

Pura Vida Recovery Services

Minor Conditional Use Permit

5761 Mountain Hawk Dr, Suites 201-207

December 8, 2022

Sachnoor Bisla
City Planner Trainee
Planning and Economic Development

- Request for a Minor Conditional Use Permit
 - 24 bed community care facility
 - Monitored detoxification & withdrawal management/residential treatment
 - 24-hour operation
 - 3 to 5 staff members for overnight shifts, 6 to 8 for daytime shifts

Project Location

5761 Mountain Hawk Drive



Neighborhood Context Map

5761 Mountain Hawk Drive



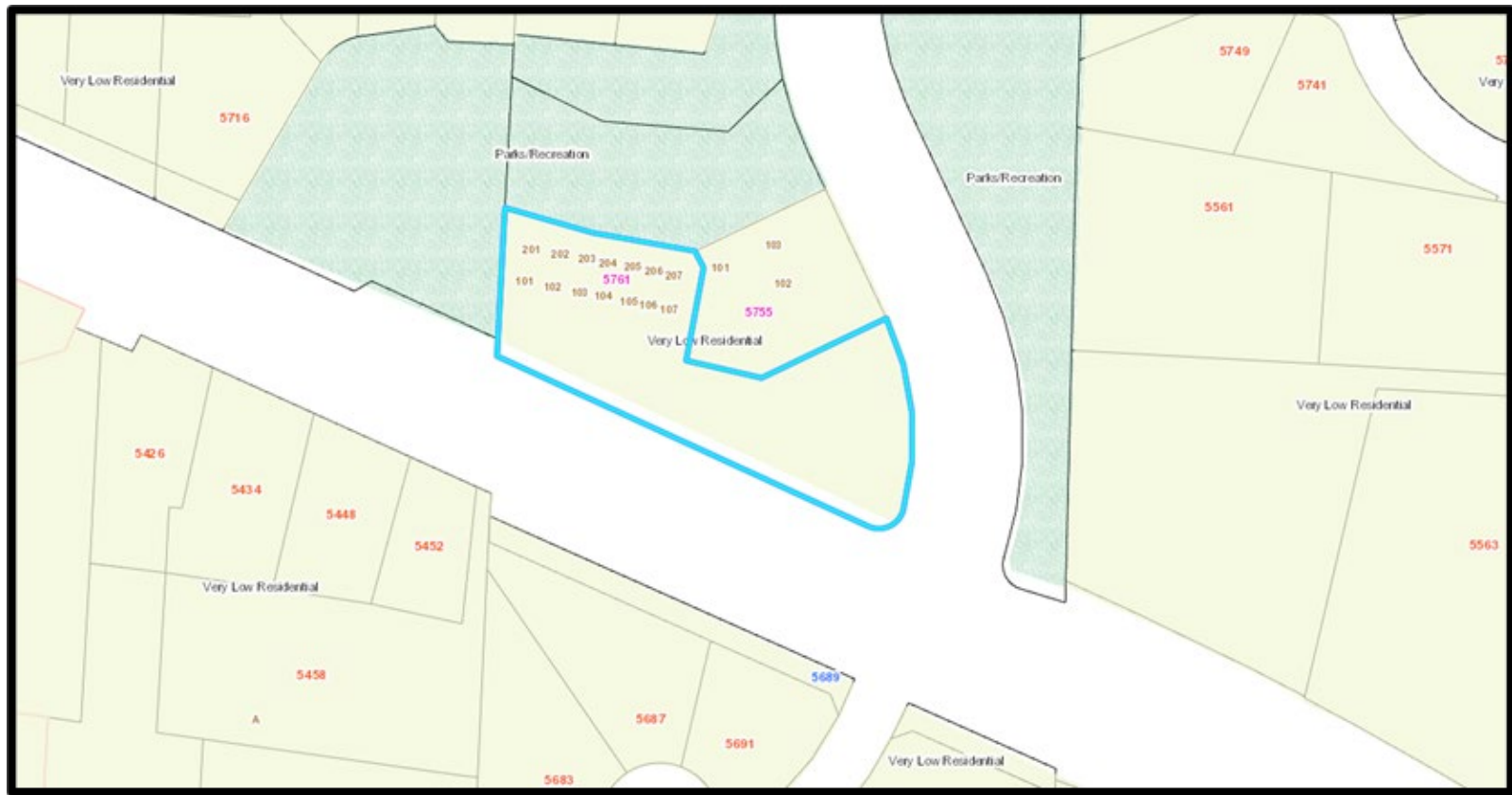
- July 22, 2022 – Applicant obtained a Zoning Clearance for a Community Care Facility – 6 or fewer clients
- August 01, 2022 - Minor Conditional Use Permit application submitted for a Community Care Facility – 7 or more clients
- October 10, 2022 – Notice of Public Meeting distributed
- October 12, 2022 – Request for Public Hearing received
- October 31, 2022 – City staff met with neighbors

