

# Turning Point Center Point DAAC

Minor Conditional Use Permit

File No. MUP21-080

790 Sonoma Ave

November 18, 2021

Monet Sheikhal, City Planner  
Planning and Economic Development

## Project Description

Minor Conditional Use Permit for a 50-bed Community Care facility within an existing vacant  $\pm 11,000$  square foot commercial building.



## Project Description

- The facility will provide Residential Substance Abuse Treatment inclusive of life skills, anger management, parenting, employment soft skills, cognitive behavioral interventions, relapse prevention and other supportive services designed to assist the residents in discontinuing substance use.
- The residents will reside on site 30 -270 days and program operations will be 24 hrs. a day 7 days a week.
- The facility will be staffed and monitored 24 hrs. a day 7 days a week. The maximum number of staff that will be on site will be 8-10 employees during peak hours (10am-6pm). From the hours of 6pm to 10pm there will be approximately 6 employees on site. The residents will be in their bedrooms from 10pm to 6am and there will be 3 staff on duty to monitor the facility during sleeping hours.
- There will be no outside visitors to the facility during the weekdays unless special circumstances dictate. Visitation is on the weekends for the residents.
- New admissions into the program take place during normal business hours of 9am to 5pm. Intake of new program residents take place at our 2403 Professional Drive offices. The new residents are then transported via a company van to the 790 Sonoma Avenue location. There is no walk-up services available for new admissions at the 790 Sonoma Avenue location.



