City of Newport Beach
GROUP RESIDENTIAL USES
REASONABLE ACCOMMODATION
HEARING AGENDA

This hearing is held in accordance with Newport Beach Municipal Code Section 20.52.070 (*Reasonable Accommodations*).

DATE: Friday, September 30, 2011
TIME: 3:00 p.m. - 5:00 p.m.
LOCATION: Council Chambers, Newport Beach City Hall
Building A, 3300 Newport Boulevard, Newport Beach
HEARING OFFICER: Judge John C. Woolley

AGENDA ITEM #1
REASONABLE ACCOMMODATION No. 2011-001
APPLICANT: StepHouse Recovery, Inc.
SUBJECT PROPERTY: 2927 Paper Lane

PROJECT SUMMARY: A reasonable accommodation application requesting relief from the requirements of Section 20.18.020 (Residential Zoning Districts Land Uses and Permit Requirements) of the Newport Beach Municipal Code. The applicant requests that the City allow the continued operation of an existing unlicensed residential care facility for up to six persons in recovery from alcohol and/or drug addiction and one resident supervisor. The facility is located in the R-1-6000 District, where such uses are not permitted. This is a public hearing item.

AGENDA ACTION

1. **Meeting Convened (Hearing Officer)**
2. **Agenda Item #1: Reasonable Accommodation – StepHouse Recovery, Inc., 2927 Paper Lane**
   a) Presentation of the reasonable accommodation request (Newport Beach city staff)
   b) Applicant comments, if any
   c) Public hearing opened (Hearing Officer).
      i. Comments are limited to comments about the subject property's application; and
      ii. Comments limited to three minutes, unless otherwise ordered by the Hearing Officer.
   d) Public hearing closed (Hearing Officer).
   e) Applicant may offer rebutting or clarifying comments (Applicant).
   f) Hearing Officer's questions of City staff or applicant.

g) Hearing Officer determination. Options include continuance, approval of reasonable accommodation with conditions, or denial of reasonable accommodation. In the latter two cases, the Hearing Officer may instruct staff to prepare a Resolution for their signature.

3. Adjournment (Hearing Officer).

CEQA: This activity has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities). This class of projects has been determined not to have a significant effect on the environment and is exempt from the provisions of CEQA. This activity is also covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of the CEQA Guidelines. It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment and therefore it is not subject to CEQA.

APPEAL PERIOD: Reasonable Accommodations do not become effective until 14 days after the date of decision and adoption of a resolution by the Hearing Officer, during which time the decision of the Hearing Officer may be appealed to the City Council.

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