Changes to Initial Proposal

- No longer proposing an outpatient clinic
- Proposed a designated smoking area



Very Low Density Residential



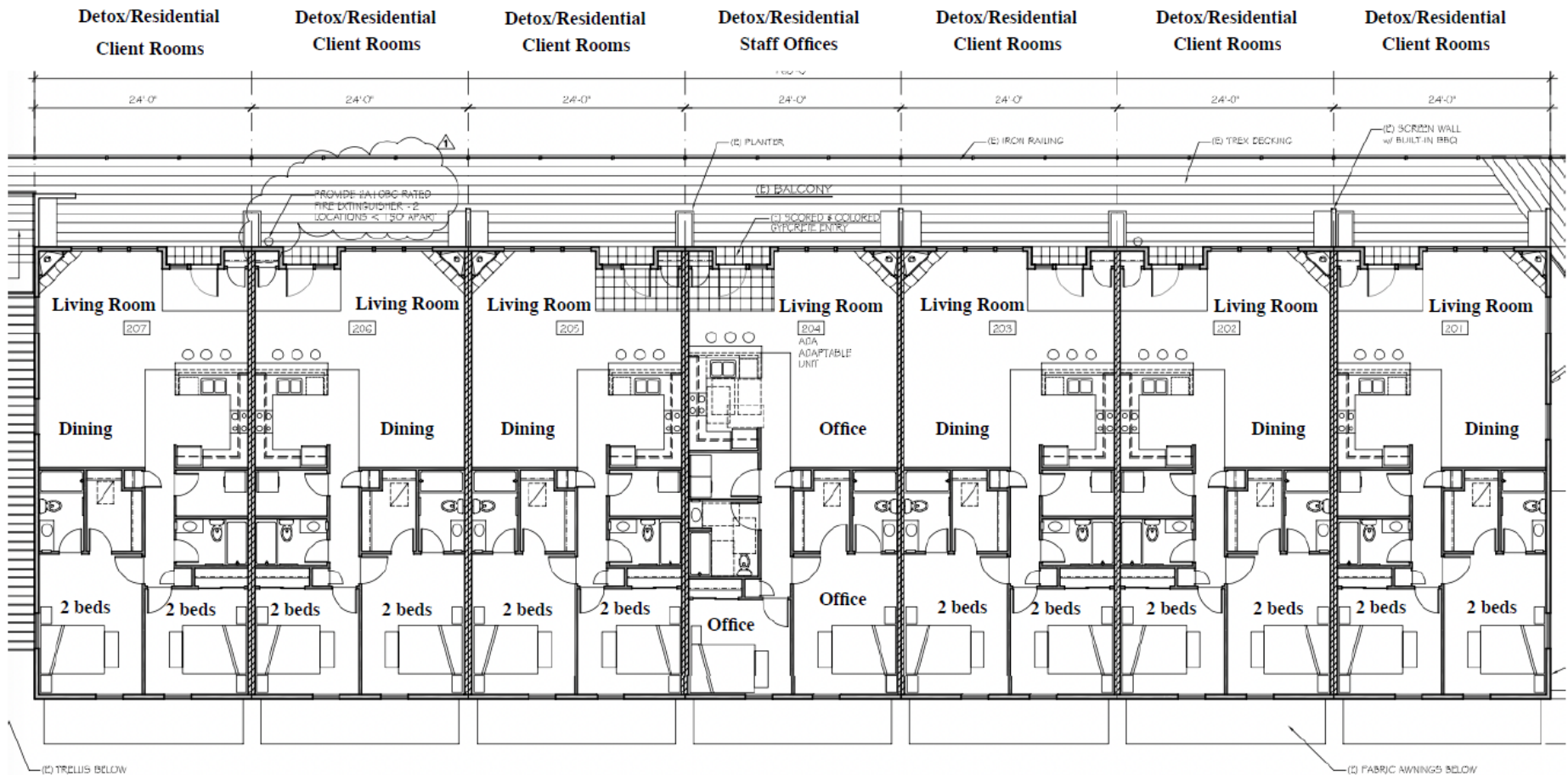
Implementing Zoning District: Rural Residential

