

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
DECEMBER 8, 2022

PROJECT TITLE

Pura Vida Recovery Services

APPLICANT

Alex Wignall

ADDRESS/LOCATION

5761 Mountain Hawk Dr

PROPERTY OWNER

Skyhawk Village Corporation

ASSESSOR'S PARCEL NUMBER

153-180-029

FILE NUMBERS

CUP22-045

APPLICATION DATES

August 1, 2022

APPLICATION COMPLETION DATES

August 1, 2022

REQUESTED ENTITLEMENTS

Minor Conditional Use Permit

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

Neighborhood Commercial – Scenic Road
(CN-SR)

GENERAL PLAN DESIGNATION

Very Low Density Residential

PROJECT PLANNER

Sachnoor Bisla

RECOMMENDATION

Approval

Agenda Item #8.2
For Planning Commission Meeting of: December 8, 2022

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: SACHNOOR BISLA, CITY PLANNER TRAINEE
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
PURA VIDA RECOVERY SERVICES

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Minor Conditional Use Permit for Pura Vida Recovery Services, a 24-bed Community Care Facility, and void the Zoning Clearance previously issued on July 22, 2022, for a Community Care Facility with 6 or fewer clients, located at 5761 Mountain Hawk Drive, Suites 201-207.

BACKGROUND

1. Project Description

Pura Vida Recovery Services (Project) includes a request for a Minor Conditional Use Permit to operate a 24-bed Community Care Facility on the second floor of an existing commercial mixed-use building, within seven existing residential units. The project proposes one monitored detoxification and withdrawal management/residential addiction treatment facility in Suites 201 through 207 at 5761 Mountain Hawk Drive. The facility would provide non-medical residential care for the addicted, including (but not limited to) monitoring and observing clients during the detoxification process, providing addiction education and relapse prevention services.

Facility staff duties include: obtaining medical histories, monitoring health status, testing associated with detoxification from alcohol and/or drugs (urine toxicology screening), providing alcoholism or drug abuse recovery or treatment services, overseeing patient self-administered medications, and treating substance abuse disorders, including detoxification. Plans also include a small accessory office in the back of Suite 101. A designated smoking area is proposed on the south side of the existing parking lot, adjacent to Highway 12.

The applicant has provided the following additional information regarding their program:

- All clients come to the facility voluntarily; no court ordered or paroled clients are admitted.
- Clients are screened for mental health, general health, family dynamics and criminal background. No sex offenders or violent felons are admitted.
- Pura Vida is not a methadone or suboxone clinic and does not deliver medications to clients on-site in the same way those types of programs do.
- Clients pay for their treatment privately, utilize private insurance or internal scholarships.
- Clients are required to be sober while in the treatment program, and are drug tested frequently and tested for alcohol multiple times per day.
- Clients are supervised 24 hours/day, 7 days/week, by professional staff including medical assistants, counselors and treatment technicians. Three to five staff members are anticipated to be needed for overnight shifts, particularly to oversee those clients going through detox, with a registered nurse on call at all times, and six to eight staff members on site during daytime shifts.
- Clients adhere to a schedule and do not have their own vehicles. Free time is spent under direct supervision.
- Pura Vida Recovery Services is licensed and certified by the California Department of Health Care Services and accredited by the Joint Commission on Accreditation of Healthcare Facilities.

2. Surrounding Land Uses

North:	Skyhawk Creek, Skyhawk Park, and single family residential
South:	Highway 12 and single-family residential
East:	Mountain Hawk Drive, Skyhawk Park, and single-family residential
West:	Skyhawk Creek, Skyhawk Park, and single family residential

The project site, as shown in the image below (the subject site is denoted with a yellow star), is located at the northwest corner of Mountain Hawk Drive and Highway 12. The site is surrounded by Skyhawk Park on three sides, with Skyhawk Creek traversing along the north and west sides of the property.

Beyond the park and creek is the Skyhawk single-family residential subdivision, and south of Highway 12 is an additional single-family residential area.



