ATTACHMENT 11

City of Costa Mesa

RESERVE FOR FILING STAMP

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☑ Appeal of Planning Commission Decision:
$1,220.00 (Tier 1)[1]
$3,825.00 (Tier 2)[2]

☐ Appeal of Non-Planning Commission Decision:
$690.00 (Tier 1)[1]
$3,825.00 (Tier 2)[2]

File with: City Clerk
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
714-754-5225

APPLICATION FOR APPEAL OR REVIEW

Applicant Name*	The Ohio House, LLC and Geo. Castaneda, Diego Blake, Garey Miller, Kayl McReynolds, Robert Palmer
Address	Site: 115 East Wilson Street, Units A-E, Costa Mesa, CA 92627
Phone	(650) 879-0141; email: cbrancart@brancart.com

REQUEST FOR: xxx **APPEAL** ☐ **REVIEW****

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

Decision of Planning Commission, issued orally on September 22, 2025, upholding the Director of Economic Development Service's denial of appellants' request for reasonable accommodation, issued July 2, 2025. Planning Commission referenced this matter as PRAC-25-0002.

Decision by: Planning Commission upholding decision by EDS Director

Reasons for requesting appeal or review:

The Planning Commission's decision upholding the EDS Director's denial of appellants' request for reasonable accommodation, including the underlying substantive and procedural requirements and standards related to that decision, violate California state law, including the Fair Employment and Housing Act and the State Planning and Zoning Law. The denial, requirements, and standards also violates the City of Costa Mesa's state law duty to affirmatively further fair housing and are contrary to the City's General Plan and the directives of the California Department of Housing and Community Development.

SIGNED ON BEHALF OF appellants The Ohio House, LLC, George Castaneda, Diego Blake, Garey Miller, Kayl McReynolds, and Robert Palmer.

Date: September 26, 2025

Signature: Signed by: Ryan Stump E8F4CF09A7AD470...

*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 Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If appeal or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal or review

Updated September 2023

[1] Includes owners and/or occupants of a property located within 500 feet of project site (excluding owners and/or occupants of the project site).

[2] Includes the project applicant, owners and/or occupants of the project site, and owners and/or occupants of a property located greater than 500 feet from the project site.