LUL-E-3: Avoid concentration of large community care facilities in any single residential neighborhood.

LUL-F: Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

H-A: Meet the housing needs of all Santa Rosa residents.

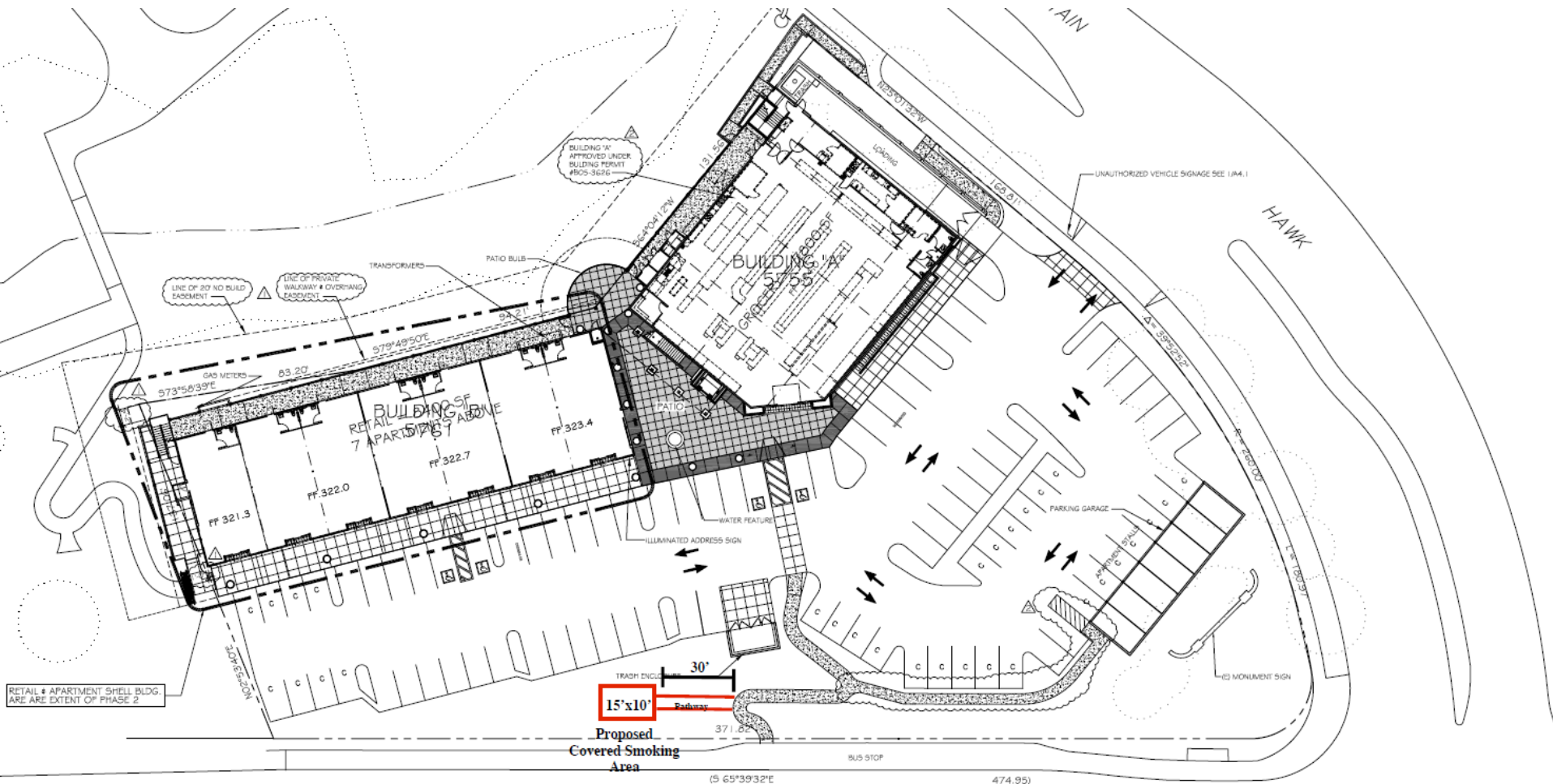
H-A-1: Ensure adequate sites are available for development of a variety of housing types for all income levels, throughout the City, such as single- and multi-family units, mobile homes, transitional housing, and homeless shelters.



