



## City of Rohnert Park Planning Commission Report

**DATE:** December 14, 2017

**ITEM NO:** 8.1

**AGENDA TITLE:** PLUP17-0003

**REQUEST:** Consider a Conditional Use Permit for the expansion of a 24-hour elderly residential care facility

**LOCATION:** 6084 Country Club Drive, APN 143-511-008

**GP / ZONING:** Low Density Residential/R-L: Low Density Residential

**APPLICANT:** Chris Townsend, Townsend Residential Design

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### **RECOMMENDATION**

Staff recommends that the Planning Commission approve Resolution 2017-28 for a Conditional Use Permit for the expansion of a 24-hour elderly residential care facility accommodating a maximum of twelve ambulatory residents.

### **SUMMARY**

The applicant has proposed expanding an existing small residential care facility into what is considered a large residential care facility. Small residential care facilities (6 or fewer persons) is a permitted use in the R-L: Low Density Residential District. Large residential care facilities (7 or more persons) require a Conditional Use Permit. The applicant has proposed a 976 square foot expansion of the facility. It is located at the northeast corner of Country Club Drive and Emily Avenue. Figure 1 on the following page shows the project's location.

Figure 1 – Project Location



## **BACKGROUND**

### **Surrounding Land Uses**

The subject site is located east of Highway 101 on Country Club Drive. The property exists in an existing residential neighborhood. All of the surrounding properties are used for single-family residential purposes.

Table 1 - Surrounding Land Uses

	<b>Existing Land Use</b>	<b>Proposed</b>	<b>GP Designation</b>
<b>Subject Site</b>	Residential Care Center (Small)	Residential Care Center (Large)	Low Density Residential
<b>North</b>	Single-Family Residential	Single-Family Residential	Low Density Residential
<b>East</b>	Single-Family Residential	Single-Family Residential	Low Density Residential
<b>South</b>	Single-Family Residential	Single-Family Residential	Low Density Residential
<b>West</b>	Single-Family Residential	Single-Family Residential	Low Density Residential

## Existing Building Conditions

Figure 2 – Existing Building



EXISTING BUILDING FROM COUNTRY CLUB



EXISTING BUILDING FROM EMILY AVE.

## Project Details

The expansion will entail an architecturally compatible addition to the rear of the structure as well as the creation of additional off-street parking to accommodate guests and employees. The expansion will enable the accommodation of 12 residents. There will be a total of two employees onsite at all times. Residents are not permitted to own vehicles.



Figure 3 – West (Front) Elevation

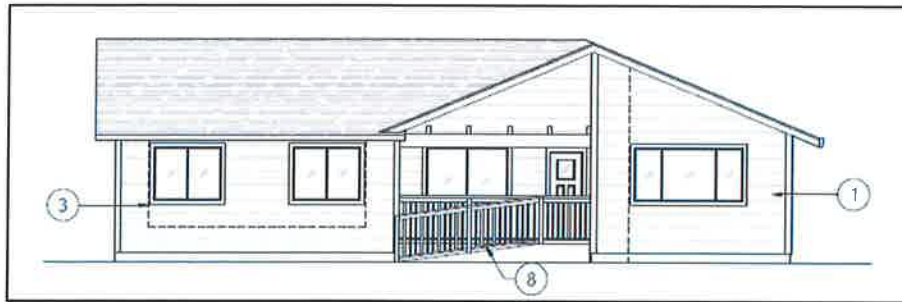
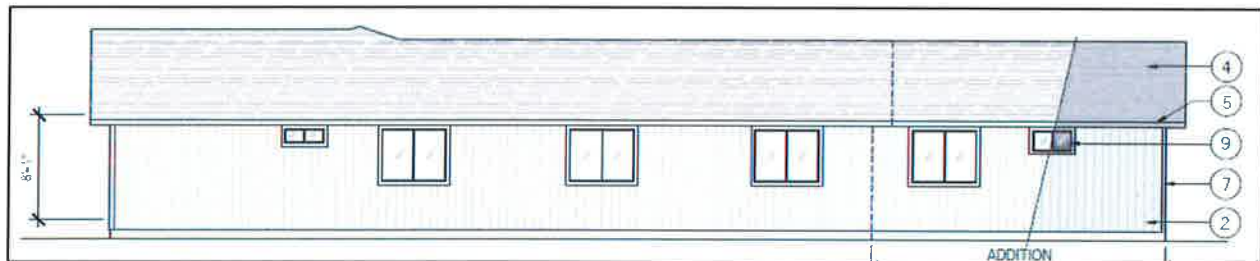


