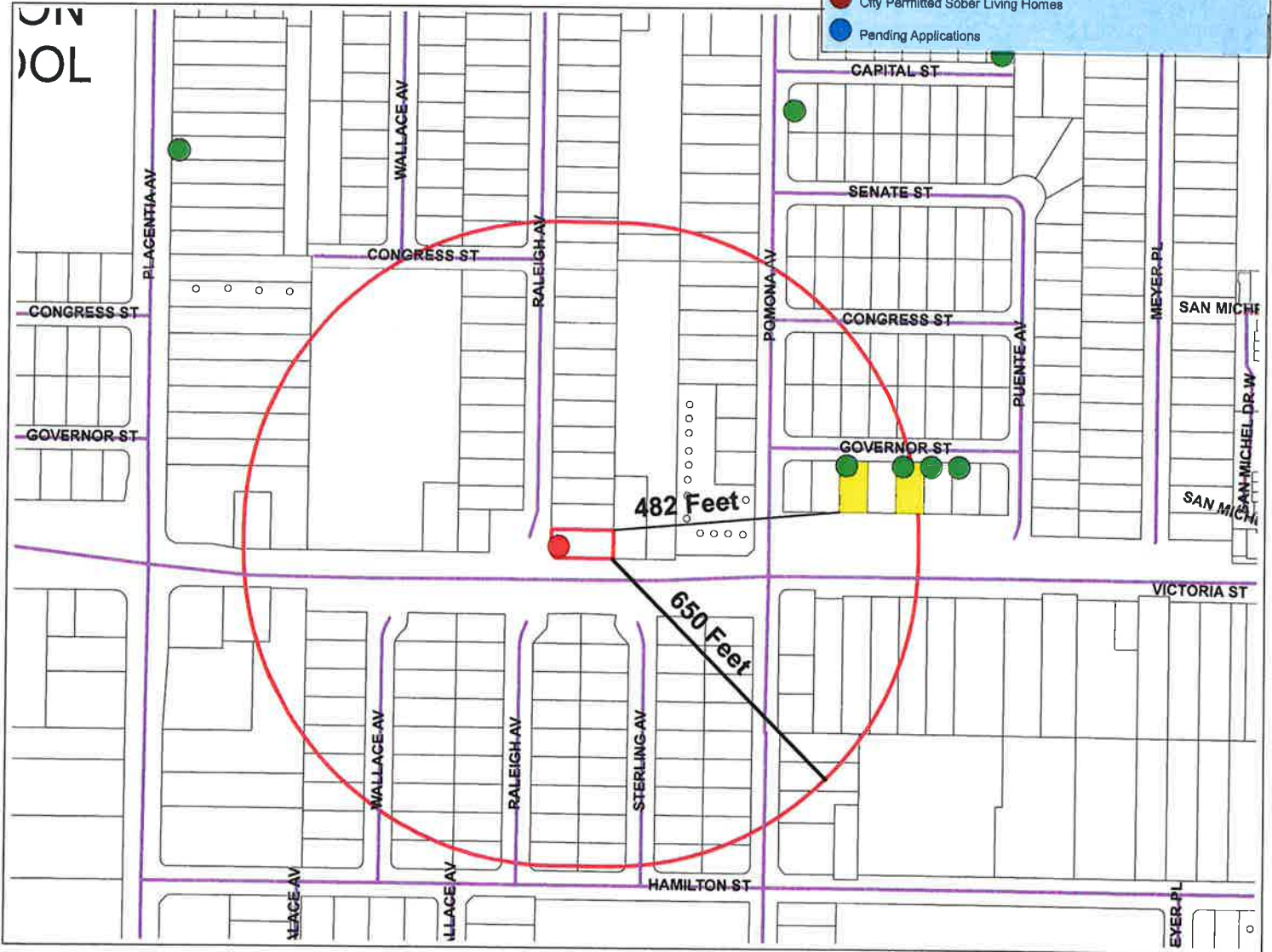
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 © Latitude Geographics Group Ltd.



