

RESOLUTION NO. ZA-2024-042

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A SENIOR CARE FACILITY FOR THE PROPERTY LOCATED AT 1960, 1966, 1972, AND 2008 DENNIS LANE SANTA ROSA, APN: 059-010-061, -062, -063, AND -064, FILE NO. CUP24-044

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on August 8, 2024 proposing to increase the capacity of the existing Senior Care Facilities located at 1960, 1966, 1972, and 2008 Dennis Lane from 6 beds to 10 beds each; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated received October 8, 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 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. 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, in that the proposed use is permitted in the R-1-6 – Single-Family Residential Zoning District with a Minor Use Permit. There is adequate onsite parking and there are no proposed modifications to the site layout or structures;
2. The proposed use is consistent with the General Plan and any applicable specific plan in that Chapter 9 – Youth and Family (YF) section of the General Plan states that: “Senior citizens are valuable economic, social and political contributors to our society, often with a unique set of needs and perspectives. The community service needs of the senior citizen population can be more substantial and specialized. The majority of senior citizens are retired or semi-retired. While senior citizens may enjoy more leisure time, they may also be limited by fixed incomes, less mobility, and health problems. It is important for the city to address these needs which arise due to aging. They include affordable housing, healthy and day care, transportation, recreation, and social services (9-4).” The proposed Minor Use Permit is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the proposed Community Care facility would further General Plan Goal YF-E-1, which states: “Continue to develop, manage, and expand the city’s senior services and programs as an important social service within the community”;

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 in that the proposal consists of expanding the capacity of four existing senior care facilities from 6 to 10 beds, 40 beds in total. The proposed Community Care Facility is contained within four single-family homes in a single-family neighborhood;
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 in that the proposal consists of expanding the capacity of the existing Community Care Facility, providing care for seniors within four existing homess, each with sufficient parking; all connected to City utilities; and in a location with emergency services. Given the use, increased traffic is not anticipated to exceed that expected in a residential neighborhood;
5. 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 proposed use has been reviewed by various City departments including Traffic, Building, and Fire; staff did not find any potentially adverse impacts to the surrounding area as a result of the proposed project and the project has been conditioned accordingly;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because the proposed project involves the minor alteration of an existing 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 are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Obtain an inspection of the existing dwellings to determine if any substandard housing conditions exist. Any substandard housing conditions must be corrected prior to final map recordation. Contact the Senior Building Inspector to arrange for the inspection.
3. 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.
4. The proposed use of each building is as follows per the 2022 California Building Code:
 - a. 1960 Dennis – 10 residents – R2.1 Occupancy

- b. 1972 Dennis – 10 residents – R2.1 Occupancy
 - c. 1966 Dennis – 10 residents – R2.1 Occupancy
 - d. 2008 Dennis – 10 residents – R2.1 Occupancy
5. Per section 903.2.8 of the 2022 California Fire Code, an automatic sprinkler system designed in accordance with **NFPA 13R** shall be utilized in Group R-2.1 occupancies. An automatic fire sprinkler system installed in accordance with **NFPA 13D** shall be prohibited. Currently all the homes are built as R3 occupancies and have automatic fire sprinkler systems installed in accordance with NFPA 13D. A building permit will be required to change the occupancy class from a R3 to R2.1 occupancy for 1960, 1972, 1966, and 2008 Dennis Lane. Among other requirements, the fire sprinkler system will be required to be upgraded to meet NFPA 13R prior to housing more than 6 residents.
 6. A fire hydrant is required within 100 feet of fire department connections (FDCs) serving automatic fire sprinkler systems.
 7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
 8. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
 9. No exterior signs are approved with this permit. A separate sign permit is required.

This Minor Conditional Use Permit is hereby approved on November 21, 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: _____
CONOR MCKAY, ZONING ADMINISTRATOR