

635 Benjamins Road

December 18, 2025

Pham Assisted Living

Minor Conditional Use Permit

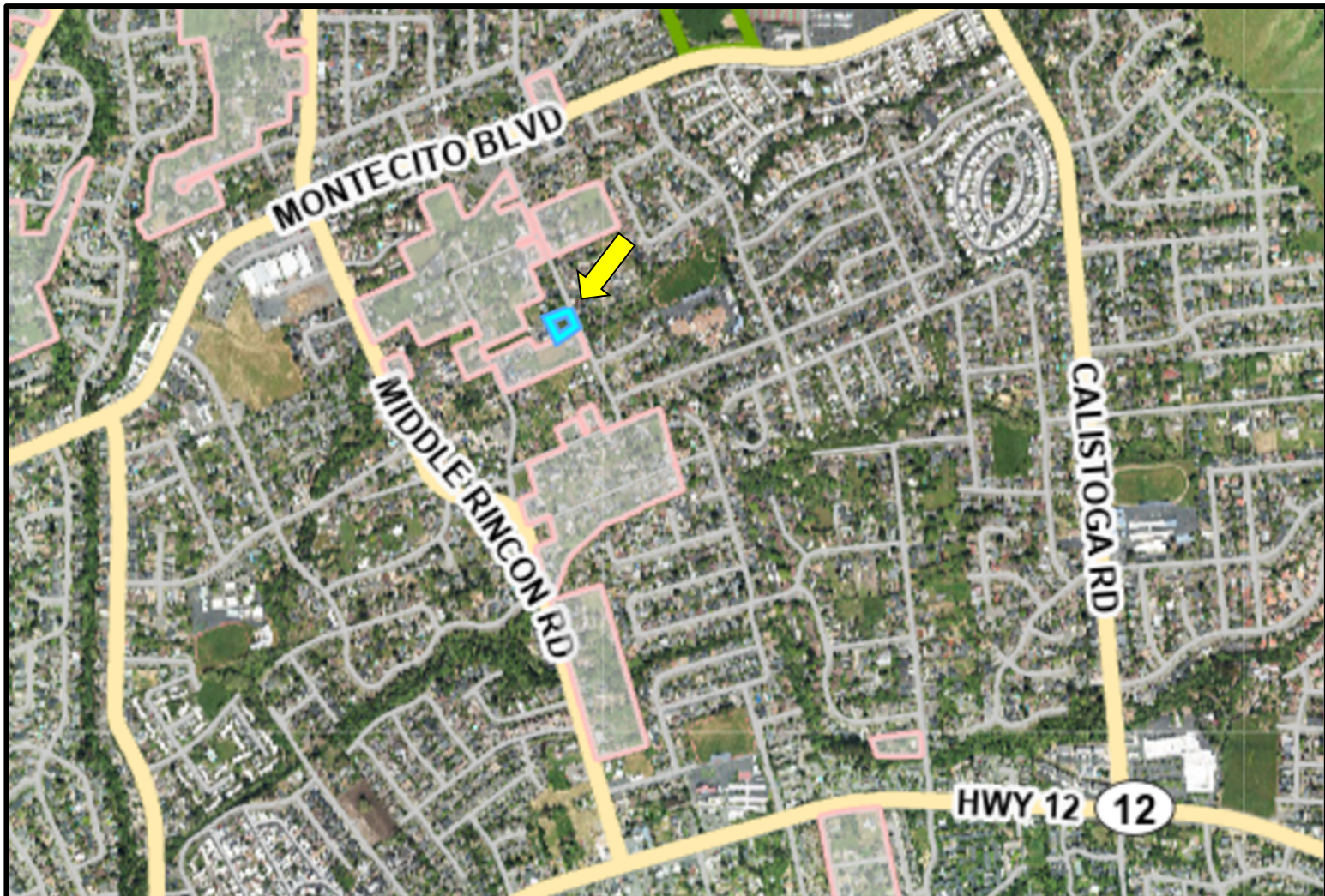
File No. PLN25-0206

Hana Michaelson, Contract Planner
Planning and Economic Development

635 Benjamins Road Project Description

- Minor Conditional Use Permit (MUP) for a 15-bed Community Care Facility in a proposed single-family residence.
- Pursuant to Zoning Code Section 20-22.030, Table 2-2, Community Care Facilities with six or fewer clients are allowed by right in all residential zoning districts.
- Community Care Facilities with seven or more clients require a Minor Conditional Use Permit.