2152 Raleigh Ave



- State Licensed Drug and Alcohol Facilities with Six or Fewer Residents
- Subject Property
- City Permitted Sober Living Homes
- Pending Applications





CITY OF COSTA MESA

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

September 7, 2016

SENT VIA FEDEX EXPRESS & ELECTRONIC MAIL

Gregg Ohlhaber
3112 McKinley Way
Costa Mesa, CA 92627

Application: Special Use Permit No. SL-15-0014

Property Address: 2152 Raleigh Avenue

Dear Mr. Ohlhaber:

Thank you for submitting your application for the City of Costa Mesa's Sober Living Home Special Use Permit and attending the Director Hearing on September 1, 2016. Present at that hearing were myself, Tarquin Preziosi, Deputy City Attorney and Sheri Vander Dussen, Assistant Development Services Director/Community Improvement Manager. I have thoroughly reviewed your application and the facts presented at the Director Hearing. 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 two existing state licensed alcoholism and drug abuse recovery treatment facilities with six or fewer residents within 650 feet from the facility. Those facilities are located at 687 and 679 Governor Street. During the hearing you mentioned that the City had previously sent you a checklist that you believe indicated that the 650-foot separation requirement was non-applicable. Staff reviewed the application file and found that on the Special Use Permit Application Processing Checklist dated May 5, 2105, "N/A" was listed as a comment next to the item referring 650 feet separation requirement from

any other sober living home or state licensed alcoholism or drug abuse recovery or treatment facility. The purpose of the checklist was to identify incomplete information in the application and request that information from the applicants. The "N/A" indicated that no information was required from you regarding this requirement to complete your application.

I also wanted to provide additional information pertaining to your question as to whether another facility on Raleigh Avenue had been issued a Special Use Permit. Our records indicate that the operator of a sober living home located at 2186 Raleigh Avenue submitted a Special Use Permit application on April 8, 2015, but the request was withdrawn on November 25, 2015 because the facility was closed.

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

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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



RECEIVED
CITY CLERK

City of Costa Mesa

16 SEP 13 AM 11:05

CITY OF COSTA MESA
BY BG

- Appeal of Commission Decision - \$1,220.00
 - Appeal of Zoning Administrator/Staff Decision - \$690.00
- (FEES MUST BE PAID IN FULL AT TIME OF FILING APPEAL)

APPLICATION FOR APPEAL OR REVIEW

Applicant Name* Gregg Ohlhaber
 Address: 2152 Raleigh Ave
 Phone: (714) 309-9782 Representing: _____

REQUEST FOR: APPEAL REVIEW**

Decision of which appeal or review is requested: (give application number, if applicable, and the date of the decision, if known.)

Special use permit No. 56-15-0014
2152 Raleigh Ave
Costa Mesa Ca.
92627

Decision by: _____

Reasons for requesting appeal or review:

Please see attached letter

Date: 9/13/16 Signature: Gregg Ohlhaber

*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.
 **Review may be requested only by Commissions, Commission Members, City Council, or City Council Members.

For office use only – do not write below this line

REV 9-1-15

SCHEDULED FOR THE CITY COUNCIL/COMMISSION MEETING OF:

Keystone Sober Living
2152 Raleigh Ave Costa Mesa, CA

RECEIVED
CITY CLERK

16 SEP 13 AM 11:05

CITY OF COSTA MESA
BY EG

Katie Angel
Management Analyst
Community Improvement
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA

RE: Letter of Appeal

Dear Ms. Angel:

The California Building Code provides, in Chapter 3, definitions and classifications which include R-3.0 designations. Section R-3 contains a list of building uses which would fall under that section. That list SPECIFICALLY includes "Alcoholism or drug abuse recovery homes (ambulatory only)." This is important because California's constitution and laws state that Alcoholism and Drug Abuse recovery homes are not to be treated any differently than single family residences within the state.

Furthermore, the California Health and Safety Code speaks to this issue strongly.

As used in this chapter, "alcoholism or drug abuse recovery or treatment facility" or "facility" means any premises, place, or building that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services.

