

PROJECT DESCRIPTION

In the City of Santa Rosa Parcel number 183-240-018 LOT 2 sits an empty lot. Proposed is an Assisted Living Project in a RR-40 zoning. The building will have 15 bedrooms with private bathrooms for each room. The space will always be staffed, and the landscaping will be privately maintained. The Project's estimated valuation is at 1.2 million dollars.

The facility will operate 24 hours per day, seven days per week. With the number of employees per shift AM Shift (6:00 a.m.–2:00 p.m.): 2–3 caregivers, plus 1 administrator (on site during weekdays). PM Shift (2:00 p.m.–10:00 p.m.): 2–3 caregivers. Overnight Shift (10:00 p.m.–6:00 a.m.): 2 caregivers. Scheduled 6:30 a.m.–2:30 p.m., Monday through Friday.

Residents are admitted by appointment only. Family members and visitors will utilize on-site parking and access the building through the primary entrance. Visitation will generally occur between 9:00 a.m. and 7:00 p.m. The facility does not anticipate the use of dedicated shuttles or buses. Periodic third-party transportation providers, such as standard passenger vans for medical appointments or resident outings, may access the site. The driveway and on-site parking are sufficient to accommodate these vehicles. Routine deliveries of supplies, food service, and medical/healthcare items will occur via standard delivery trucks during normal business hours (8:00 a.m.– 6:00 p.m.).

The facility will be licensed by the California Department of Social Services, Community Care Licensing Division, as a Residential Care Facility for the Elderly (RCFE). A license number will be issued following completion of construction, inspection, and state approval, and prior to occupancy.

This community care facility, it is a single-family residential structure. As such, pursuant to Zoning Code Section 20-52.030(B)(1)(e), the structure is exempt from Design Review because it is a single family detached residential structure in an area designated by the General Plan and zoning for detached single-family residential development.

City of Santa Rosa
October 10, 2025
**Planning & Economic
Development Department**