

RESOLUTION NO. ZA-2024-039

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW AN 8-BED COMMUNITY CARE FACILITY FOR THE PROPERTY LOCATED AT 1506 RONNE DRIVE, SANTA ROSA, APN: 014-601-021, FILE NO. CUP24-041

WHEREAS, on July 15, 2024, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow an 8-bed Community Care Facility; and

WHEREAS, the site currently operates a 6-bed Community Care Facility, and the Minor Use Permit would allow two additional beds to the existing Community Care Facility; and

WHEREAS, under Zoning Code Section 20-22.030, Table 2-2, Community Care Facilities with six or fewer clients are allowed by right in the R-1-6 (Single Family Residential) zoning district, which does not require a permit. However, Community Care Facilities with seven or more clients require a Minor Conditional Use Permit; and

WHEREAS, the Minor Conditional Use Permit approval to allow the addition of two beds to an existing 6-bed Community Care Facility is based on the project description and official approved exhibit dated received July 15, 2024; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-42.060.D and Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The facility complies with all applicable requirements of Section 20-42.060 in that the project site is not within 300 feet of another Community Care Facility, nor is it in an area of over-concentration of facilities; and
2. The facility complies with all applicable Building Code and Fire Code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements in that the City's Fire Department and Building Division have reviewed the project and conditioned it accordingly. Furthermore, the project has been conditioned to maintain a current license from the Department of Health Care Services to operate an 8-bed care facility; and
3. 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 property is zoned Single-Family Residential (R-1-6) and the Zoning Code allows the proposed use,

Community Care Facility with 7 or more residents, in all residential zoning districts with the approval of a Minor Use Permit; and

4. The proposed use is consistent with the General Plan and any applicable specific plan in that the site's General Plan Land Use is Low-Density Residential, and the Zoning Code allows the Community Care Facility with seven or more residents in the R-1-6 (Single-Family Residential) zoning districts. The proposed use is allowed through the approval of a Minor Conditional Use Permit. The project is consistent with Policy H-D-10, which identifies that the City should, "*explore new models for providing temporary housing solutions in response to emerging needs*"; and
5. 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 existing single-family residence is similar to neighboring structures; the site is surrounded by residential development; the proposed project would be required to comply with the City's noise ordinance which would prevent any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to a reasonable person of normal sensitiveness residing in the area; and
6. The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints in that the existing facility is already connected to utilities; parking is provided on-site. Per the Zoning Code Section 20-36.040, Table 3-4, a Community Care Facility will require one parking space for every three beds, and the site can accommodate up to four parking spaces; and
7. 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. The facility would be staffed and monitored 24 hours a day, seven days a week, and the addition of two beds would not increase the number of staff nor the need for additional parking spaces; and
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that the proposed project involves the addition of two beds in an existing single-family home, with a negligible expansion of the previous use of a 6-bed Community Care Facility.

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 may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

General Conditions of Approval

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
2. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
3. Maintain a current license from the Department of Health Care Services to operate an 8-bed Community Care Facility.
4. All onsite activities shall comply with the City of Santa Rosa Noise Ordinance, City Code Chapter 17-16.
5. No exterior signs are approved with this permit. A separate sign permit is required.
6. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.
7. Obtain building permits for the proposed project.

This Minor Conditional Use Permit is hereby approved on December 5, 2024, 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: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR