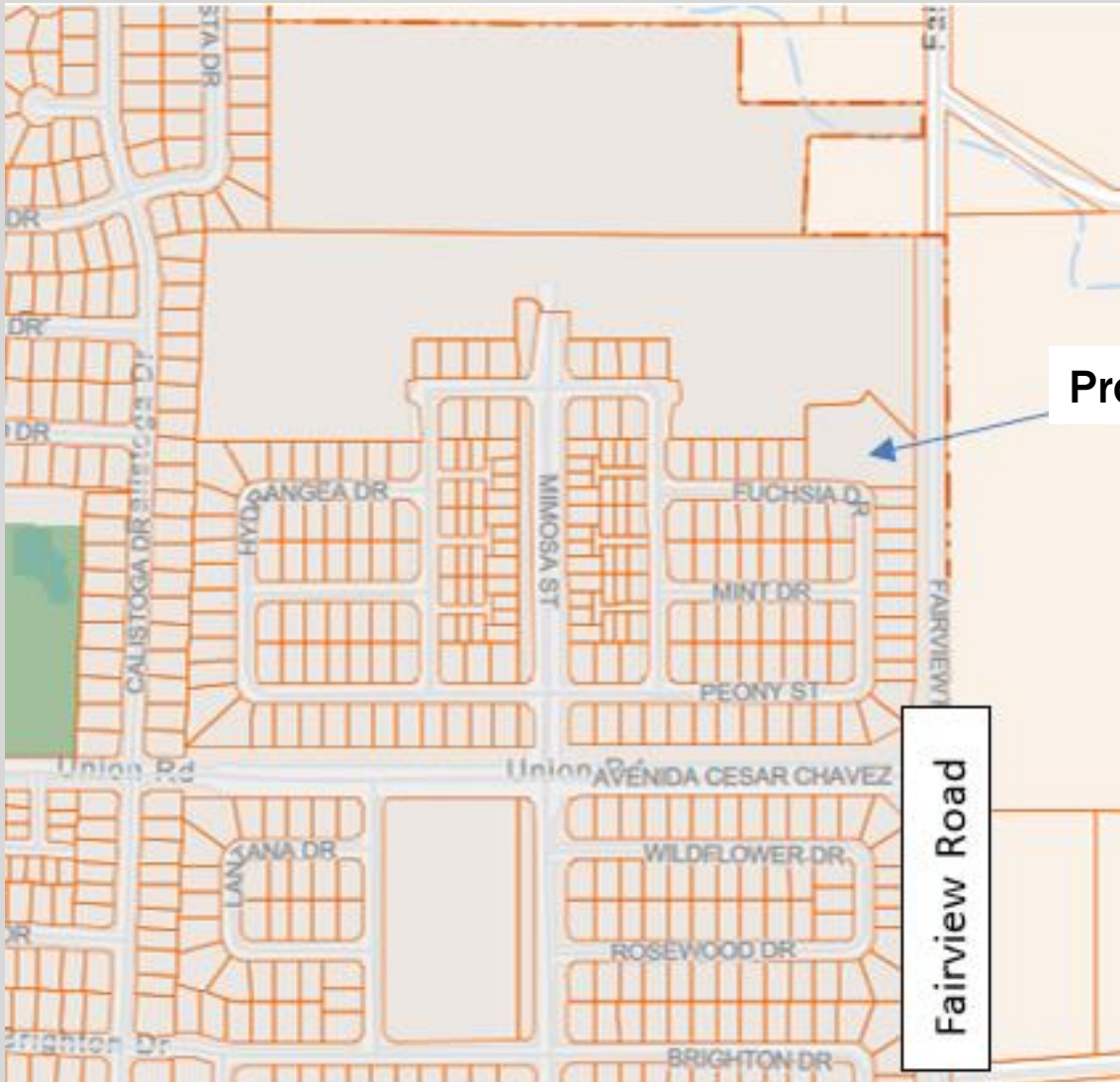


BRIGHT FUTURE RECOVERY - SPA, S&A AND CUP

Cheree
Ashley/Bright
Future Recovery



**PROJECT
LOCATION**
1000 Fairview
Road

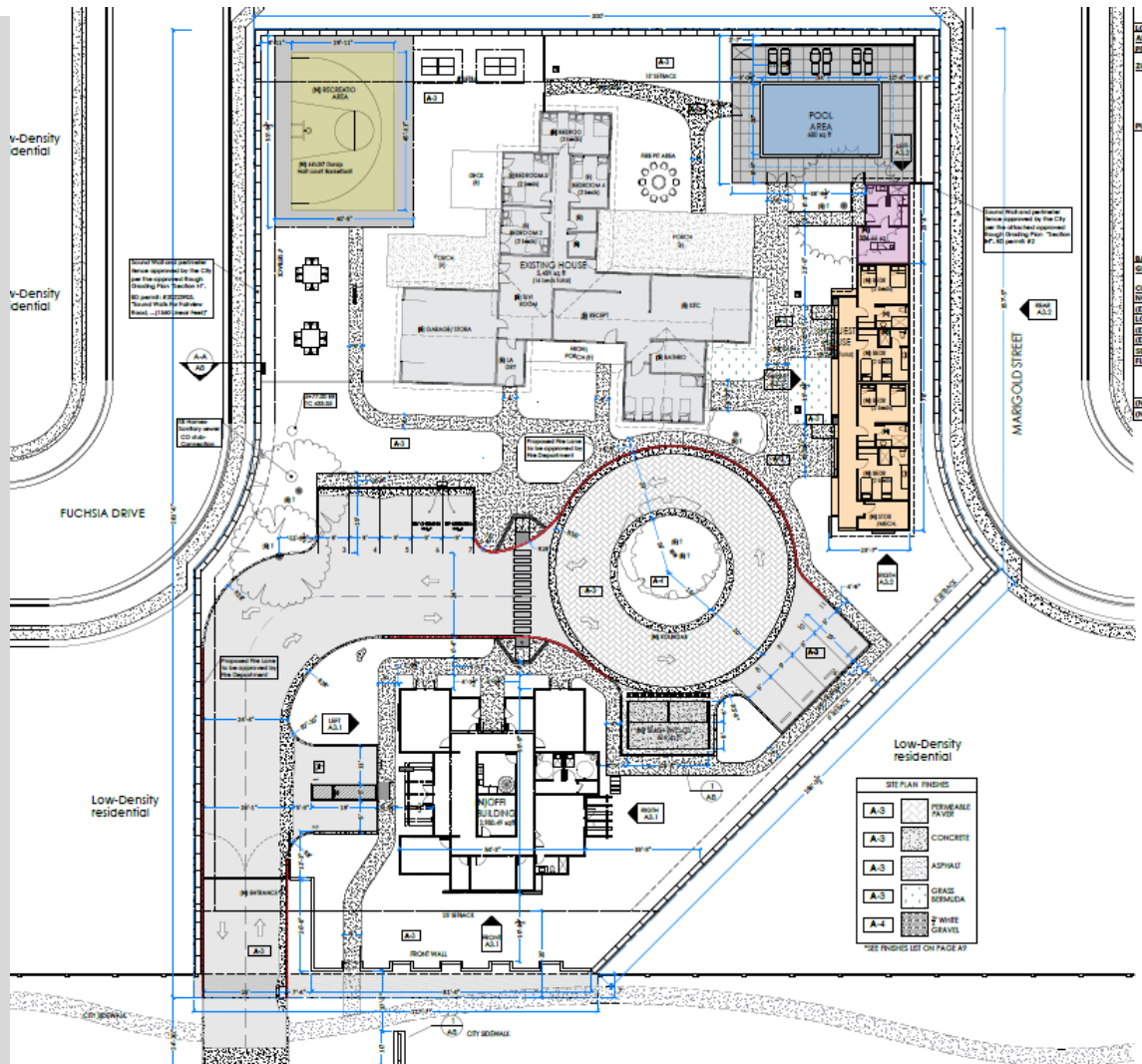
PROJECT SCOPE

- **Specific Plan Amendment to allow the construction of the facility with the development standards proposed.**
- **Site & Architectural Review for exterior improvements which include two new buildings, landscaping, fencing, and site improvements.**
- **Conditional Use Permit for a sober living facility.**
- **Planning Commission reviewed on April 24, 2025 and recommended City Council approval of the project as proposed.**

SPECIFIC PLAN AMENDMENT

- Included within the West Fairview Specific Plan Area.
- No development was anticipated for this property in the Plan; however, the property was included within the Plan Area to ensure any future development complied with the goals and policies.
- A SPA is required to allow the proposed number of buildings on site with the development standards as proposed.

SITE LAYOUT



FRONT OF ADMINISTRATION BUILDING



NEW RESIDENTIAL BUILDING



CONDITIONAL USE PERMIT

- A sober living facility currently operates out of the existing house.
- The operator would like increase the number of people served to a maximum of 22 people.
- The State of California considers this type of facility to be a residential use.
- Residents will live on site and will not have cars. Residents will live in the existing house or the new guest house. Services are provided on-site.
- A Traffic Analysis was prepared and it identified several enhancements to the site to ensure adequate ingress and egress which were incorporated into the plans.
- The size of the facility is similar to what could be constructed if developed with single family residences.

CEQA

- **Development of the Specific Plan Area, including this site, was anticipated in the 1998 West of Fairview Specific Plan EIR and the 2007 Supplemental EIR.**
