

RESOLUTION NO. ZA-2022-052

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW BROOKWOOD MEDICAL, A MEDICAL SERVICE - INTEGRATED MEDICAL HEALTH CENTER, AT THE PROPERTY LOCATED AT 101 BROOKWOOD AVENUE AND 884 & 1000 2ND STREET, SANTA ROSA, ASSESSOR'S PARCEL NUMBERS 009-081-052, 009-063-019 AND 009-063-019; FILE NO. PRJ21-024 (CUP21-088)

WHEREAS, on October 20, 2021, the Brookwood Medical project plans and applications were submitted to Planning and Economic Development; and

WHEREAS, on September 1, 2022, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing at which point it considered the Brookwood Medical project and granted Design Review for a four-story medical office building, a six-level parking garage, and associated amenities, contingent upon approval of a Minor Conditional Use Permit; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow the proposed Integrated Medical Health Facility for the subject properties; and

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated October 13, 2021, and revised on June 20, 2022, and

WHEREAS, at the request of the applicant, the matter has been properly noticed as a public hearing pursuant to Zoning Code Chapter 20-66; and

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed use is consistent with the General Plan and any specific plan, in that:

The site is in an area designated by the General Plan Land Use Diagram as Neighborhood Mixed Use, which allows a broad mix of uses that primarily serve residents. The project will provide medical services available to residents of Santa Rosa and nearby communities; it will provide employment opportunities with the potential of advancement; and, as conditioned, will pay a commercial linkage fee to offset the need for affordable housing created by the project.

The site is within the boundary of the Downtown Station Area Specific Plan and implements several goals and policies relating to Urban Design, Mobility, Land Use, and Public Services and Sustainability, including a project design that meets the mid-point of the designated 4.0 floor area ratio; it will improve the pathway adjacent to Santa Rosa Creek along the project frontage; and it will improve the pedestrian and bicycle paths of travel along the street frontages.

2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The site is within the NMU (Neighborhood Mixed Use) zoning district which is consistent with the General Plan land use designation. The project has been reviewed in compliance with required development standards including setbacks, floor area ratio, parking, lot coverage, ground floor design, and building design considerations.
3. The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity. The Brookwood Medical campus will take access from three points: two off Brookwood Avenue on either side of the garage structure, and one from 2nd Street. The site is within the boundary of the Downtown Station Area, where this type of vertical development is encouraged. Properties within the NMU zoning district are assigned a Floor Area Ratio (FAR) and Brookwood Medical is proposed with a 2.75 FAR, over the mid-point of its 4.0 FAR designation. City staff have reviewed the project plans for circulation and safety and conditioned the project appropriately.
4. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints. The Brookwood Medical campus is in a fully developed area where all services and utilities are available. The site is bordered to the south by Santa Rosa Creek; is surrounded by similar commercial uses to the north and east; by multifamily residential uses to the west; and is designated on the General Plan land use diagram for this type of development. The project plans have been reviewed by City staff and, as conditioned, meet circulation and safety requirements.
5. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Site design includes several public improvements including the extension of the pedestrian and bicycle path along Brookwood Avenue; the project plans, including both circulation and public services, have been reviewed by City staff and the project has been conditioned appropriately; the project incorporates design elements consistent with the Downtown Station Area Specific Plan; and development of the site will put eyes on the creek path.
6. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15182 (a)(b) and Public Resources Code Section 21166.4, the project is statutorily exempt from CEQA. The project site is within the Downtown Station Area Priority Development Area, is within a transit priority development area as defined in Public Resources Code Section 21099(a)(7) and is consistent with the Downtown Station Area Specific Plan for which an

Environmental Impact Report was certified (State Clearinghouse No. 2006072104). In addition, as required by CEQA Guidelines Section 15182 (a)(b), the project has a floor area ratio greater than 0.75 on a commercially zoned property. In an email, prepared by Mark Shorett, Principal Planner, Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments (ABAG), dated September 15, 2021, the project was deemed consistent with Plan Bay Area 2040, the region's Sustainable Communities Strategy.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Compliance with all conditions of approval as shown on Design Review Board Resolution No.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Conditional Use Permit is hereby approved on September 15, 2022, for the duration of the use provided that conditions are complied with and that the use has commenced within 24 months from the approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SHARI MEADS, ZONING ADMINISTRATOR