

From: [Buckheit, Lani](#)
To: [PLANCOM - Planning Commission](#)
Subject: PC - Late Correspondence Item 8.2 Pura Vida
Date: Thursday, December 8, 2022 8:13:00 AM
Attachments: [Late Correspondence 12.8.22.docx](#)
[2nd REVISED Applicant Final Presentation.pdf](#)
[Letter to Planning Commission 12-07-2022.pdf](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for item 8.2, Public Hearing – Pura Vida Recovery Services, scheduled for tonight’s Planning Commission meeting. Please see attached a 2nd REVISED Applicant Presentation, a Letter, and Late Correspondence. All of these additions will also be added to the agenda.

Thank you,

Lani Buckheit | Administrative Secretary

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Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.



December 7, 2022

Dear Chair Weeks and Planning Commissioners:

Skyhawk United, a group of concerned Skyhawk residents, will be attending the Planning Commission tomorrow evening because we are opposed to the Pura Vida Minor Conditional Use Permit. We have actively participated in the development review process so far and shared our concerns about how the proposed treatment facility will negatively affect our neighborhood and the Skyhawk Village shopping center. After reviewing the staff report and resolution, we are concerned that staff's work is incomplete, does not contain pertinent facts and analysis, and is unfairly biased toward approval of the proposal. Here are our Top 5 areas of concern.

- 1) The staff report acknowledges that Skyhawk Village was established as a Neighborhood Center within close proximity to the Skyhawk neighborhood. The select General Plan policies analyzed in the staff report do not acknowledge the fundamental purpose of neighborhood centers as part of community planning. The following two policies should have been included in the staff report given that the Skyhawk Village shopping center is a living example of these policies:
 - a. LUL-E – Promote livable neighborhoods by ... ensur[ing] that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.
 - b. UD-G-1 – Establish a defined center – such as a park, school, neighborhood shopping center, or a transit stop – at the core of large residential projects.

It is frustrating that the staff report only highlights General Plan policies that support the project and does not examine other policies that relate to neighborhood quality of life and the purpose of the Skyhawk Village shopping center.

The staff report acknowledges that the site's General Plan and zoning are inconsistent. This is a problem. The staff report explains how the proposed use *can* be allowed through a Minor Conditional Use Permit but does not acknowledge the detrimental effects that will occur to Skyhawk Village's function as a Neighborhood Center. Further, ***the staff report does not acknowledge the project's inconsistency with the purpose of the CN Commercial Neighborhood zoning district: Uses in these centers are intended to provide for the day-to-day needs of local neighborhoods and workplaces, but not to be of such scope and variety as to attract substantial traffic volumes from outside the neighborhood.***

- 2) Like the Town and Country shopping center in the Grace Tract, the Bellevue Ranch neighborhood center in Bellevue Ranch, and the Oakmont Village shopping center in Oakmont, the Skyhawk Village neighborhood center was created to serve the Skyhawk neighborhood. ***Converting the neighborhood center to a community-serving center is inconsistent with the General Plan and with the vision for the Skyhawk planned community.***

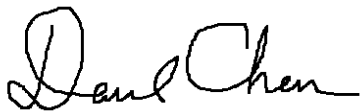
- 3) The whole project involves both the Large Community Care Facility *and* conversion of ground floor commercial space into an outpatient addiction treatment facility. The staff report does not acknowledge that both land uses were part of the original project description submitted with the application and does not acknowledge that the Applicant revised the project description in November 2022 to omit reference to the second component. ***It appears that staff and the applicant are working together to hide the full proposal from the Commission in an effort to piecemeal the project review process.***
- 4) The staff report includes an evaluation of select General Plan policies, including LUL-F pertaining to maintaining a diversity of neighborhoods and varied housing stock, and concludes that a recovery center provides further diversity. ***This minimal analysis fails to acknowledge that if Skyhawk Village becomes a rehab center, the existing rental apartments will no longer be available to families who may wish to rent apartments in the Skyhawk neighborhood so that children can attend the high quality schools.***
- 5) The staff report does not acknowledge any of the land use consistency issues raised by community members, particularly in the letter from me dated November 28, 2022. ***It appears that staff is trying to diminish the legitimate concerns of the community by focusing the report exclusively on information that supports approval of the project.***

Our Request

Based on all of these concerns, as well as our concerns stated on my letter to you dated November 28, 2022, we respectfully request that the Planning Commission

- 1) Deny the Minor Conditional Use Permit for the Pura Vida Facility, and
- 2) Issue a permanent injunction against a large (> 6 persons) Community Care Facility at Skyhawk Village.

Sincerely,



David Chen, Ph.D.
Organizer, Skyhawk United
(707) 360-8565



We are business catering specialist.

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Memo to: Whom it may concern

From : Julie Bostrom, Owner

Regarding: Pura Vida Recovery Services

Pura Vida Recovery Services has been my business neighbor for about 5 years, I have found Alex, Ben and their staff to be good business neighbors.

The only small issue we had at the beginning was people smoking close to our store but once we brought it to the attention of Pura Vida Mgmt. it was corrected. I hope they will continue to be our business neighbor for years to come.