California Health and Safety Code §11834.02(a).

In the instant case, the owner and operator has been providing care which meets this definition for more than a **decade** within Costa Mesa, with a business license issued by Costa Mesa. However, the owner has not yet received licensing from the State of California under 11834 because, until now, Costa Mesa has not seen fit to attack his right to operate at the location. Costa Mesa's regulatory changes state that 'group homes' are separate and distinct from alcoholism or drug abuse recovery treatment facilities. The 650 foot separation requirement applies to the special use permit requirements for group homes. As this facility has been operating NOT as a group home, but rather as a 11834 entity simply without the license, and will

soon have the license as well, it seems fair that more than a decade of faultless participation in the community should be allowed to continue.

Furthermore, those recovering from alcoholism and drug abuse are considered under Federal law to be disabled for the purposes of rights against discrimination. 28 C.F.R. § 35.104(1)(ii). Therefore restrictions, requirements and actions by local government actors which would result in discrimination either on its face or through disparate impact. Requiring licensed alcoholism and drug abuse treatment homes to conform to additional requirements, where no private residences are required to do such, and where the treatment center can at LEAST as clearly fall under R-3 classification, could be considered a discriminatory enforcement policy which violates the Fair Housing Act under Federal law as well as California law through California Government Code Section 12955.

The recent lawsuits, against Newport Beach and Costa Mesa, on behalf of this type of drug and alcohol rehabilitation facility, have shown that this area of law is murky at best. While a withdrawn appeal against Costa Mesa can be seen as a victory - that does not mean the California regulations should still be flaunted when it comes to asymmetrical enforcement against certain individual treatment facilities. Moreover, the cause of action against the 650 foot rule was thrown out, initially, based upon ripeness. "To the extent that this allegation constitutes an as-applied challenge to the Ordinance, it is unripe because Plaintiffs have not yet sought an accommodation through the Ordinance's procedures." In the instant case, the claimed reason for the disapproval of this center was because it violated the 650 feet ordinance, and a claim against such a rule would indeed be ripe at this point. The owner is currently seeking permit from the city, and in the event this appeal is rejected, shall be seeking reasonable accommodation as well.

The owner in this case is simply seeking recognition of his long standing, unchanged business which obviously cannot be a new threat to the character of the neighborhood because it has been a part of that neighborhood for so many years. Moreover, the city has presented no evidence that any complaints have been filed against this home or any other reason why the residents of this home are, themselves, a threat to the community. Even presuming that the 650 foot ordinance would have withstood challenge past the trial court level, in this case enforcement is being handled capriciously. This facility has been present at the current location for more than a decade, so to say that this facility must move, rather than whatever more recent facility which is within 650 feet, has no reasonable basis.

In summary, this residential treatment center has been licensed openly and for more than a decade operating as an alcoholism and drug abuse recovery center which falls under the protections of California's Constitution as well as Federal ADA and Constitutional protections.

This is reinforced and supported by the California Health and Safety Code explicitly and the Federal Fair Housing Act by reference to such treatment centers. Moreover, Federal regulations and case law shows that such recovering adults are protected from discriminatory actions by being included in the definition of disabled persons, and any treatment specifically aimed at making operation of centers such as this more difficult runs the risk of being found a discriminatory action, an issue which has not been settled in court at this time despite the trial court level dismissal of the *Solid Landings Behavioral Health, Inc.* case.

The owner requests an appeal hearing on this matter and further or in the alternative requests to be informed of findings as to: why this facility must relocate under the 650 foot rule rather than another, newer facility; why the new ordinance is being applied to a facility which has no history of complaints or issues in the community; and why the owner cannot be granted leave to operate pursuant to 11834 under California law as it has been with the tacit or explicit permission of Costa Mesa through its granting of a business license for so many consecutive years leading to the current matter.

