



# Pura Vida Recovery Services Appeal

File No. PLN25-0136

5761 Mountain Hawk Drive, Suites 201-207

March 24, 2026

# Project Description

- Appeal of Planning Commission's approval of a Minor Conditional Use Permit for 24-bed Community Care Facility in existing mixed-use building
- Will replace an existing 6-bed facility is currently in operation
- Non-medical residential addiction treatment facility with services including, but not limited to:
  - ✓ Monitoring and observing clients during the detoxification process,
  - ✓ providing addiction education, and
  - ✓ relapse prevention services

# Project Location

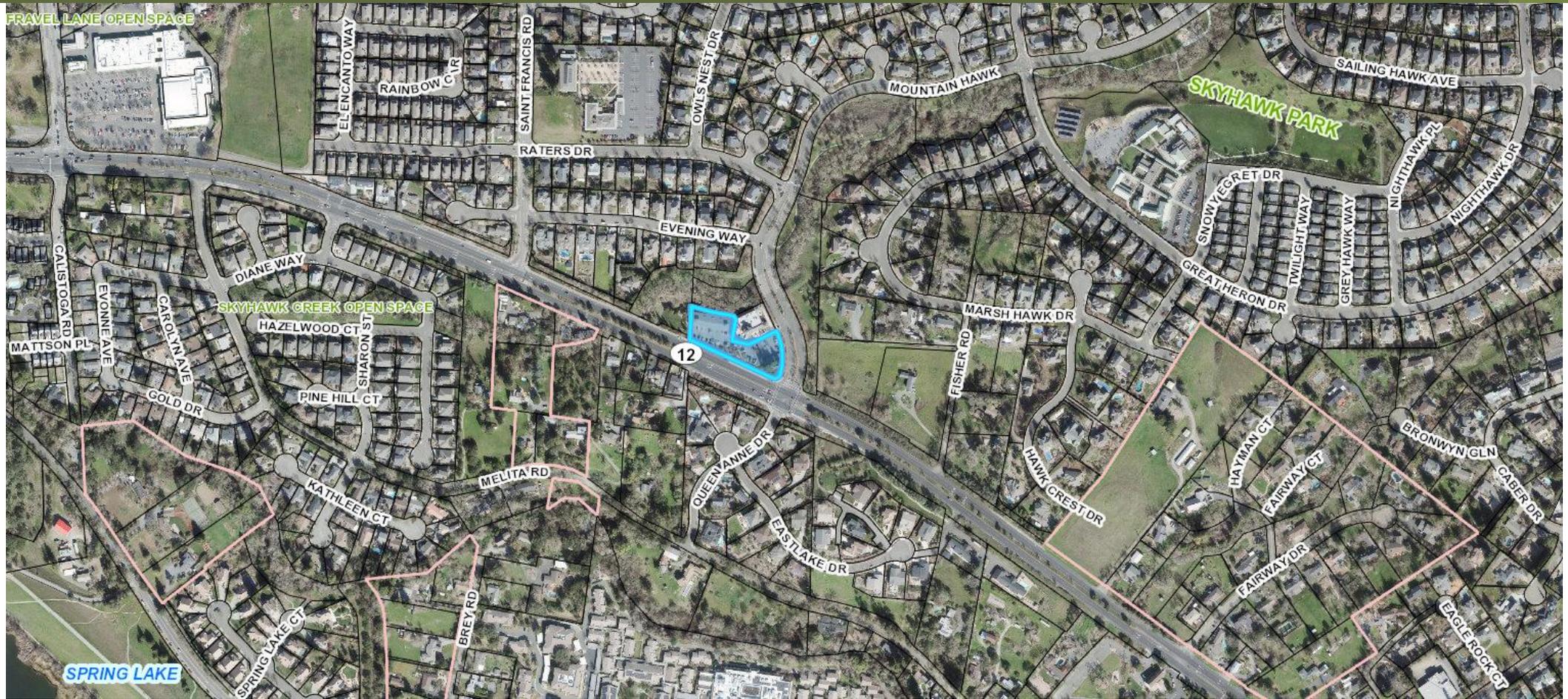
5761 Mountain Hawk Drive



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# Neighborhood Context



# Background

- July 22, 2022: Zoning Clearance issued 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 Zoning Administrator Public Meeting distributed
- October 12, 2022: Request for Public Hearing received
- October 31, 2022: City staff met with neighbors. Due to the amount of interest, the item was elevated to the Planning Commission.

# Background (continued)

- December 8, 2022: Planning Commission public hearing
- January 26, 2023: Minor Conditional Use Permit application withdrawn by applicant
- May 5, 2025: New Minor Conditional Use Permit application was received
- November 13, 2025: Planning Commission approval (4-2-1)
- November 24, 2025: Two Appeal Forms received

# Grounds for Appeal

- Planning Commission failed to adequately address or analyze environmental impacts pursuant to the California Environmental Quality Act (CEQA), including traffic, noise, General Plan consistency and zoning.
- The proposed project is incompatible with the low-density residential character of the neighborhood.
- The applicant misrepresented the nature of the business operations including number of staff and quality of care provided onsite.

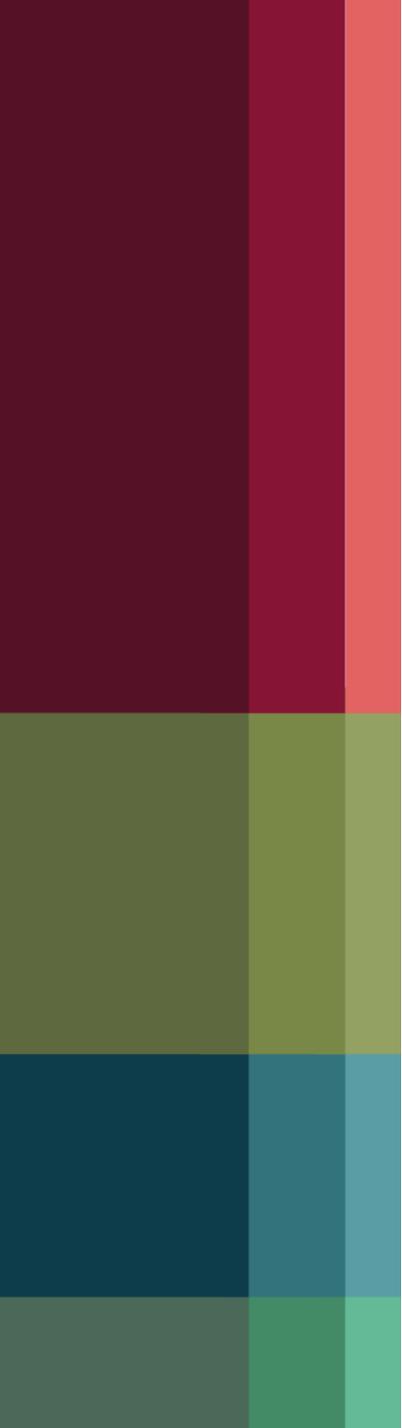
# Environmental Review

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- Statutory exemption (Section 15183) – Consistency with General Plan 2050 for which an EIR was certified
- Class 1 exemption (Section 15301) – existing structure with negligible expansion
- Class 32 exemption (Section 15332) – Infill development

# Recommendation

The Planning Commission and the Planning and Economic Development recommend that the Council, by resolution, deny the two appeals and uphold the decision of the Planning Commission to approve a Minor Conditional Use Permit to allow a 24-bed Community Care Facility at 5761 Mountain Hawk Drive, suites 201-207.

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**Questions?**