

Appeal of Minor Conditional Use Permit: 5761 Mountain Hawk Dr.

REQUEST

Overturn the Planning Commission's 4-2-1 approval





Appellant

- ▶ Former member, City of Santa Rosa Community Advisory Board (CAB)
- ▶ Board Member, Asian American Pacific Island Coalition
- ▶ Board member, Redwood Empire Chinese Association
- ▶ Deacon, Santa Rosa Chinese Christian Church
- ▶ Organizer, Better Santa Rosa Coalition
- ▶ President, Skyhawk United
- ▶ Licensed Real Estate Professional (daytime job)



Summary of Appellant's Position

- ▶ We **support recovery** services

- ▶ The proposal **is not compatible or suitable**
 - ▶ Patients' needs are ignored
 - ▶ Findings C & D cannot be made
 - ▶ Elimination of affordable housing units

- ▶ **City-wide mandate:**
 - ▶ **Uphold** our appeal and **Deny** the permit



Patients' Needs Are Ignored

- Patients need **peace and space** to relax, reflect and find themselves
- This proposal has ignored patients' needs
 - **Limited space for 24 patients** within 7 condo units
 - **No solution for smoking**
 - Fire evacuation **liability**
 - **Consolidation: Closing** recovery facilities in other communities

Finding C – Compatibility Cannot Be Made

We agree with Commissioners Carter and Sanders:
Council cannot make Finding C

- Shift from neighborhood-serving to regional (**Carter**, 03:00:04)
- Lack of data for demonstrated need (**Sanders**, 03:03:44)
- Inconsistent with the General Plan (**Sanders**, 03:07:43).

(Timestamps from 11/13/2025 Public Hearing video)

Finding D – Suitability Cannot Be Made

We agree with Commissioners Carter and Sanders:
Council cannot make Finding D

- ▶ Physically **unsuitable** for the **type, density, and intensity** (Carter, 03:01:03)
- ▶ **Insufficient evidence/data** to show 24-bed operation **safely and compatibly** (Carter, 03:01:30)
- ▶ **Intensity and density not suitable** (Sanders, 03:08:06)

(Timestamps from 11/13/2025 Public Hearing video)



Impact on Neighborhood

➤ 1506 Ronne Drive

- “Neighbors very unhappy about noise and the amount parking” (Page 5, Package 2)
- Patients smoking on porch and yard (Page 3, Package 2)
- Neighboring house (1508 Ronne Dr, 4 beds, 3 baths, 2803 sqft) cannot sell since 6/21/2024 after multiple price reductions (Pages 9-12, Package 2)

➤ 68 Royal Gorge

- “The number of cars is really a problem and has caused accidents” (Page 6, Package 2)

Impact on Neighborhood (continued)

- **Facility at 5761 Mountain Hawk Dr.**
 - Cigarette butts (fire risk)
 - Accidents at Hwy 12 traffic light
 - Littering and graffiti
 - Parking already challenging today
- **Question: Can the applicant operate a 24-bed facility without negatively affecting the neighborhood?**



Discrediting "Independent" Support

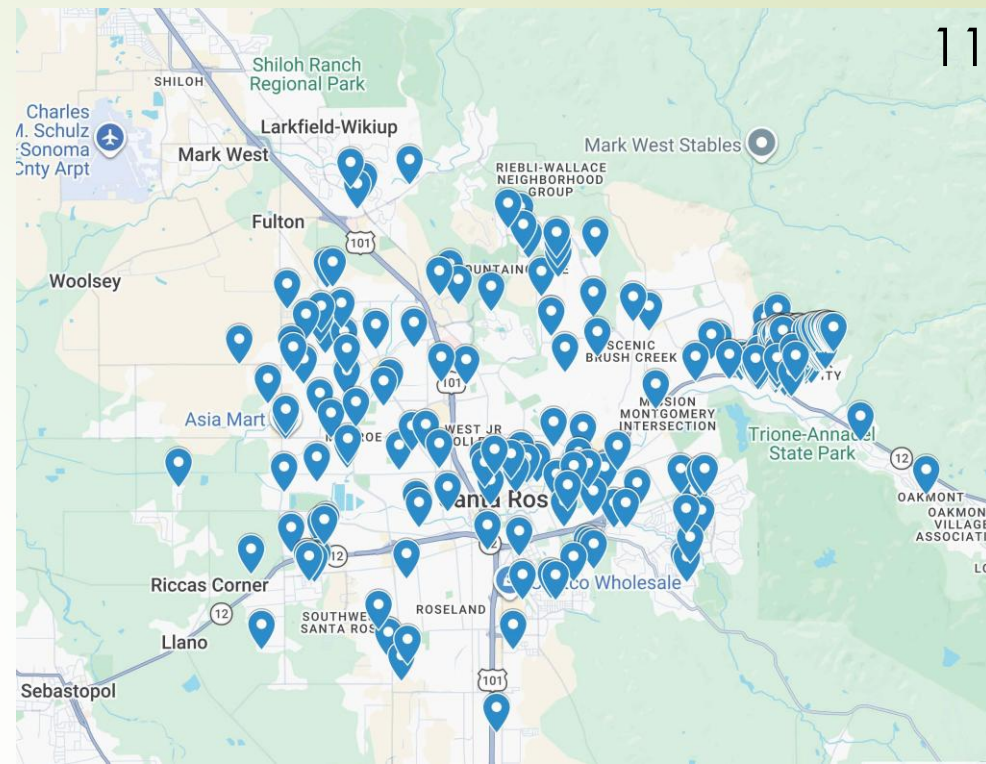
Planning Commission's 4-2-1 vote was **misguided** by Planner (00:24:32) and Applicant (00:28:45) about **support letters**.