3. Existing Land Use – Project Site

The site is currently developed with a multi-tenant commercial, mixed-use building, known as Skyhawk Village. The first floor of the center is comprised of various commercial uses, including a restaurant/bar, a fitness center, coffee shop, offices and other small retail and service uses. The second floor residential units were developed as individual apartment units, and are currently unoccupied. The proposed use would utilize the units for living quarters and are not proposing any interior improvements that would eliminate the ability of the units to be used for traditional residential use in the future.

4. Project History

On July 22, 2022, pursuant to [Zoning Code Section 20-23.030, Table 2-6](#), the applicant was granted a Zoning Clearance to operate a Community Care Facility for 6 or fewer clients on the second floor of the existing mixed-use building.

On August 1, 2022, an application for a Minor Conditional Use Permit was submitted to the Planning and Economic Development Department requesting approval of a 24-bed Community Care Facility on the second floor of the existing mixed-use building, utilizing seven existing residential units for non-medical

residential care for the addicted, including, but not limited to, monitoring and observing clients during the detoxification process, providing addiction education and relapse prevention services.

Pursuant to [Zoning Code Section 20-50.020, Table 5-1](#), the review authority for a Minor Conditional Use Permit is the Zoning Administrator.

Pursuant to [Zoning Code Section 20-50.020\(A\)\(1\)](#), the Zoning Administrator may defer action on any decision assigned to the Zoning Administrator and refer the request to the Planning Commission, so that the Commission may instead make the decision.

Pursuant to [Zoning Code Section 20-52.050\(E\)\(2\)](#), Zoning Administrator meetings are noticed as public meetings, unless a public hearing is requested in writing by any interested person before the specified date for the decision.

On October 10, 2022, a public meeting notice was sent for the proposed Project, identifying a Zoning Administrator meeting date of October 20, 2022.

On October 12, 2022, a written request was received for a public hearing for the proposed Project, and the item was continued to allow for the public hearing noticing.

On October 31, 2022, City staff met with several members of the adjacent residential neighborhood to discuss the proposed project, at which time the neighbors stated their concerns and opposition to the proposed Project.

Due to the amount of interest generated by the surrounding neighborhood, including concerns and opposition to the proposed Project, the item was referred to the Planning Commission for action.

ANALYSIS

1. General Plan

The [General Plan](#) addresses issues related to the physical development and growth of Santa Rosa, and guides the City's planning and zoning functions. The Project site is designated Very Low Density Residential on the [General Plan Land Use Diagram](#). The Very Low Density Residential land use allows residential development from 0.2 to 2.0 units per gross acre. This density range accommodates rural and hillside developments within the Urban Growth Boundary (UGB) and is intended for single family detached units, but clustered single family attached and multifamily may be permitted.

The existing mixed-use commercial building on site was developed in 2006 as a "neighborhood center". The General Plan allows neighborhood centers in any

land use designation where they can be supported (General Plan page 2-12). On July 17, 2005, the City Council adopted Ordinance No. 3732 rezoning the subject site from Planned Development-Scenic Road (PD-SR) to the current zoning of Neighborhood Commercial-Scenic Road (CN-SR), in order to facilitate the development of the mixed-use commercial center. At that time, the Council made the following General Plan consistency findings for adopting the Ordinance, allowing a commercial zoning district in a Very Low Density Residential General Plan land use designation:

- “a. The Zoning authorizes neighborhood centers where they can be supported in conformance with the Land Use Element of the City’s General Plan which designates the site for Very Low Residential Land Use.*
- b. The EIR that was completed for the Skyhawk Development (previously named Brookwood) supported the development of a neighborhood center that would be developed within close proximity to the 500 homes.*
- c. Adequate City services can be provided for the proposed development.”*

