

RESOLUTION NO. 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, UPHOLDING THE DECISION OF THE PLANNING COMMISSION TO UPHOLD THE HEARING OFFICER'S APPROVAL OF SPECIAL USE PERMIT PGSH-24-0002 TO ALLOW A SOBER LIVING HOME WITH SIX OR FEWER PERSONS (NOT COUNTING THE HOUSE MANAGER) TO BE LOCATED AT 1601 BAKER ST

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, on June 1, 2024, Planning Application PGSH-24-0002 was filed by George Vilagut, as applicant, property owner, and sole owner of Stephouse Recovery, Inc., requesting approval of Planning Application PGSH-24-0002 for a Special Use Permit (SUP) to allow the operation of a sober living home with six or few persons (not counting the house manager) at 1601 Baker Street; and

WHEREAS, staff reviewed the application and supporting materials and determined that the project satisfies the provisions and requirements of CMMC Section 13-311, subsections (a) and (b), and that no disqualifying grounds had been identified; and

WHEREAS, on October 23, 2025, a duly noticed public hearing was held before a Hearing Officer, acting as designee of the Director of Economic and Development Services, to consider SUP Application No. PGSH-24-0002, with all persons having the opportunity to submit written comments for and against the proposal, pursuant to Costa Mesa Municipal Code Section 13-311, for the purpose of receiving information regarding the Applicant's compliance with the applicable provisions of subsections (a) and (b) of Section 13-311; and

WHEREAS, on December 23, 2025, the Director provided a written notice to the applicant and the owners and occupants of all properties within 500 feet of the location of the sober living home that the SUP was going to be approved based on compliance with Costa Mesa Municipal Code Section 13-311, subject to conditions of approval and CMMC requirements; and

WHEREAS, on January 5, 2026, the Hearing Officer issued SUP PGSH-24-0002; and

WHEREAS, on January 7, 2026, Mayor Stephens submitted a timely “Application for Review” of the Hearing Officer’s approval of SUP PGSH-24-0002 pursuant to CMMC Title 2, Chapter IX; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 23, 2026, with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, on February 23, 2026, the Planning Commission upheld the decision of the Hearing Officer’s approval of Special Use Permit PGSH-24-0002 to allow a sober living home with six or fewer persons (not counting the house manager); and

WHEREAS, on March 2, 2026, Council Member Buley submitted a timely “application for review” of the Planning Commission’s decision in a timely manner; and

WHEREAS, a duly noticed public hearing was held by the City Council on May 5, 2026, with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) the project is exempt from the provisions of CEQA pursuant to Sections 15268 (Ministerial Projects) and 15301 (Existing Facilities); and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa; and

WHEREAS, the City Council finds that the application meets the criteria for issuance of the SUP pursuant to CMMC Section 13-311.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that based on the evidence in the record, the City Council hereby **UPHOLDS THE PLANNING COMMISSION’S DECISION** ON SUP PGSH-24-0002.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 5th day of May, 2026.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 5th day of May, 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 6th day of May, 2026.

Brenda Green, City Clerk