- **The Truth:** The applicant is the **landlord** for the Anytime Fitness, Massage Envy, and Edward Jones who submitted support letters.
- **Tenant support** is a **financial byproduct**, not a community consensus.

(Timestamps from 11/13/2025 Public Hearing video)

Collective Community Voice

- 500+ wet petition signatures
 - 600+ electronic petition signatures
 - 300+ written objections
- (Package 1)



- Opposition across **all 7 Districts.**
- **City-wide mandate:**
 - **Protect Neighborhood Commercial zoning,**
 - **Protect our neighborhood**

PETITION TO THE SANTA ROSA CITY COUNCIL

| | | | | | |
|------------------------------|---|-----------------------|-------------|-----------------|-------------|
| Re | APPEAL OF 5761 MOUNTAIN HAWK DR. (PURA VIDA EXPANSION) | | | | |
| Hearing Date and Time | Tuesday, March 24, 2026 starting at 4:00pm | | | | |
| Petition Statement | We, the undersigned residents of Santa Rosa, urge the City Council to UPHOLD THE APPEAL and DENY the Minor Conditional Use Permit for the expansion of 5761 Mountain Hawk Dr. We believe a 24-bed regional institutional facility is fundamentally incompatible with Neighborhood Commercial (CN) zoning and poses significant fire safety and traffic risks to the surrounding residential community. We request that the Council protect the integrity of our neighborhood shopping centers. | | | | |
| Signature | Printed Name | Street Address | City | ZIP Code | Date |
| <i>Nancy Loui</i> | Nancy Loui | 3259 Oak Farm Ln. | Santa Rosa | 95401 | 3-1-2026 |
| <i>Xianghui Chen</i> | XIANGHUI CHEN | 357 Broaden SE 3 R | Santa Rosa | 95409 | 3-1-26 |
| <i>Leslie Howell</i> | Leslie Howell | 1824 SUNDANCE ST. | Santa Rosa | 95403 | 3-10-26 |
| <i>Louise Mangan</i> | Louise Mangan | 1502 SUMMIT DR SE | Santa Rosa | 95409 | 3/15/26 |
| <i>Grady J. Wright</i> | GRADY J. WRIGHT | 2067 PISCAL ST | Santa Rosa | 95403 | 3/15/26 |
| <i>Lu Ting Morris</i> | LU TING MORRIS | 597 Occidental St | Santa Rosa | 95401 | 3/15/26 |
| <i>Melissa Chang</i> | MELISSA CHANG | 3011 Piedepetrick Ct | Santa Rosa | 95404 | 3/15/26 |
| <i>John Wong</i> | JOHN WONG | 444 Scammon Ln | Santa Rosa | 95403 | 3/15/26 |
| <i>John Wong</i> | JOHN WONG | 2067 PISCAL ST | Santa Rosa | 95403 | 3/15/26 |
| <i>John Wong</i> | JOHN WONG | 1107 ASH PL. | Santa Rosa | 95401 | 2026/3/12 |

Conclusion

- **Patients' needs** are ignored
- **Incompatible** – cannot make Finding C
- **Unsuitable** - cannot make Finding D
- **Impact to neighborhood**

- Council has the **discretion** and ability **to say no**
- **Request:** Uphold the Appeal. Deny the Permit.