Further, pursuant to [Zoning Code Division 2, Zoning Districts and Allowable Land Uses](#), community care facilities are identified as a residential land use, which would be consistent with all of the City’s General Plan residential land use designations, including the Very Low Density Residential designation. Specifically, the Zoning Code allows the proposed use (Community Care Facility – 7 or more clients) in the Rural Residential zoning district, which implements the Very Low Density Residential land use, with the approval of a Minor Conditional Use Permit. Although the site’s base zoning district of Neighborhood Commercial, which also allows Community Care Facilities – 7 or more clients with the approval of a Minor Conditional Use Permit, and the General Plan land use designation of Very Low Density Residential are not generally consistent, the General Plan does allow neighborhood centers in any land use designation where they can be supported (General Plan page 2-12). As such, in July 2005, prior to the development of the mixed-use commercial center on site, the City Council adopted Ordinance No. 3732, rezoning the site to the current CN-SR zoning district.

The General Plan Housing Element, page 4-43, also clarifies that community care facilities are allowed in all residential and commercial land use designations and zoning districts, with the exception of the Motor Vehicle Sales District. It further states that facilities of six or fewer persons are allowed by right since they are considered a single-family use, and that facilities of seven or more require review of a Minor Conditional Use Permit by the City.

Relevant General Plan goals and policies, along with Staff’s analysis, are included in the table below.

Land Use	
LUL-E-3: Avoid concentration of large community care facilities in any single residential neighborhood.	Consistent. The nearest community care facility to the subject site, which is a small facility (6 or fewer beds), is located on Queen Anne Drive approximately 500 feet to the south, across Highway 12, in a separate neighborhood from the current location. According to City records, there are nine large community care facilities (7 or more clients) that have received Conditional Use Permits within the City, with the nearest located on Wayvern Drive, approximately 2 miles west of the subject site.
LUL-F: Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.	The proposed recovery center would contribute to the implementation of goal LUL-F by providing housing and treatment for people suffering from addiction, furthering the goal of maintaining diversity for a wide range of needs.
Housing	
H-A: Meet the housing needs of all Santa Rosa residents. H-A-1: Ensure adequate sites are available for development of a variety of housing types for all income levels, throughout the City, such as single- and multi-family units, mobile homes, transitional housing, and homeless shelters.	Consistent. The proposed recovery center contributes to the implementation of goal H-A and policy H-A-1 by providing housing and treatment for people suffering from addiction.

2. Other Applicable Plans and City Regulations

The applicant is proposing a covered smoking area on the south side of the property, across the parking lot from the buildings on site, which is within the boundaries of the shopping center (see Attachment 10). As identified in the project description, any resident of the facility utilizing the designated smoking area will be required to accompanied by a facility staff member. Further, conditions of approval have been included in the draft resolution limiting the number of people using the smoking area to a maximum of four clients and one staff member, and requiring compliance with the City's smoking regulations,

which are outlined in [Municipal Code Chapter 9-20](#). The structure will also be required to receive Design Review approval prior to obtaining a building permit.

3. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City.

The project site is zoned CN-SR (Neighborhood Commercial-Scenic Road). According to Section [20-23.020](#) of the Zoning Code, the CN zoning district is applied to areas within and adjacent to residential neighborhoods appropriate for limited retail and service centers for convenience shopping. Uses in these centers are intended to provide for the day-to-day needs of local neighborhoods and workplaces, but not to be of such scope and variety as to attract substantial traffic volumes from outside the neighborhood. New development is encouraged to include both a residential and nonresidential component as noted by Section [20-23.030](#) (Commercial district land uses and permit requirements).

[Zoning Code Section 20-23.030, Table 2-6](#), further identifies the specific land uses that are allowed within the City's commercial zoning districts, including in the CN district. Table 2-6 includes the following land use categories:

- Industry, Manufacturing & Processing, Wholesaling
- Recreation, Education & Public Assembly Use
- Residential Uses
- Retail Trade
- Services – Business, Financial, Professional
- Services – General
- Transportation, Communication & Infrastructure

