

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A CHILD DAY CARE CENTER FOR THE PROPERTY LOCATED AT 4042 SEBASTOPOL ROAD, SANTA ROSA, APN: 035-093-045, FILE NO. PLN25-0151

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on May 13, 2025; 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 plans date stamp received September 4, 2025; 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 R-3 (Medium-Density Residential) zoning district by obtaining a Minor Conditional Use Permit, according to [According to Zoning Code Section 20-23.030, Table 2-6](#). The R-3 zoning district is intended for areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing. Although the R-3 zoning district is mainly dedicated to residential uses, some general commercial services and other various commercial uses are permitted within this zoning district. A child day center is considered a general commercial service; and
2. The proposed use is consistent with the Medium-Density Residential General Plan Land Use Designation. There is a significant demand for private and public childcare programs and services in Santa Rosa. This is due to the growth of the city, as well as to demographic trends such as the increase of two-income and single parent families. Policy 6-8.2 of the Santa Rosa General Plan 2050 encourages the expansion of childcare services to meet the existing and future needs of Santa Rosa. The project site complies with the General Plan, which states that childcare services should be located in residential neighborhoods; and
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 proposed child day care center will be operating within a portion of the existing structure, with sufficient

access to onsite parking. The use proposes to operate during normal business hours, which are from 7:00 AM to 6:00 PM; and

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 proposed child day care center will operate within a portion of an existing structure A Trip Generation Study has been provided by W-Trans, dated November 25, 2025, and determined the project's impact on VMT would be less than significant as it would meet both the small infill development and local-serving retail screening criteria; and
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 in that the plans have been reviewed by City staff, including the Fire Department, the Transportation and Public Works Department and the Building Department, and the project has been conditioned appropriately; and
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 because it involves negligible or no expansion of an existing or former use.
 - Pursuant to CEQA Guidelines Section 15183, the project qualifies as statutorily exempt because it is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by Council on June 3, 2025.

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. 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. No exterior signs are approved with this permit. A separate sign permit is required.
4. Obtain building permits for the proposed project.
5. 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.

- a. A fire alarm system shall be in place that conforms to California Fire Code section 907.2.3 & 907.2.3.9
6. Based on the California State Fire Marshal Informational Bulletin 24-012 the subject facility will be classified as a group E occupancy where the day care is proposed to take place. As long as the occupancy follows the 2019 California Building Code Section 305.2:
- a. *“305.2 Group E, day care facilities: This group includes buildings and structures, or portions occupied by more than six children 2 years of age and older who receive educational, supervision, or personal care services for fewer than 24 hours per day. (2019 CBC 305.2)”*

This Minor Conditional Use Permit is hereby approved on January 15, 2026, 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