Figure 4 – South (Side) Elevation



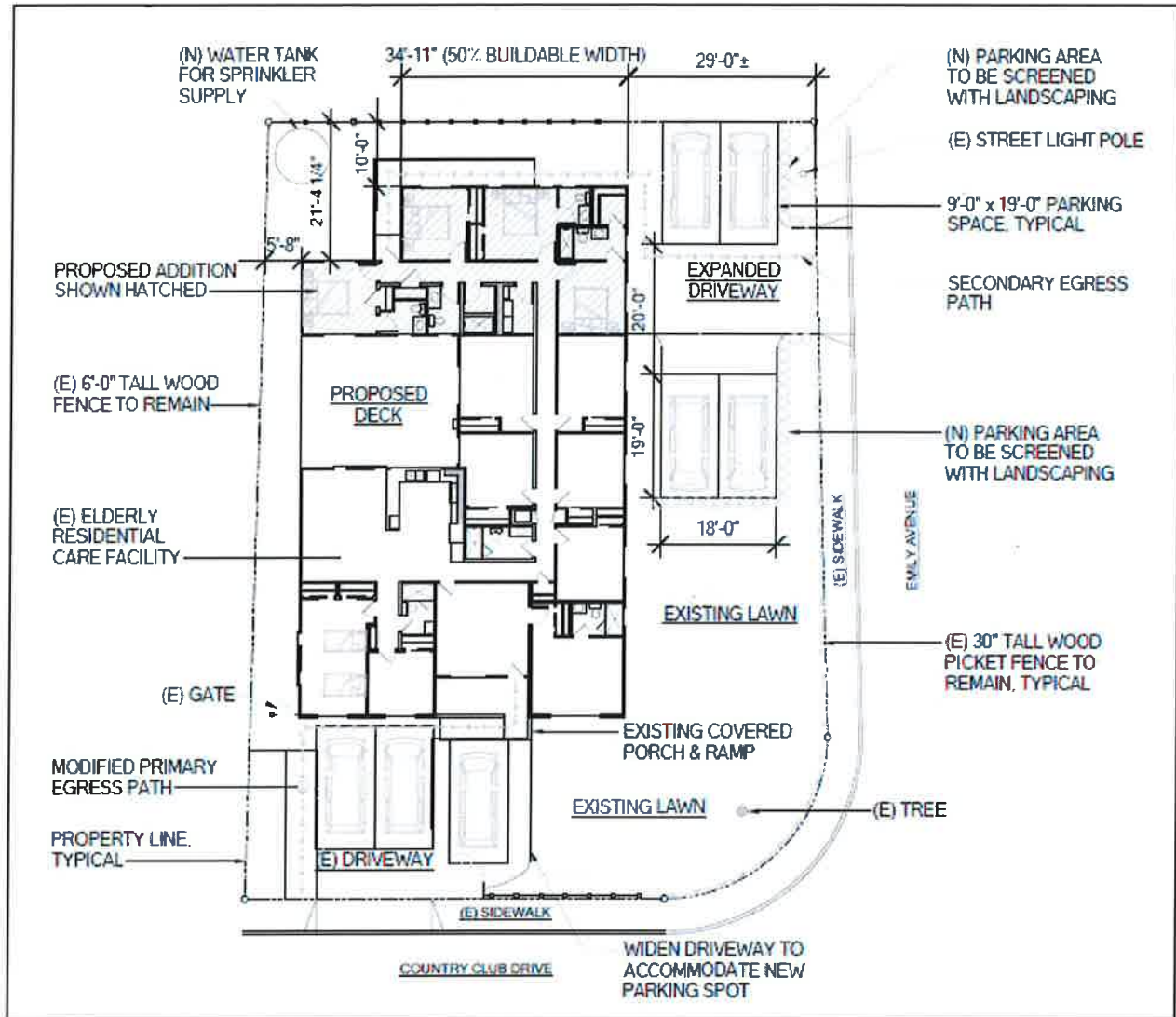
#### Building Elevations

The building looks residential in character and the front elevation would be maintained. An architecturally compatible addition is planned for the rear of the structure that complies with height, area, and setback limitations. It will match what currently exists in terms of form, materials, and color.