As shown below, the land uses identified as “community care facility – 6 or fewer clients” and “community care facility – 7 or more clients” are included in the “Residential Uses” category. Table 2-6 further identifies whether the listed land uses are 1) “Permitted Use, Zoning Clearance required”, 2) “Minor Conditional Use Permit required”, 3) “Conditional Use Permit required”, 4) “See Specific Use Regulations for permit requirement”, or 5) “Use Not Allowed”. Below is an excerpt from Table 2-6 identifying the “community care facility” land uses:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P Permitted Use, Zoning Clearance required									
	MUP Minor Conditional Use Permit required									
	CUP Conditional Use Permit required									
	S See Specific Use Regulations for permit requirement									
	— Use not allowed									
	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)										
Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	20-42.040
Community care facility—6 or fewer clients	P	P	P	—	P	P	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	20-42.060

As noted in the Project History section of this report, based on Zoning Code Section 20-23.030, Table 2-6, the applicant was granted a Zoning Clearance on July 22, 2022 to operate a community care facility for 6 or fewer clients at the subject site. If the requested Minor Conditional Use Permit for a 24-bed facility is approved, the Zoning Clearance for the 6-bed facility would be voided so the total number of clients at the facility would be 24.

The Scenic Road (-SR) combining district section of the Zoning Code ([20-28.050](#)) outlines site planning and development standards along designated scenic roads. Any land use normally allowed in the primary zoning district may be allowed within the -SR combining district, subject to the land use permit requirements of the primary district. Any proposed structure for the smoking area would be required to meet the setbacks for the -SR zoning district.

Parking Requirements

[Zoning Code Section 20-36.040](#), Table 3-4, Automobile and Bicycle Parking Requirements by Land Use Type, requires one vehicle parking space for each three beds within the facility, and bicycle parking is determined through the Minor Conditional Use Permit process.

The existing commercial complex includes a total of 93 vehicular parking spaces, with an additional 25 parking spaces located on Highway 12. The subject units have 30 of the existing spaces dedicated for their use. The proposed community care facility, with 24 beds, will require use of 8 of those spaces. In addition, the proposed project has been conditioned to provide 7 bicycle parking spaces, which has been determined to be sufficient for the proposed use.

The applicant has stated that clients of the facility will not have their own vehicles on site, but they will have one to two facility vans on site. The vans will be used to transport clients to and from their west Santa Rosa location, as well as to recreational therapy and outside self-help meetings.

Community Care Facility Regulations

[Zoning Code Section 20-42.060](#) provides additional, specific, regulations for community care and health care facilities. The purpose of the additional regulations is to facilitate the integration of mentally and physically handicapped persons who are in family residential situations into community life, as mandated by State law applicable to a chartered city, while avoiding the over-concentration of these facilities in any particular neighborhood. The Zoning Code, [Section 20-70.020](#), further defines community care facility as “a facility, place, or building that is maintained and operated to provide non-medical residential care, which may include home finding and other services, for children and/or adults, including: the physically handicapped; mentally impaired, mentally disordered, or incompetent; developmentally disabled; court wards and dependents; neglected or emotionally disturbed children; the addicted; and the aged.”

The purpose of regulating the location of community care and health care facilities is to permit these services to be available at locations within Santa Rosa, as mandated by State law applicable to a charter city, that are convenient to the public, while requiring the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties to the extent permitted by law.

This Zoning Code Section identifies spacing and concentration of community and health care facilities from other similar facilities. Specifically, the Code prohibits such uses from being located closer than 300 feet from another such facility, as measured from any point on the exterior walls of both structures. The Code also states the following:

- “The over-concentration of community care/health care facilities in an area shall constitute cause for the denial of a Minor Conditional Use Permit, where it is determined that over-concentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant. As used in this Section, a condition of ‘over-concentration’ arises wherever two or more community care facilities would be located at a distance of 1,000 feet or less from each other, as measured from any point upon the outside walls of the structures housing the facilities.”

As mentioned above, the closest large community care facility (7 or more clients) is located approximately 2 miles west of the subject site. However, there is a small community care facility (6 or fewer clients) located approximately 500 feet south the subject site. While this is greater than the noted 300-foot distance, it is within the 1,000-foot distance. The small facility is located across Highway 12, in a separate residential neighborhood, and serves a different clientele than the proposed use (the small facility serves adults in need of transitional housing, it is not a facility for the addicted).

