

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 MEDICAL SERVICE—DOCTOR OFFICE (BRIDGES PREGNANCY CLINIC AND CARE CENTER) AT THE PROPERTY LOCATED AT 2447 SUMMERFIELD ROAD, SANTA ROSA, APN: 014-361-050, FILE NO. PLN26-0115

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on March 4, 2026; 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 Medical Service—Doctor Office is based on the project description and official approved exhibit date stamp received April 13, 2026; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2. and no request for a public hearing has been received; and

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 Medical Service—Doctor Office use is allowed within the PI (Public and Institutional) zoning district per [Section 20-26.030](#), Table 2-12, through the approval of a Minor Conditional Use Permit and complies with all other applicable provisions of this Zoning Code and the City Code; and
2. The proposed use is consistent with the [General Plan](#) and any applicable specific plan in that the project site is in an established Public Institutional area with surrounding medical uses and implements General Plan Policy 6-1.2 to “*ensure that all Santa Rosa residents can easily access primary health care facilities and medical services,*” and Policy 2-5.1 to “*create a business-friendly, diverse, and sustainable economy through the expansion, retention, and support of existing business.*” The project site is not located within a specific plan area; and
3. The design, location, size and operating characteristics of the proposed Medical Service—Doctor Office would be compatible with existing and future land uses in the vicinity in that the use will occupy an existing building with no proposed exterior or interior changes and will operate at a scale comparable to surrounding medical and institutional uses. The facility will include a lobby, reception area, gathering room, two exam rooms, four care rooms, a classroom, maternity/baby boutique rooms, an ultrasound room, a lab clinic office, and administrative offices. The facility is anticipated to serve up to 29 clients per day, with up to eight staff or volunteers (including an OB/GYN, RN, nurse practitioner, medical assistant, registered dietitian, etc.) and will operate between

9:00 AM to 5:00 PM, Monday through Friday, with limited evening and weekend appointments. Adequate on-site parking is available consistent with [Chapter 20-36](#) (Parking and Loading Standards), and the Traffic Study provided by W-Trans, dated April 13, 2026, determined that the project will have a less-than-significant impact on vehicle miles traveled (VMT), and is also expected to generate less traffic than the prior use; 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 in that the Medical Service—Doctor Office will occupy an existing building in a location where all utilities and emergency services are available; 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 proposed Medical Service—Doctor Office will operate within an existing building in an established institutional area with similar medical and support services, and the scale and intensity of the use is consistent with surrounding uses and not expected to result in adverse operational impacts; and
6. The project has been found in compliance with the California Environmental Quality Act (CEQA).
 - Pursuant to CEQA Guidelines Section 15301 (Existing Facilities), the project is categorically exempt because it involves the operation of an existing facility with no expansions of the use or physical improvements; and
 - Pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), the project is categorically exempt because it involves the conversion of an existing structure from one use to another where only minor modifications are made; and

This approval is granted based on the applicability and validity of the conditions of approval set forth below. If any condition is determined to be invalid, this approval would not have been granted without the imposition of alternative conditions necessary to achieve the purposes and intent of this approval. The Project shall comply with all conditions of approval and be operated in accordance with the approved plans. Additional permits and fees may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. If occupancy classification or use type changes, or if changes are made to the building or facility, a building permit will be required.
2. Any/all medical gas systems utilized are required to meet California Building Code Section 427. If medical gas systems are proposed, but are not existing, a building permit is required prior to installation/occupancy.

3. Any medical gas in quantities greater than 1000 cf or medical gas systems installed must be approved by the Santa Rosa Fire Department CUPA Division.
4. 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.
5. No exterior signs are approved with this permit. A separate sign permit is required.
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Conditional Use Permit is hereby approved on May 14, 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