#### Parking

The parking requirement for a residential care facility is one off-street parking space per 500 square feet of gross floor area. Seven off-street parking spaces are required for the expanded facility as proposed. An additional parking space would be created in the front yard area by widening the driveway area. The 50% front yard coverage limitation would be maintained. Additional parking would be created by converting the side/rear driveway to a small, four-car parking area. None of the parking improvements would require widening or changing the existing curb cuts. Landscaping and fencing would screen most of the parking from Emily Avenue and Country Club Drive and help to maintain the attractiveness of this parcel. There is a Sonoma County Transit bus stop located in front of the parcel that is serviced by three routes: the 12, 14, and 54.

Figure 5 – Site Plan



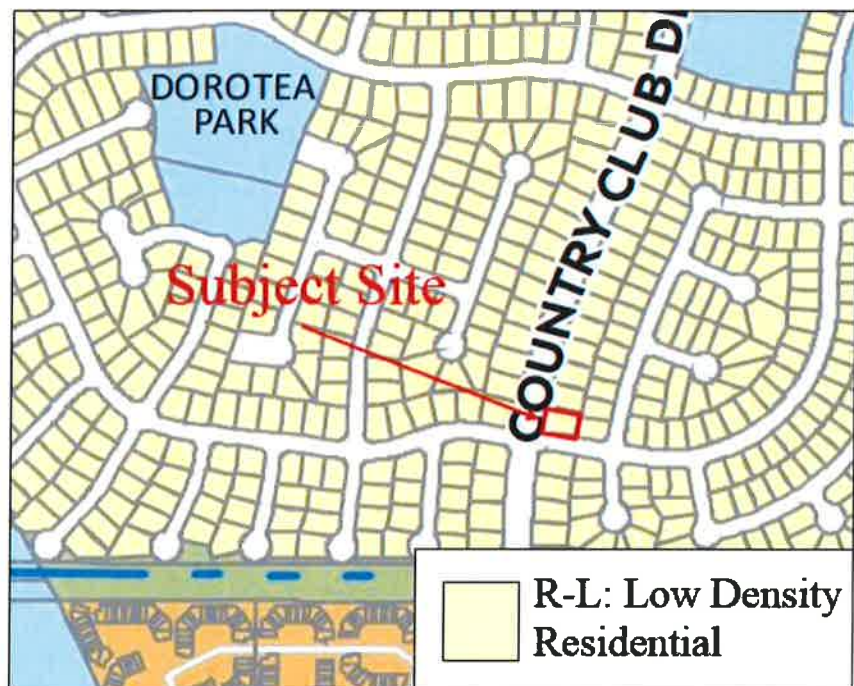
The site plan reflects changes to the property that will allow the expanded use to accommodate the necessary access and parking while remaining generally residential in character. Screening in terms of fencing and landscaping will minimize any visual intrusiveness of the additional off-street parking. The two existing curb cuts will not be expanded or altered in any way.

## General Plan and Zoning Designation

Figure 6 – General Plan Designation



Figure 7 – Zoning Designation



## **NOTIFICATION**

A public hearing notice was published in the Community Voice on December 1, 2107. Notice was sent to property owners within 300 feet, as required by the zoning ordinance. The December 14, 2017 Planning Commission Meeting Agenda was posted as required and the meeting materials have been posted to the web site and have been made available to the public.

## **ANALYSIS**

### **Development Standards**

The development standards for this project are those that are applicable in the R-L: Low Density Residential District. The proposed modifications to the facility are compliant (See Table 2 below).

Table 2 – Applicable Development Standards

	<b>Proposed</b>	<b>Requirement</b>	<b>Description</b>
<b>Height</b>	16'	35' max	
<b>Setbacks</b>			
<b>Front</b>	29'	20' min	
<b>Side - Interior</b>	5'8"	5' min	
<b>Side - Corner</b>	29'	10' min	
<b>Rear</b>	10'	20' min	May be reduced to 10' if 50% or less of buildable lot width
<b>Parking</b>			
<b>Spaces</b>	7	7	1 space / 500 square feet
<b>Lot Coverage</b>	33%	50% max	
<b>Floor Area Ratio</b>	0.32	0.40 max	

### **Required Findings**

Per RPMC 17.25.014 the Planning Commission shall approve or conditionally approve a conditional use permit application if, on the basis of the application, supporting materials, and written and oral testimony submitted at the hearing, the Planning Commission makes each of the following findings:

1. That the proposed location of the conditional use is consistent with the objectives of the zoning ordinance and the purposes of the district in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, and that the operation and maintenance of the conditional use will be compatible with the surrounding uses; and
3. The proposed conditional use will comply with each of the applicable provisions of this title (the zoning ordinance).