635 Benjamins Road Neighborhood Context



635 Benjamins Road Project Location



635 Benjamins Road General Plan & Zoning



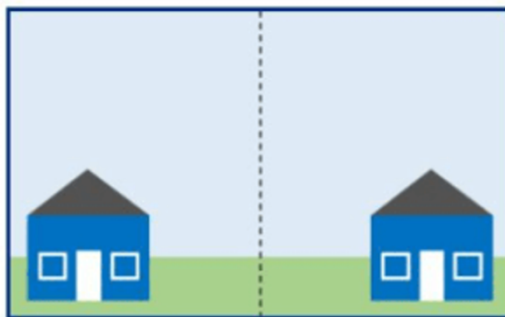
General Plan:
Very Low Density
Residential

Zoning:
Rural Residential,
RR-40

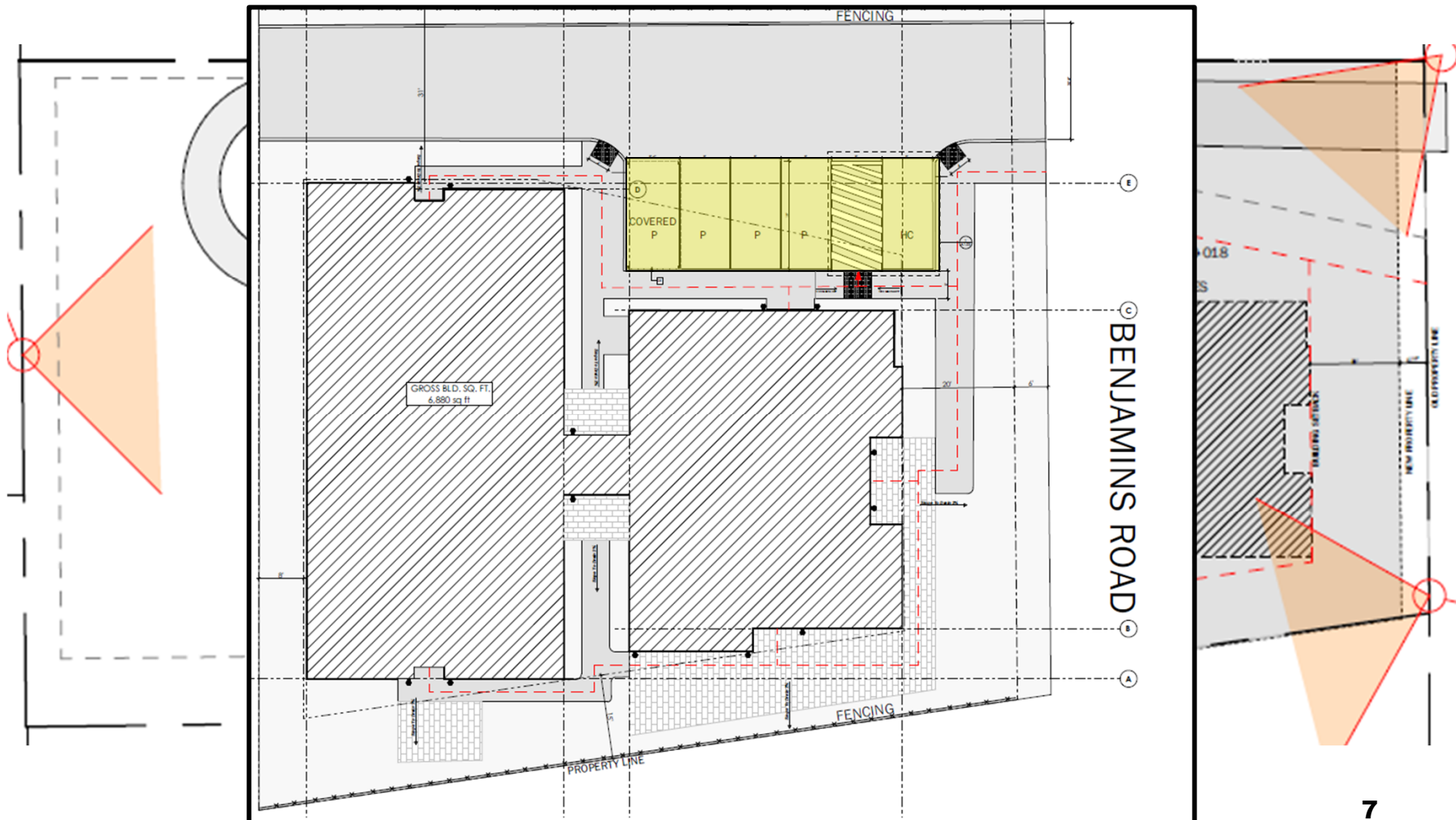
SB 9 Urban Lot Split Project History

Under California Senate Bill 9 (SB 9), qualifying single-family parcels (RR, R-1) can be subdivided into 2 new single-family lots.

- On July 31, 2023, an SB 9 Urban Lot Split application was submitted to split the parcel at 635 Benjamins Road (File No. MIN23-007).
- On March 28, 2024, the Urban Lot Split was approved, with Final map approval granted October 2024.



635 Benjamins Road Site Plan





Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt per CEQA Guidelines Section 15303 - project involves the construction of a single-family residence in a residential zone.
- Statutorily Exempt per CEQA Guidelines Section 15183 - project is consistent with the 2050 General Plan for which an Environmental Impact Report was certified by Council in 2025.

- Staff received questions and comments:
 - ✓ Type of care facility
 - ✓ Traffic, parking adequacy, frontage
 - ✓ Questions about SB 9 Lot Split
 - ✓ Frontage improvements questions
 - ✓ Fire/evacuation concerns

- There are no unresolved issues as a result of staff review.
- The applicant has reviewed and accepted all conditions of approval.
- Staff analysis has concluded all required findings can be met.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow a 15-bed Community Care Facility at 635 Benjamins Road.

Questions

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