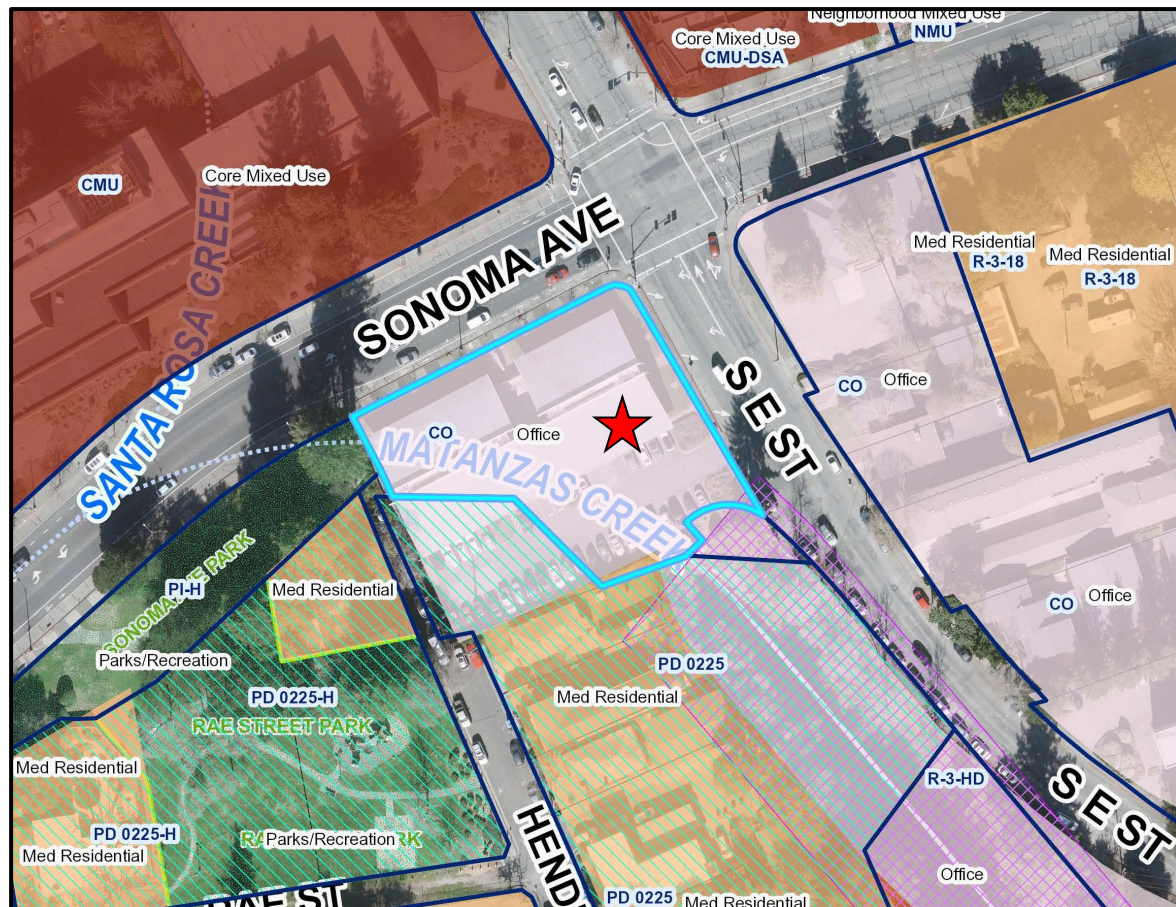
## General Plan Land Use

Office

## Zone

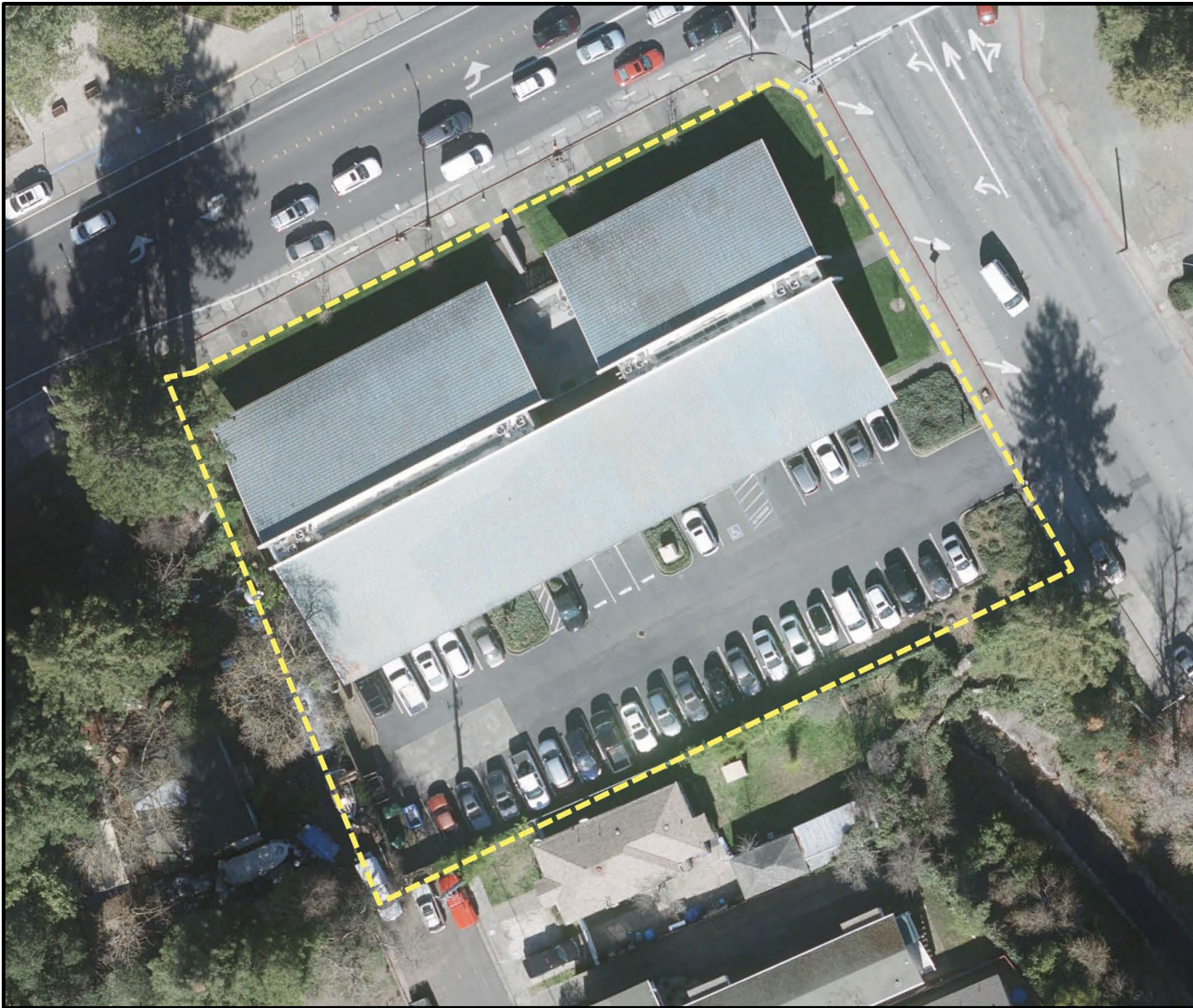
CO (Office Commercial)

PD 0225 (Planned Development)