## **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), under the CEQA guidelines as both a Class 1, Section 15301 modification of an existing facility, and as a Class 3, Section 15303 conversion of a small structure.

## **RESPONSE TO COMMENTS**

No public comments have been received on this item.

## **RECOMMENDATION**

Based on the submitted materials from the applicant and subsequent review, staff recommends approval of the Conditional Use Permit for this project as proposed.

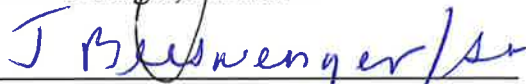
## **Attachments**

Planning Commission Resolution 2017-28  
Exhibit A – Complete plan set submitted November 21, 2017

## **APPROVALS:**

  
\_\_\_\_\_  
Zach Tusinger, Planner II

12/8/2017  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jeff Beiswenger, Planning Manager

12.8.17  
\_\_\_\_\_  
Date



**PLANNING COMMISSION RESOLUTION NO. 2017-28**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A CONDITIONAL USE  
PERMIT FOR A LARGE RESIDENTIAL CARE FACILITY (MORE THAN SIX  
PERSONS) AT 6084 COUNTRY CLUB DRIVE  
(APN 143-511-008)**

**WHEREAS**, the applicant, Chris Townsend of Townsend Residential Design, filed Planning Application No. PLUP17-0003 for a Conditional Use Permit to allow a large residential care facility (more than six persons) at 6084 Country Club Drive (APN 143-511-008), in accordance with the City of Rohnert Park Municipal Code;

**WHEREAS**, Planning Application No. PLUP17-0003 was processed in the time and manner prescribed by State and local law;

**WHEREAS**, on December 14, 2017, the Planning Commission reviewed Planning Application No. PLUP17-0003 during a scheduled and duly noticed public hearing at which time interested persons had an opportunity to testify either in support of or opposition to the project; and

**WHEREAS**, at the December 14, 2017, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLUP17-0003;

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** That the above recitations are true and correct.

**Section 2.** Findings. The Planning Commission, in approving Planning Application No. PLUP17-0003 makes the following findings, as required by Municipal Code section 17.25.014 (finding for conditional use permits), to wit:

*A. That the proposed location of the conditional use is consistent with the objectives of the zoning ordinance and the purpose of the district in which the site is located.*

Criteria Satisfied. The expansion of the residential care facility is a use which is intended for the Low Density Residential District. As stated in Section 17.06.080 (purpose of the residential zoning districts), the intent of this district is to reserve area for a broad range of dwelling types and densities, which meet the diverse economic and social needs of residents consistent with sound standards of public health and safety. The residential care facility is compatible with other surrounding uses and is the type of residential use contemplated for the district.

*B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or*

*welfare, or materially injurious to properties or improvements in the vicinity, and that the operation and maintenance of the conditional use will be compatible with the surrounding uses.*

Criteria Satisfied. The use is located in a low density residential area of the city on a minor collector. The minimal parking and traffic it will generate will not be detrimental to public health, safety, and welfare. Careful site design and consideration will insure that the use and proposed modifications are compatible with the existing neighborhood. There are no anticipated conflicts predicted to arise from the operation of a large (more than six persons) residential care facility in this location.

C. *The proposed conditional use will comply with each of the applicable provisions of this title.*

Criteria Satisfied. The proposal has been reviewed for compliance with all applicable provisions of the Rohnert Park Municipal Code including Section 17.06.030 Low Density Residential District (a large residential care facility is allowed by Conditional Use Permit), Section 17.10.020 Development Standards (proposed improvements comply with all height, area, and setback requirements), and Section 17.16.030 Off Street Parking Specific Requirements (seven parking spaces are required for this use based upon gross square footage and landscaping is required).

**Section 4. Environmental Clearance.** This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1, Section 15301 minor addition to an existing structure, and as a Class 3, Section 15303 conversion of a small structure.