- **This proposed project includes a minor modification to the location of the access driveway noted in the EIR from development internal access to one on Fairview Road.**
- **The access/driveway does currently exist on Fairview Road.**

EIR ADDENDUM

- Staff prepared an Initial Study to review the proposed minor access modification as well as the facility.
- Based on this Initial Study, Staff determined that an Addendum to the adopted EIR was appropriate because although the project would result in minor changes, the project would not create any additional impacts beyond what was previously studied.

STAFF ANALYSIS

- The site is large and is physically suitable for the project.
- The proposed use of the site, as a sober living facility, will provide support and services for residents of the City that may need assistance. The size of the site is suitable to serve the proposed number of residents.
- The State of California has determined that these types of facilities are residential uses and therefore the development of the site will be compatible with the surrounding area.
- Although not readily visible from Fairview Road, the new buildings are well designed, are well articulated, include a mixture of materials and colors, and include architectural details and enhancements.
- The Addendum determined that the project would not result in any environmental impacts.

RECOMMENDATION

Staff Recommends the City Council adopt the following:

- 1) Resolution approving an Addendum to the West Fairview EIR for the project.**
- 2) Resolution approving an Amendment to the West Fairview Specific Plan to allow the construction of additional buildings on site with the development standards proposed.**
- 3) Resolution approving a Site and Architectural Review for the two new buildings and related site improvements.**
- 4) Resolution approving a Conditional Use Permit to allow a 22 bed sober living facility on the project site.**