Required: 8; Designated: 30



Site Plan + Proposed Smoking Area



STATE HWY. 12

- NOTES:
1. GROCERY BUILDING & ALL CIVIL WORK DONE UNDER PHASE ONE.
 2. SEE CIVIL PLANS FOR ADDITIONAL INFO NOT SHOWN HERE.
 3. CIVIL PLANS SUPERSEDE THIS DRAWING FOR PARKING LAYOUT & SITE WORK.
 4. SEE EXISTENT ERIOT & PLAN IN CIVIL DRAWINGS FOR ADDITIONAL INFO ON EASEMENTS NOT SHOWN HERE.

Minor Conditional Use Permit Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

2. The proposed use is consistent with the General Plan and any applicable specific plan;

Minor Conditional Use Permit Findings

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

Minor Conditional Use Permit Findings

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Public comments have been received – both opposed and in favor of the proposed project.

Primary Concerns:

- Proximity to elementary school and compromised safety.
- Traffic impacts.
- Effects on economic vitality of neighboring businesses.
- Issues during fire evacuation.

Proximity to elementary school and compromised safety:

- No evidence has been submitted to suggest that the proposed project will affect the safety of the neighborhood
- State law and City code do not limit proximity between schools and community care facilities
- Police Dept. has reviewed the project and does not have any concern

Traffic Impacts:

- Trip Generation Memo by W-Trans (11/16/2022) demonstrates that the proposed use would have an insignificant effect on traffic
- Clients will not have vehicles on site and cannot leave without a staff member
- Check-in will be during business hours – no after hours traffic

Effects on economic vitality of neighboring businesses:

- Applicant has received letters of support from neighboring businesses of existing locations
- City does not have any documentation that the proposed use would have a negative impact on the neighboring businesses on site

Issues during fire evacuation:

- Number of clients will be similar to the number of tenants who were previously in the residential units (22)
- Clients would be evacuated in two vans, whereas previously tenants would have driven their own vehicles

Public comments received in support of the project:

- Incorporating the facility into CN plaza would help decrease the stigma that those trying to recover need to be isolated and institutionalized
- Addiction does not discriminate based on neighborhood or socioeconomic status, making Skyhawk an appropriate location
- Neighbors of current PV facilities say they are responsible and respectful neighbors
- Support from PV program graduates and their families

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - ✓ Class 1 (15301) – located within an existing structure involving a negligible expansion
 - ✓ Class 3 (15303) – change of use requiring only minor exterior modifications to the structure/site
 - ✓ Class 32 (15332) – infill project

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Minor Conditional Use Permit for Pura Vida Recovery Services, a 24-bed Community Care Facility, and void the Zoning Clearance previously issued on July 22, 2022 for a Community Care Facility with 6 or fewer clients, located at 5761 Mountain Hawk Drive, Suites 201-207.

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