**NOW THEREFORE BE IT RESOLVED,** that the Planning Commission does hereby approve Planning Application No. PLUP17-0003 subject to the following conditions:

#### **Planning**

1. The Conditional Use Permit approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion.
2. The Project is approved as shown in Exhibit A and all other submitted plans except as conditioned or modified below.
3. This facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code and those of any state or federal agency.
4. The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments for any modifications to the interior or exterior of the building.

## **Building, Engineering, and Public Safety**

5. Improvements must be compliant with the 2016 California Fire Code, 2016 California Building Code, City of Rohnert Park Fire Division Code Ordinance #827 and NFPA 13, NFPA 72, NFPA 61.
6. Provide a water lateral meeting City standards and sized appropriately for the fire sprinklers. Approval is for the Conditional Use Permit only; additional conditions may be added when building permit is reviewed.

**BE IT FURTHER RESOLVED** that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

**DULY AND REGULARLY ADOPTED** on this 14th day of December, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_  
ADAMS \_\_\_\_\_ BLANQUIE \_\_\_\_\_ BORBA \_\_\_\_\_ GIUDICE \_\_\_\_\_ HAYDON \_\_\_\_\_

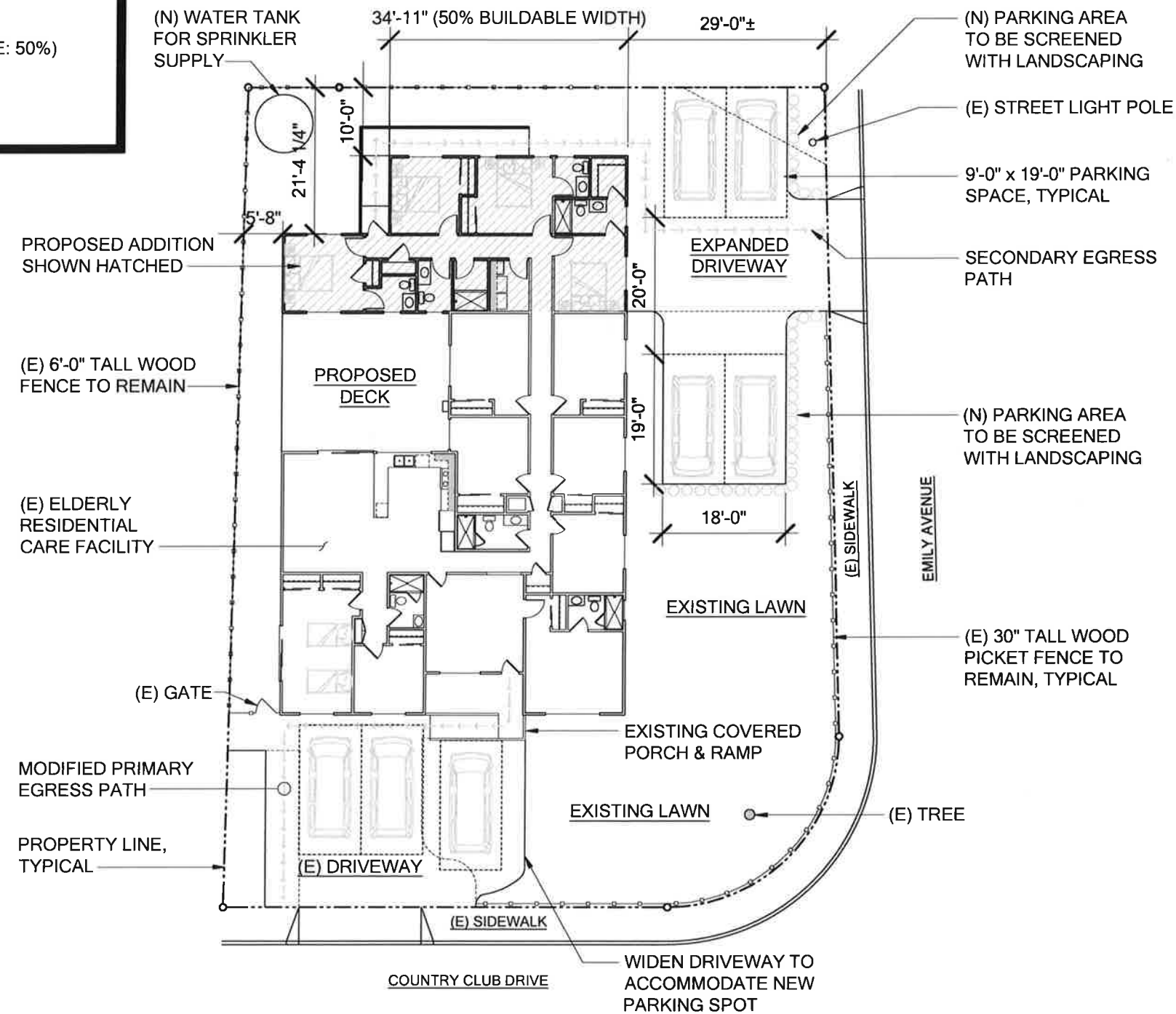
\_\_\_\_\_  
Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: \_\_\_\_\_  
Susan Azevedo, Recording Secretary