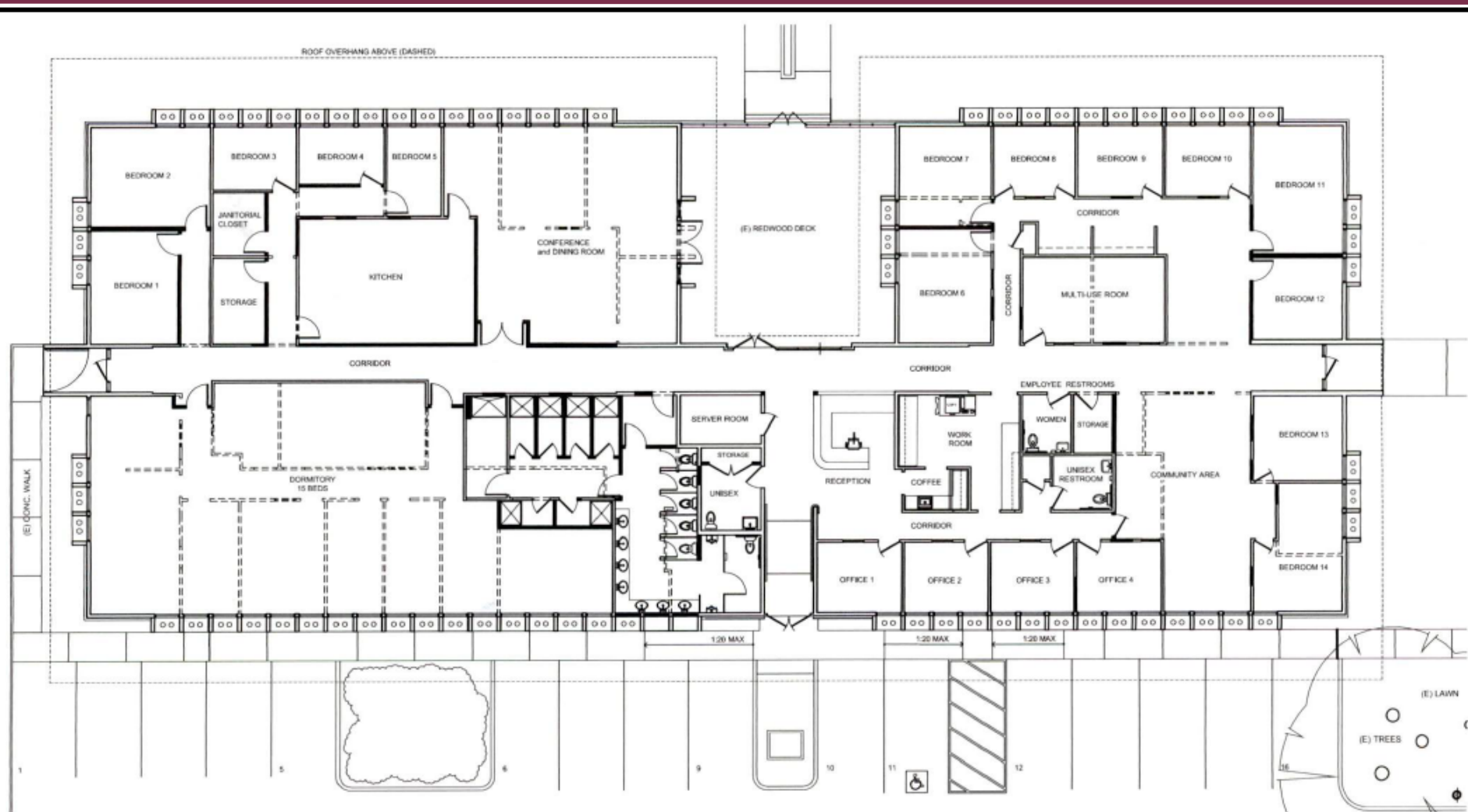


# 790 Sonoma Ave Project Site



# 790 Sonoma Ave

## Floor plan



# 790 Sonoma Ave Public Comments

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- The use will negatively impact the neighborhood
- Too many homeless in this area
- Spread these homes to other areas
- Few phone calls received asking general questions about the proposed use
- Two phone calls received that were against the proposed use
- One email in favor of the project and supporting it

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- Class 1 exemption under Section 15301 in that the proposed project consist of alteration of existing private structure involving no expansion of the previous use.
- Class 3 exemption under Section 15303 in that the proposed community care facility is converting and exiting structure from a commercial use to a residential use.
- A Class 32 exemption under California Government Code Section 15332 (In-fill Development Projects) of the State CEQA Guidelines in that:
  - The Project is consistent with Santa Rosa General Plan 2035 and the current City of Santa Rosa Zoning Code;
  - The Project is located within City of Santa Rosa jurisdiction, on a project site of no more than five acres substantially surrounded by urban uses;
  - The Project site has been previously developed and has no value as habitat for endangered, rare or threatened species;
  - The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
  - The Project site is located in a developed area where it can be adequately served by all required utilities and public services.



The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit for the property located at 790 Sonoma Avenue.

### Questions

Monet Sheikhali, City Planner  
Planning and Economic Development  
[msheikhali@srcity.org](mailto:msheikhali@srcity.org)  
(707) 543-4698