The applicant has provided a detailed project description that outlines the program and the ways in which it will be run to avoid negative impacts on the surrounding neighborhood. In addition, the following conditions of approval have been included in the draft resolution to address potential issues of over concentration:

- Sufficient parking shall be accommodated and maintained on site for staff and client drop-off/pickup.
- Staff shall be available on site 24 hours a day, which shall include no less than three staff members on site for overnight shifts and no less than six staff members on site during daytime hours.
- The applicant shall establish a 24-hour hotline for neighbors or visitors to call in the event of complaint or concern, which shall be posted on site in a location visible to the general public.
- The number of people at the designated smoking area at any given time shall be limited to five, which includes a maximum of four clients and a minimum of one facility staff member.
- Clients of the program shall be supervised at all times by program staff when outside of the facility.
- Clients of the program shall be sober while in the treatment program, and shall be tested for drugs and alcohol daily. Any clients not meeting the sober requirements shall be removed from the facility.

In addition to the concentration requirements, Section 20-42.060 also includes the following findings that must be made by the review authority, in addition to those required for the approval of a Minor Conditional Use Permit:

- a. That the facility complies with all applicable requirements of this Section; and
- b. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.

As noted in the attached draft resolution, and above, over-concentration would be mitigated by the proposed conditions of approval, as well as other measures instituted by the applicant and outlined in their project description. Further, the proposed facility has been reviewed and conditioned by the City's Fire Department, and the applicant is licensed under the State of California

Department of Health Care Services, License #490041BP.

Minor Conditional Use Permit

As described above, pursuant to [Zoning Code Section 20-23.030](#), Commercial District Land Uses and Permit Requirements, a community care facility with 7 or more clients is allowed in the CN zoning district with the approval of a Minor Conditional Use Permit. Pursuant to [Zoning Code Section 20-50.020, Table 5-1](#), the review authority for a Minor Conditional Use Permit is the Zoning Administrator. However, there is an opportunity for the Zoning Administrator to refer the request to the Planning Commission. Due to the amount of neighborhood input and concerns, the decision was made to elevate this Minor Conditional Use Permit request to the Commission.

Pursuant to [Zoning Code Section 20-52.050\(F\)](#), the review authority may approve a Conditional Use Permit or Minor Conditional Use Permit only after first making all of the following findings:

- a. 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;
- b. The proposed use is consistent with the General Plan and any applicable specific plan;
- c. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- d. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- e. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- f. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Staff has analyzed the required findings and has included recommended language in the attached resolution. Specifically, the property is zoned CN-SR, which allows the proposed 24-bed community care facility with the approval of a Minor Conditional Use Permit, and the proposed facility has been found in compliance with the City's General Plan. While the site is surrounded by single-

family residential development, the Zoning Code identifies community care facilities as a residential use and the proposed use has been conditioned to limit potential impacts to the adjacent neighborhood.

4. Design Guidelines

There are no exterior changes proposed to the existing structure. As noted, the proposed enclosure for the smoking area will require Design Review approval prior to the issuance of a building permit.

5. Summary of Public Comments

Following noticing of the October 20, 2022, Zoning Administrator meeting, City staff has received numerous public comments - both opposed and in favor of the proposed project. Copies of all written comments are attached to this report in Attachment 13.

To summarize and address the primary concerns:

- Proximity to Austin Creek Elementary School and compromised safety.

No evidence has been submitted to suggest that the proposed project will have an effect on the safety of the neighborhood. State law and City Municipal Code regulations do not limit proximity between schools and community care facilities. However, City staff did route the proposed project to the Santa Rosa Police Department for their review and comment. The Police Department does not have any concerns. Calls for emergency services were reviewed for two other Pura Vida locations at 721 Link Ln and 130 Stony Point Rd #J between November 1, 2021, and November 21, 2022. During this period, only one call was made for medical services and police were not called.