**PARKING ANALYSIS:**  
 REQUIRED: 1 SPACE PER 500 SQ. FT. OF BUILDING AREA  
 BUILDING AREA: 3,366 SQ. FT.  
 PARKING PROVIDED: 3,366 / 500 = 6.73 = 7 SPACES

**AREA TABULATIONS:**  
 LOT SIZE: 0.24 ACRES (10,350 SQ. FT.)  
 PROPOSED F.A.R.: 0.32 (ALLOWABLE: 0.40)  
 PROPOSED LOT COVERAGE: 33% (ALLOWABLE: 50%)

**OCCUPANCY:**  
 EXISTING OCCUPANCY = R-4  
 PROPOSED OCCUPANCY = R-4



## SITE PLAN

SCALE: 1" = 20'-0"

**TOWNSEND**  
 RESIDENTIAL DESIGN  
 PO BOX 1629, HEALDSBURG, CA 95448  
 PH: 707.235.3155

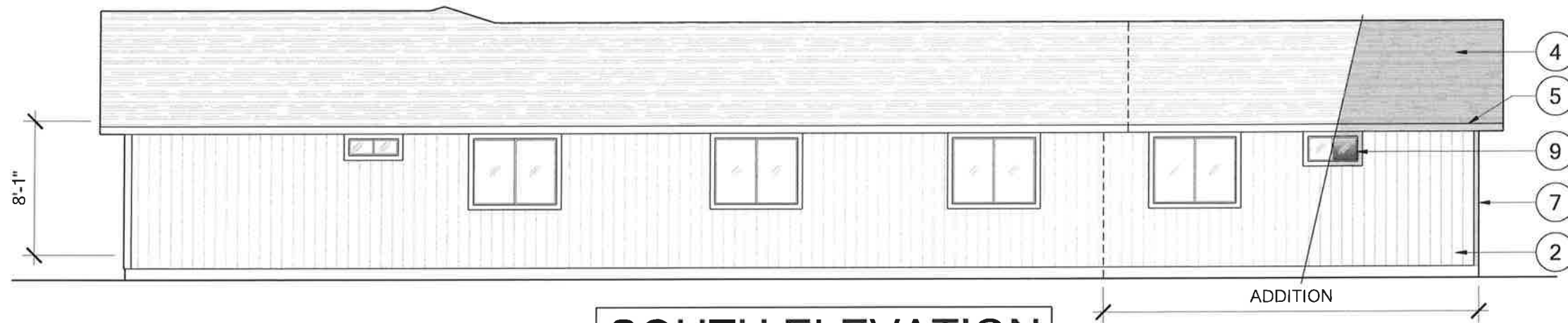
**PROJECT:**  
 COUNTRY CLUB REMODEL  
 6084 COUNTRY CLUB DRIVE  
 ROHNERT PARK, CA 94928  
 APN: 143-511-008

