

# 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**
  - **Closing** recovery facilities in other communities

# The Conflict

- “Institutional Island” in a residential sea
- Directly on student walking route
- 1,478 ft to Austin Creek Elementary
- Between two wildfire evacuation exits.
- 422 ft from another community care facility




## 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).

# 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)
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# 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)
  - A client almost caused an accident at traffic light
  - Littering and graffiti
  - Parking is 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.

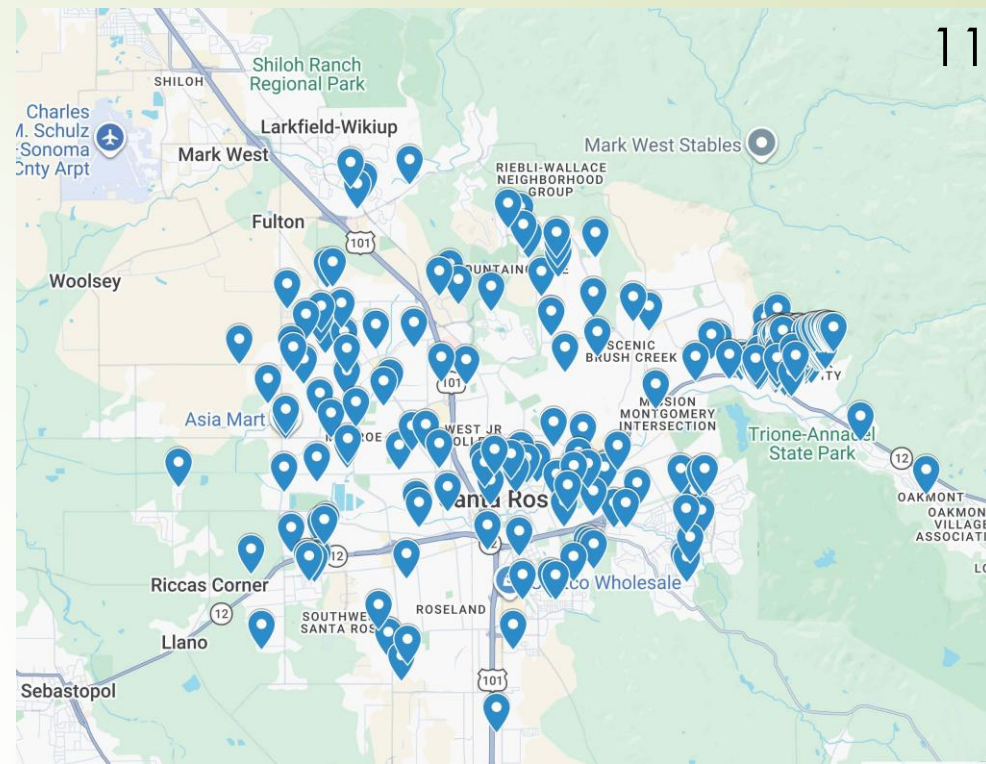
# Collective Community Voice

- 500+ wet petition signatures
- 600+ electronic petition signatures
- 300+ written objections

➤ Opposition across **all 7 Districts.**

➤ **City-wide mandate:**

- **Protect Neighborhood Commercial zoning,**
- **Protect our neighborhood**



**PETITION TO THE SANTA ROSA CITY COUNCIL**

<b>Re</b>	APPEAL OF 5761 MOUNTAIN HAWK DR. (PURA VIDA EXPANSION)				
<b>Hearing Date and Time</b>	Tuesday, March 24, 2026 starting at 4:00pm				
<b>Petition Statement</b>	We, the undersigned residents of Santa Rosa, urge the City Council to <b>UPHOLD THE APPEAL and DENY</b> 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.				
<b>Signature</b>	<b>Printed Name</b>	<b>Street Address</b>	<b>City</b>	<b>ZIP Code</b>	<b>Date</b>
<i>Nancy Loui</i>	Nancy Loui	3259 Oak Farm Ln.	Santa Rosa	95401	3-1-26
<i>Xianghui Chen</i>	XIANGHUI CHEN	357 Broaden SE 3 R	Santa Rosa	95409	3-1-26
<i>Leslie Howell</i>	Leslie Howell	1824 SONDAGO 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 Morrison</i>	LU TING MORRISON	577 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	414 Sankaku 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**
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- Council has the **discretion** and ability **to say no**
  - **Request:** Uphold the Appeal. Deny the Permit.