

Pura Vida Recovery Services

Minor Conditional Use Permit

5761 Mountain Hawk Dr

October 20, 2022

Sachnoor Bisla, City Planner Trainee
Planning and Economic Development

- 24 bed community care facility
- Upper-level apartments: monitored detoxification & withdrawal management
 - 24-hour operation
- Lower-level office: outpatient addiction treatment center
 - 9:00 a.m. – 7:00 p.m.

Request for a Minor Conditional Use Permit

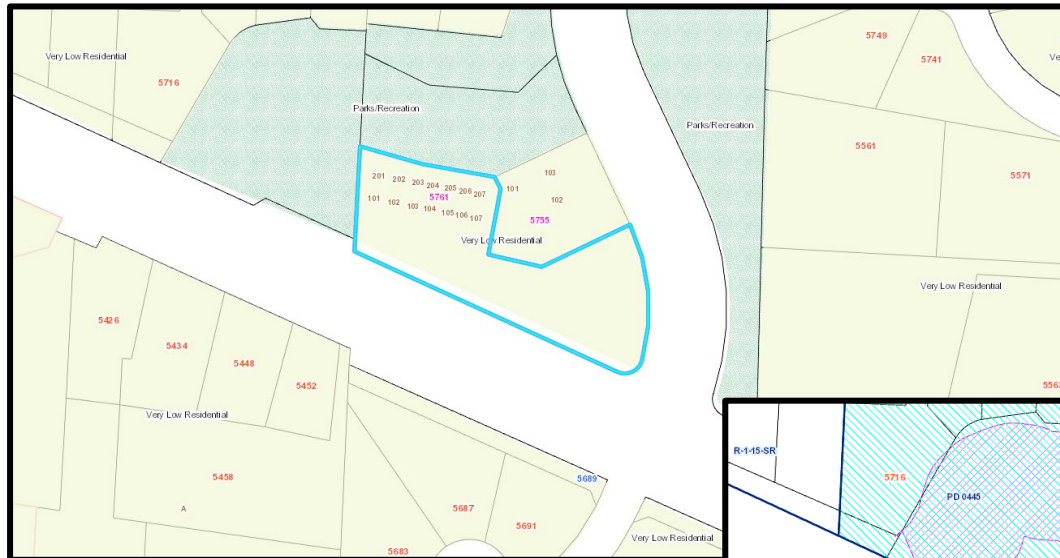
5761 Mountain Hawk



Neighborhood Context

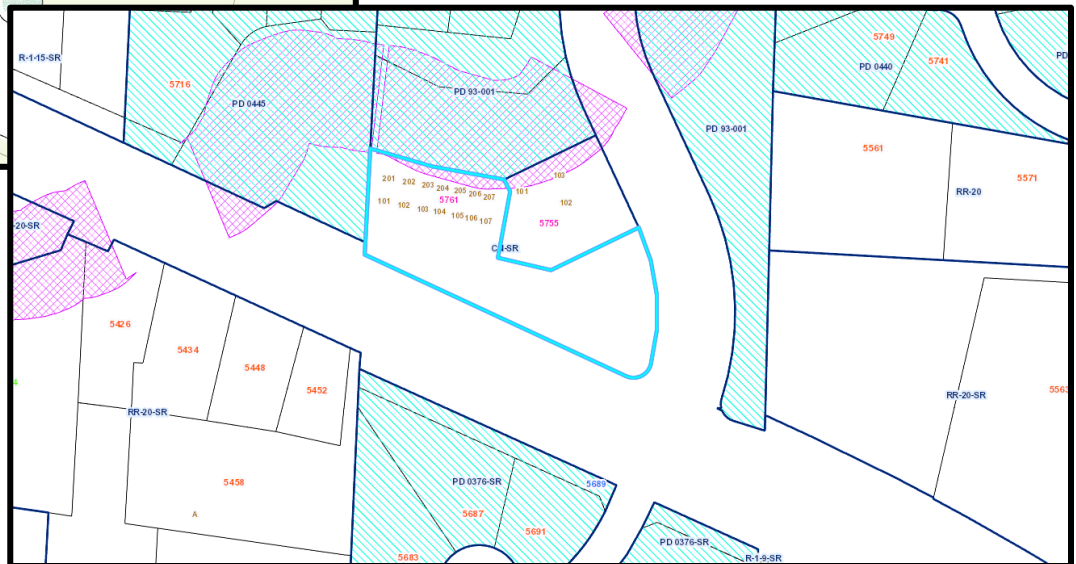


General Plan & Zoning

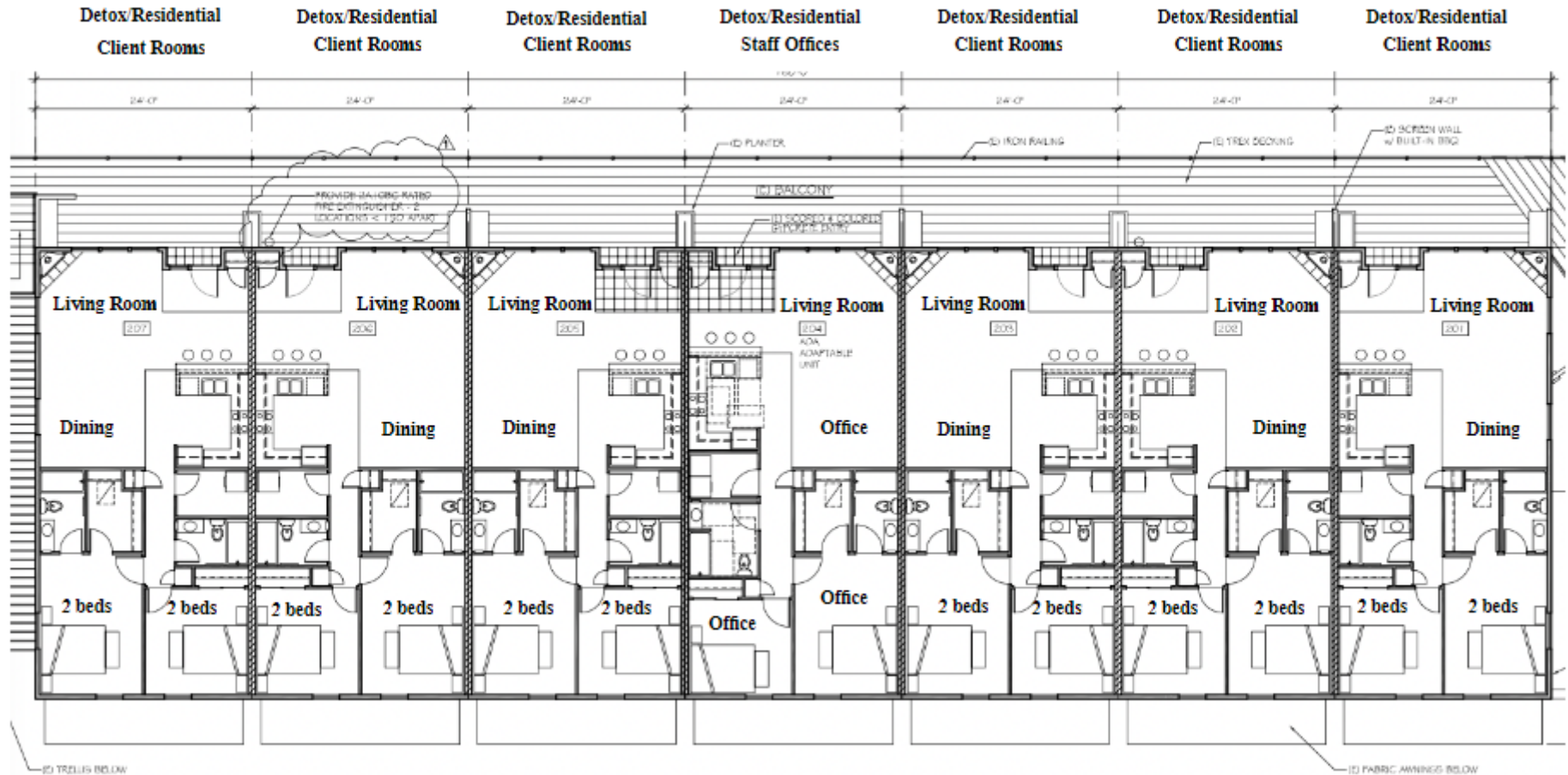


General Plan: Very Low Density Residential

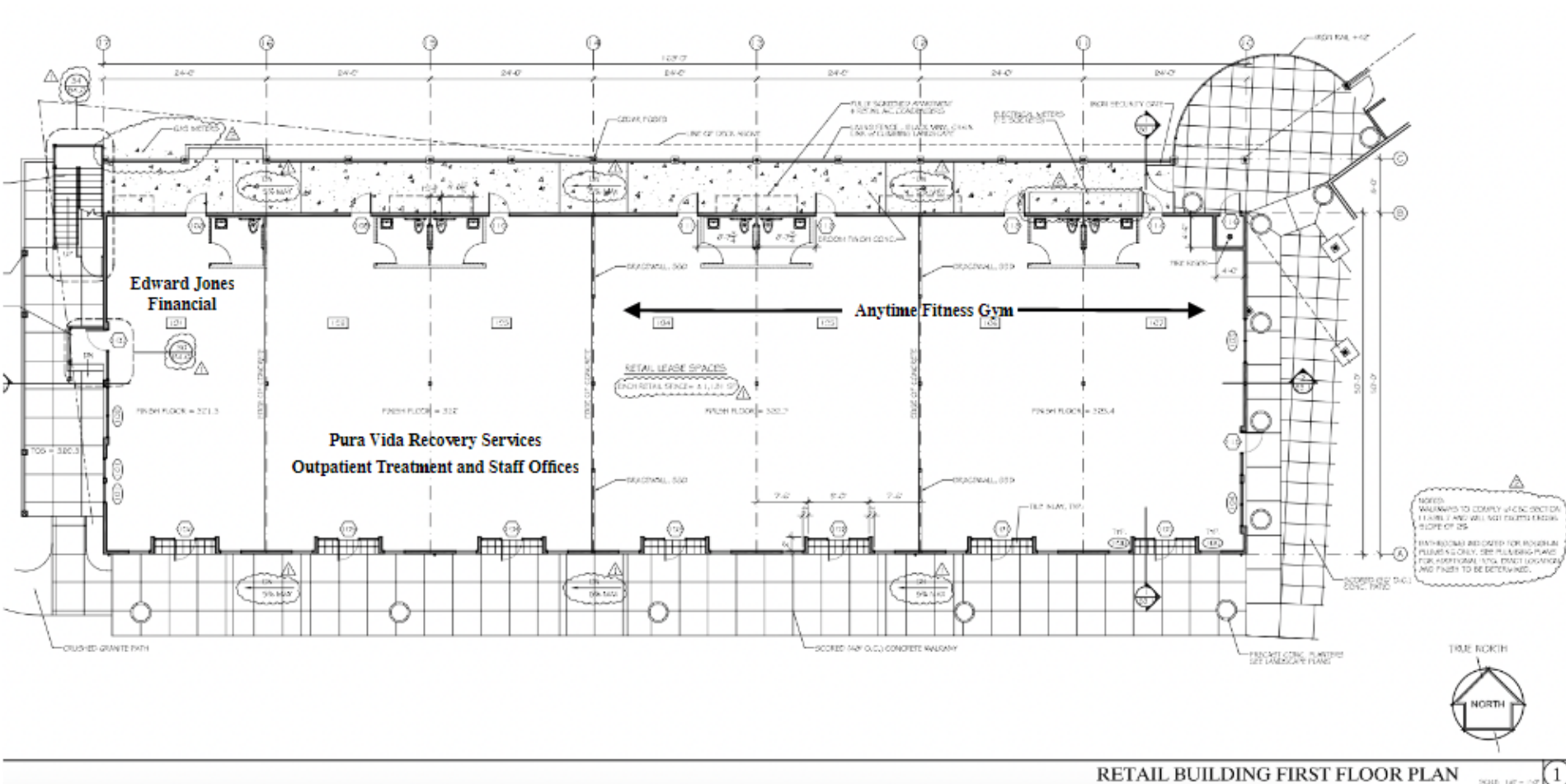
Zoning: CN-SR



Supporting Plans



Supporting Plans



Required 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;
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;
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.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15301 – Involves minor modifications to an existing structure

- There are no unresolved issues as a result of staff review.

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow a 24 bed Community Care Facility at 5761 Mountain Hawk Dr.

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