Respectfully,



Gregg Ohlaver

Keystone Sober Living

RESOLUTION NO. PC-16-**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA TO UPHOLD THE
DIRECTOR'S DENIAL OF SPECIAL USE PERMIT
APPLICATION NO. SL-15-0014 TO OPERATE A SOBER
LIVING HOME WITH SIX OR FEWER OCCUPANTS AT
2152 RALEIGH AVENUE**

WHEREAS, Gregg Ohlhaber (the "Applicant") operates a sober living home serving six males at 2152 Raleigh Avenue, Costa Mesa; and

WHEREAS, the City of Costa Mesa recognizes that while not in character with residential neighborhoods, when operated responsibly, group homes, including sober living homes, provide a societal benefit by providing disabled persons as defined by state and federal law the opportunity to live in residential neighborhoods, as well as providing recovery programs for individuals attempting to overcome their drug and alcohol addictions; therefore, providing greater access to residential zones to group homes, including sober living homes, than to boardinghouses or any other type of group living provides a benefit to the City and its residents; and

WHEREAS, the City of Costa Mesa has adopted standards for the operation of group homes, residential care facilities and state licensed drug and alcohol facilities that are intended to provide opportunities for disabled persons, as defined by state and federal law to enjoy comfortable accommodations in a residential setting; and

WHEREAS, the City of Costa Mesa has found that congregating sober living homes in close proximity to each other does not provide disabled persons as defined in state and federal law with an opportunity to "live in normal residential surroundings," but rather places them into living environments bearing more in common with the types of institutional/campus/dormitory living that the FEHA and FHAA were designed to provide relief from for the disabled, and which no reasonable person could contend provides a life in a normal residential surrounding; and

WHEREAS, the City of Costa Mesa has determined that a separation requirement for such facilities will still allow for a reasonable market for the purchase and operation of sober living homes within the City and still result in preferential treatment for sober living homes in that non-disabled individuals in a similar living situation (i.e., in boardinghouse-style residences) have fewer housing opportunities than disabled persons; and

WHEREAS, Gregg Ohlhaber filed special use permit SL-15-0014 to operate a group home with six or fewer residents in an R1 zone; and

WHEREAS, there are two existing state licensed drug and alcohol facilities within six or fewer residents located at 687 Governor Street and 679 Governor Street within 650 feet of the facility at 2152 Raleigh Avenue; and

WHEREAS, the applicant received notice of a scheduled Director's Hearing more than seven (7) business days prior and received a written report prepared by staff recommending denial of the special use permit based upon the criterion established in Section 13-311(b)(6)(iii); and

WHEREAS, a Director's Hearing was conducted on September 1, 2016 providing the applicant with the opportunity to present any reasons and/or evidence why the special permit should not be denied; and

WHEREAS, the Director provided a written notice to the applicant denying the special use permit which included a statement of the right to appeal to the Planning Commission and the time-limits therefore; and

WHEREAS, the applicant appealed the denial of the application in a timely manner; and

WHEREAS, on November 28, 2016, the Planning Commission considered the appeal of the Director's determination at a regularly scheduled meeting open to the public, at which time interested persons had an opportunity to testify either in support of or in opposition to the Application and determined by a X-X vote to uphold the Director's denial of the SUP.

NOW THEREFORE, the Planning Commission of the City of Costa Mesa finds and resolves as follows:

The facility located at 2152 Raleigh Street is a sober living home. The City of Costa Mesa Municipal Code Section CMMC section 13-311 sets forth the required findings to be used in the determination to approve or deny a SUP. There are two state licensed alcoholism and drug treatment facilities located at 687 Governor Street and 679 Governor Street within 650 feet of the Property. Pursuant to CMMC section 13-311(b)(6), the SUP shall be denied upon a hearing of the Director.

BE IT RESOLVED, therefore, that based on the evidence in the record and the findings contained in this resolution, the Planning Commission hereby **UPHOLDS THE DIRECTOR'S DENIAL** of Special Use Permit SL-15-0014 to operate a sober living home at 2152 Raleigh Avenue.

The Secretary of the Commission shall attest to the adoption of this resolution and shall forward a copy to the applicant, and any person requesting the same.

PASSED AND ADOPTED this 28th day of November, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

