

RESOLUTION NO. RES-2025-183

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE CITY ENGINEER TO DENY A VARIANCE FOR RELIEF FROM PUBLIC IMPROVEMENT REQUIREMENTS FOR A 15-BED ASSISTED LIVING CARE FACILITY – LOCATED AT 635 BENJAMINS ROAD – FILE NUMBER ENGV25-018

WHEREAS, on June 9, 2025, an application was submitted requesting the approval of a Conditional Use Permit for the construction of a new 15-bed assisted living care facility (Project) to be located at 635 Benjamins Road, also identified as Sonoma County Assessor's Parcel Numbers 183-240-040 (Project Site); and

WHEREAS, on June 19, 2025, an application was submitted requesting the approval of a variance for relief from public improvement requirements listed in City Code Chapters 13-12 and 18-12; and

WHEREAS, on August 12, 2025, the City Engineer partially denied the Variance, allowing overhead lines to remain, but requiring the construction of pavement, curb and gutter, sidewalk, and a driveway apron; and

WHEREAS, on August 25, 2025, an appeal application was received by the City Clerk Office pursuant to City Code Chapter 1-20; and

WHEREAS, on November 18, 2025, the Council held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on November 18, 2025, the Council considered the Conditional Use Permit application, the staff reports, oral and written, the General Plan, the testimony, written comments, and other materials presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa makes the following findings and determines: (1) the public improvement requirements would not result in practical difficulties or unnecessary hardships; (2) do bear a reasonable relationship to the proposed use; and (3) granting of such variance will be materially detrimental to the public welfare or injurious to the property.

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BE IT FURTHER RESOLVED that the Council of the City of Santa Rosa therefore denies the appeal and upholds the City Engineer's determination to deny a variance for relief from public improvements requirements for the Project.

IN COUNCIL DULY PASSED this 18th day of November, 2025.

AYES: (5) Mayor Stapp, Vice Mayor Alvarez, Council Members Fleming, Okrepkie, Rogers,

NOES: (2) Council Members Bañuelos, MacDonald,

ABSENT: (0)

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney