
From: Sadowski, Peter

Sent: Tuesday, October 27, 2026 8:16 AM

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Cc: Sadowski, Peter <psadowski@fnf.com>

Subject: health treatment facility on Cima Linda Lane

Dear Ladies and Gentlemen:

I write as a property owner on Cima Linda Lane and on behalf of the residents on our street concerning Casa Amara LLC's proposed treatment operation at 937 Cima Linda Lane. Casa Amara proposes a medical and behavioral-health enterprise addressing psychiatric disorders, addiction, detoxification, chronic pain, trauma, and longevity. The property is in a High Fire Hazard Area, on a road narrowing to approximately 11½ feet. Neighbors received no notice and learned of the plans through public records and the operator's materials. **We ask the City to review the operation under its zoning, licensing, and fire codes before any approval, and to provide neighbors notice and an opportunity to be heard.** Specifically, we request a written use and licensing determination, a documented Fire Department review of emergency access and evacuation, and public notice and a hearing before any required land-use approval, which we believe should be denied.

Casa Amara's own recruitment advertisement shows the extensive scope of services. The company seeks an addiction-medicine physician or nurse practitioner to provide "direct, on-site medical care." The advertised responsibilities include "diagnosing substance use" and "co-occurring conditions," "prescribing and managing medications," including "medication-assisted treatment (MAT)," and "monitoring withdrawal and detoxification." The clinician is also expected to collaborate with "therapists, nurses, and case managers." Casa Amara requires medical license in the state of California and board certification or eligibility in Addiction Medicine, Psychiatry, Family Medicine, or Internal Medicine. In a July 7, 2026 interview, founder and CEO Martha Fling described treating individuals with "co-occurring mental health and substance use disorders, chronic pain, trauma, things like that."

These services constitute distinct areas of clinical treatment, not different names for detoxification. Co-occurring disorders involves the treatment of psychiatric illness alongside substance-use disorders. Chronic pain involves medical diagnosis, prescribing, and treatment independent of addiction recovery. Trauma entails specialized psychiatric or psychological services. Casa Amara's recruitment materials also promise advances in "wellness and longevity," raising further questions about the extent of medical and diagnostic procedures.

This scope exceeds a conventional detoxification program with incidental medical care. The extent of these services explains the \$100,000 per month per patient fee it intends to charge. Moreover, Casa Amara registered 937 Cima Linda Lane with the federal government as a "Community Based Residential Treatment Facility, Mental Illness," not merely a substance-abuse recovery residence. That federal registration is not a license. **To our knowledge there is no**

California license that authorizes this combination of mental-health, addiction, medical, chronic-pain, and longevity services in a residential setting.

The zoning ordinance also makes these distinctions critical. Santa Barbara Municipal Code § 30.185.140(A) recognizes qualifying residential care facilities serving six or fewer residents as residential uses. But subsection (F) expressly contemplates separate approval of accessory activities, including skilled nursing, that are not otherwise permitted by right. Section 30.185.030(A) requires accessory activities to be “incidental and subordinate” to the principal use, specifically considering their economic importance, physical extent, and the visitors they generate. Meanwhile, § 30.295.030(I) defines the Hospitals and Clinics classification to include inpatient medical and psychiatric treatment, a use prohibited in the RS zone by Table 30.20.020. California Health and Safety Code § 11834.026 permits certain incidental medical services within appropriately licensed substance-use treatment facilities, but expressly excludes general primary medical care and services exceeding the authorized level of care.

The fire danger is immediate and measurable. The property lies in the City’s High Fire Hazard Area, Foothill Zone. Cima Linda Lane is a winding semi-loop with only two exits, and I personally measured the paved roadway near 937 Cima Linda Lane at 11 feet, 6 inches, as documented in the enclosed photographs. Santa Barbara’s Fire Code § 503.2.1 generally requires 20 feet of unobstructed fire-apparatus access, with a limited 16-foot exception. The house itself lies far below the street level, at the bottom of a single, long, steep driveway which would make it impossible for emergency vehicles to navigate and turn around especially when patients’ and staff vehicles are parked by the house. The Fire Department has previously warned that narrow foothill roads, difficult terrain, and evacuation delays create serious public-safety risks. Imagine a wildfire closing one end of Cima Linda Lane. Neighbors must evacuate through the remaining route while firefighters attempt to enter. Casa Amara must simultaneously evacuate its residents, some of whom may be undergoing detoxification, receiving sedative medications, or otherwise requiring assistance. The Fire Department must provide a documented assessment of roadway width, driveway grade, turning space, evacuation capacity, and the applicability of any fire-code exceptions before granting any required clearance.

We ask you to oppose approval of this operation unless its legal and safety requirements are established. We ask Community Development to obtain Casa Amara’s complete program description, state licenses and certifications, incidental-medical-services approvals, staffing plan, and authorized patient capacity, and to issue a written determination under §§ 30.185.030, 30.185.140, and 30.295.010. If a Performance Standard Permit is required, Chapter 30.255 mandates public notice, a hearing, and findings that the site is physically suitable for the proposed use, including its access. We ask Chief Mailes and Fire Marshal DiGuilio to withhold any required fire clearance until a thorough examination establishes that emergency access and evacuation satisfy applicable requirements. If the City concludes that any of these approvals is unnecessary, it should identify the precise legal basis for that conclusion.

No one disputes the importance of treating mental illness or addiction. But the value of treatment does not exempt its provider from zoning, licensing, or fire-safety laws. The City must judge Casa Amara by what it actually proposes to do, not by the residential label it chooses to place upon its business.

And no interpretation of the law can make an eleven-and-one-half-foot road any wider.

The supporting records, statements, recruitment materials, and photographs are collected at montecitocasaamara.com.



Sincerely,

Peter Sadowski (904-254-8597)
1035 Cima Linda Lane, Santa Barbara, CA 93108

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