- Concerns about traffic impacts.

Pursuant to the Trip Generation Memo prepared by W-Trans, dated November 16, 2022 (see Attachment 12), the proposed community care facility use would have an insignificant effect on the amount of traffic into the commercial center as compared to use as traditional multi-family units. The units are all two-bedroom, which could potentially allow up to 28 residents. With the proposed use, the 24 clients will not have vehicles on site and cannot leave the premises without a staff member. In addition, new clients are almost exclusively admitted to the program during business hours, so there will be no after-hours traffic to and from the residential units.

- Effects on the economic vitality of neighboring businesses.

The applicant has received letters of support from neighboring businesses to their other location. Additionally, the City does not have any documentation that the proposed use, which is allowed in the Zoning District with the approval of a Minor Conditional Use Permit, would have a negative impact on the neighboring businesses on site. Further, the regulations within the Zoning Code related to community care facilities, and the findings required for the approval of a Minor Conditional Use Permit, do not include requirements for ensuring economic vitality of neighboring businesses.

- Issues during fire evacuation.

The number of clients in the building will be similar to the number of residential tenants who were previously living in the residential units. In the event of an emergency, clients would be transported away in two vans that will be kept on site, whereas previously all residential tenants would likely have driven their own individual vehicles.

City staff has also received letters in support of the project, including from neighbors of currently operating Pura Vida facilities. To summarize:

- Incorporating the facility into a Neighborhood Commercial plaza would help to decrease the stigma that those trying to recover from addiction need to be isolated and institutionalized.
- Addiction does not discriminate based on neighborhood or socioeconomic status, making Skyhawk an appropriate location.
- Those living near Pura Vida's current detox and sober living facilities say they have never experienced any issues with them, and that they are responsible and respectful neighbors.
- Those who have gone through a Pura Vida treatment program, as well as families of those who have been helped by Pura Vida, highly support the program and claim that they save lives and entire families.

6. Public Improvements/On-Site Improvements

Not applicable.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA) and qualifies for the following exemptions:

- Class 1 Categorical Exemption under CEQA Guidelines Section 15301 in that the project is located within an existing structure involving a negligible expansion of an existing use that will not result in significant impact(s).
- Class 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the project involves a change of use, which will require only minor exterior modifications to the structure/site.
- Class 32 Categorical Exemption under CEQA Guidelines Section 15332 (In-fill Development Projects) in that:
 1. The Project is consistent with Santa Rosa General Plan 2035 and the current City of Santa Rosa Zoning Code. The site is zoned Neighborhood Commercial and community care facilities (7 or more clients) are a permitted use through a Major Conditional Use Permit;
 2. The Project is located within the City of Santa Rosa jurisdiction, on a project site of no more than five acres substantially surrounded by urban uses;
 3. The project site is currently developed with a mixed-use commercial building and a parking lot, and does not have any habitat value for endangered, rare, or threatened species;
 4. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Trip Generation Memo prepared by W-Trans, dated November 16, 2022, concludes the Project would result in a less-than-significant transportation impact on vehicle miles traveled (VMT), and the City's Traffic Division has reviewed the proposal and requested no additional Traffic Study. The proposed Project will occupy an existing building, and any work will take place inside the building. The facility will be required to meet the City noise ordinance, and the residential units will be lived in by clients of the facility and utilized in the same manner as a traditional residential use, therefore the use will not have any additional impacts on air or water quality; and
 5. The Project site is located in a developed area where it can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the project appropriately.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Project Application Form
Attachment 3 – Location Map
Attachment 4 – Neighborhood Context Map
Attachment 5 – Project Description
Attachment 6 – Proposed Residential Floor Plan
Attachment 7 – Accessory Office Context
Attachment 8 – Suite 101 Accessory Office Detail
Attachment 9 – Parking Map
Attachment 10 – Smoking Area Plan
Attachment 11 – Applicant Presentation
Attachment 12 – Trip Generation Memo
Attachment 13 – Public Correspondence

Resolution 1

CONTACT

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