**SHEET NUMBER:**

**A1**







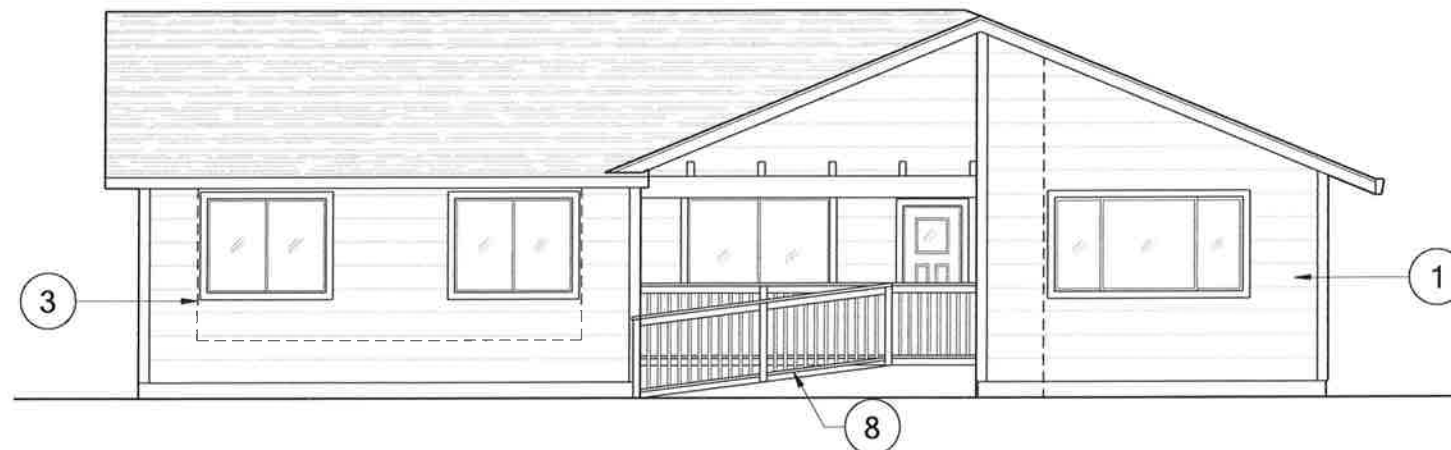
## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

## ELEVATION MATERIALS

NOTE:  
ALL MATERIALS & COLORS TO MATCH EXISTING

- |  |   |
|--|---|
| 1) EXISTING HORIZONTAL WOOD LAP SIDING, TYPICAL  | 6) NEW 2x8 WOOD BARGE BOARDS w/ 1x3 WOOD EDGE TRIM TO MATCH EXISTING, TYP. @ GABLE ENDS |
| 2) NEW T1-11 WOOD SIDING TO MATCH EXISTING, TYPICAL U.O.N.   | 7) NEW 1x4 WOOD TRIM @ CORNERS, DOORS, & WINDOWS TO MATCH EXISTING, TYP.                |
| 3) EXISTING SLUMP STONE VENEER TO BE REMOVED, TYPICAL  | 8) EXISTING WOOD GUARD UP 42" ABOVE FINISHED DECKING                                    |
| 4) NEW COMPOSITION SHINGLE ROOFING TO MATCH EXISTING, TYPICAL  | 9) NEW VINYL WINDOWS (COLOR TO MATCH EXISTING), TYPICAL                                 |
| 5) NEW 7 1/4" FASCIA GUTTERS w/ 2"x3" G.I. DOWNSPOUTS CONNECTED TO EXISTING DRAINAGE SYSTEM, TYPICAL | 10) CONCRETE LANDING WITH CONCRETE STEPS TO GRADE                                       |



## WEST ELEVATION

SCALE: 1/8" = 1'-0"

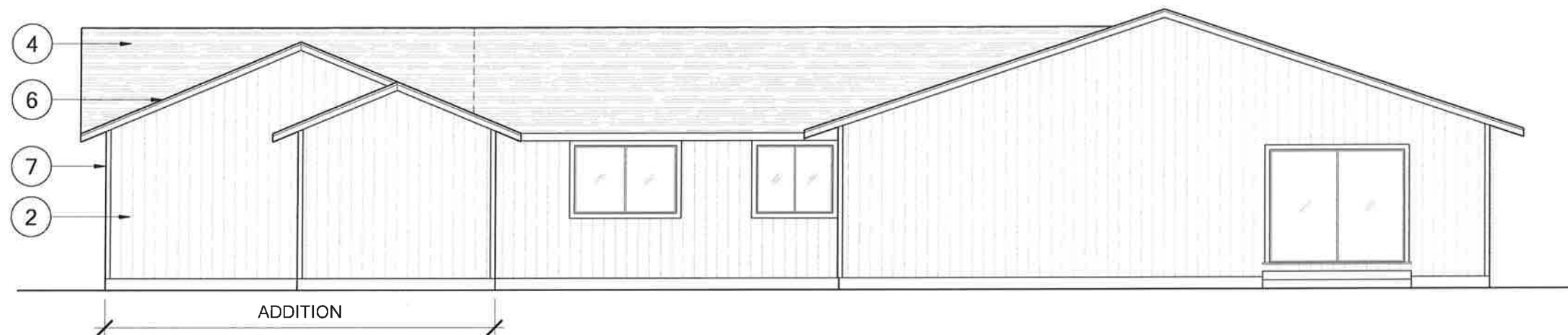
PROJECT:

COUNTRY CLUB REMODEL  
6084 COUNTRY CLUB DRIVE  
ROHNERT PARK, CA 94928  
APN: 143-511-008

SHEET NUMBER:

# A3

**TOWNSEND**  
RESIDENTIAL DESIGN  
PO BOX 1629, HEALDSBURG, CA 95448  
PH: 707 . 235 . 3155



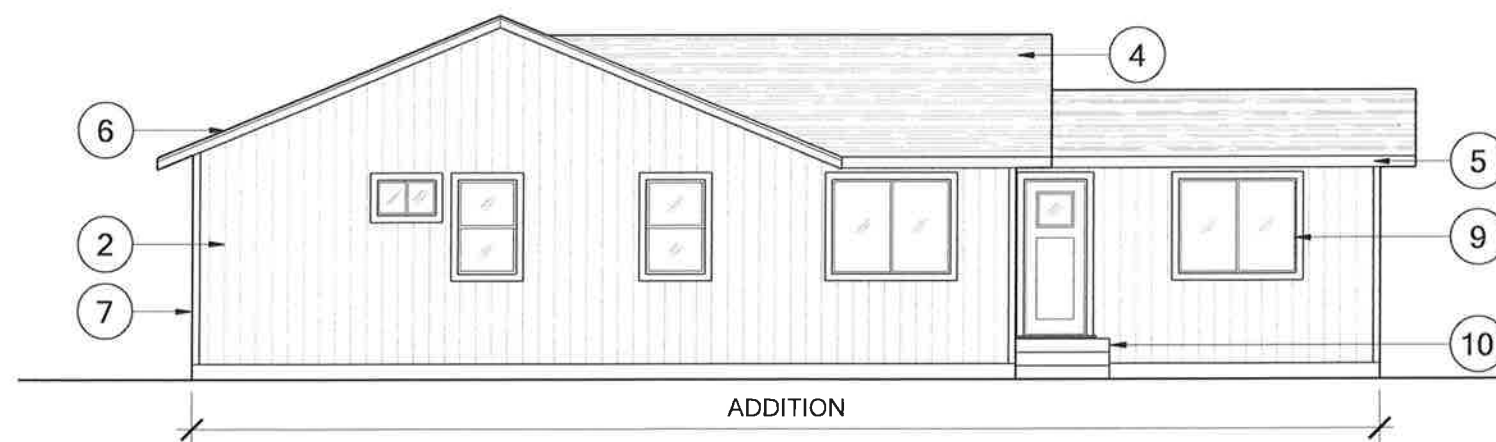
## NORTH ELEVATION

SCALE: 1/8" = 1'-0"

## ELEVATION MATERIALS

NOTE:  
ALL MATERIALS & COLORS TO MATCH EXISTING

- |  |   |
|--|---|
| 1) EXISTING HORIZONTAL WOOD LAP SIDING, TYPICAL  | 6) NEW 2x8 WOOD BARGE BOARDS w/ 1x3 WOOD EDGE TRIM TO MATCH EXISTING, TYP. @ GABLE ENDS |
| 2) NEW T1-11 WOOD SIDING TO MATCH EXISTING, TYPICAL U.O.N.   | 7) NEW 1x4 WOOD TRIM @ CORNERS, DOORS, & WINDOWS TO MATCH EXISTING, TYP.                |
| 3) EXISTING SLUMP STONE VENEER TO BE REMOVED, TYPICAL  | 8) EXISTING WOOD GUARD UP 42" ABOVE FINISHED DECKING                                    |
| 4) NEW COMPOSITION SHINGLE ROOFING TO MATCH EXISTING, TYPICAL  | 9) NEW VINYL WINDOWS (COLOR TO MATCH EXISTING), TYPICAL                                 |
| 5) NEW 7 1/4" FASCIA GUTTERS w/ 2"x3" G.I. DOWNSPOUTS CONNECTED TO EXISTING DRAINAGE SYSTEM, TYPICAL | 10) CONCRETE LANDING WITH CONCRETE STEPS TO GRADE                                       |



## EAST ELEVATION

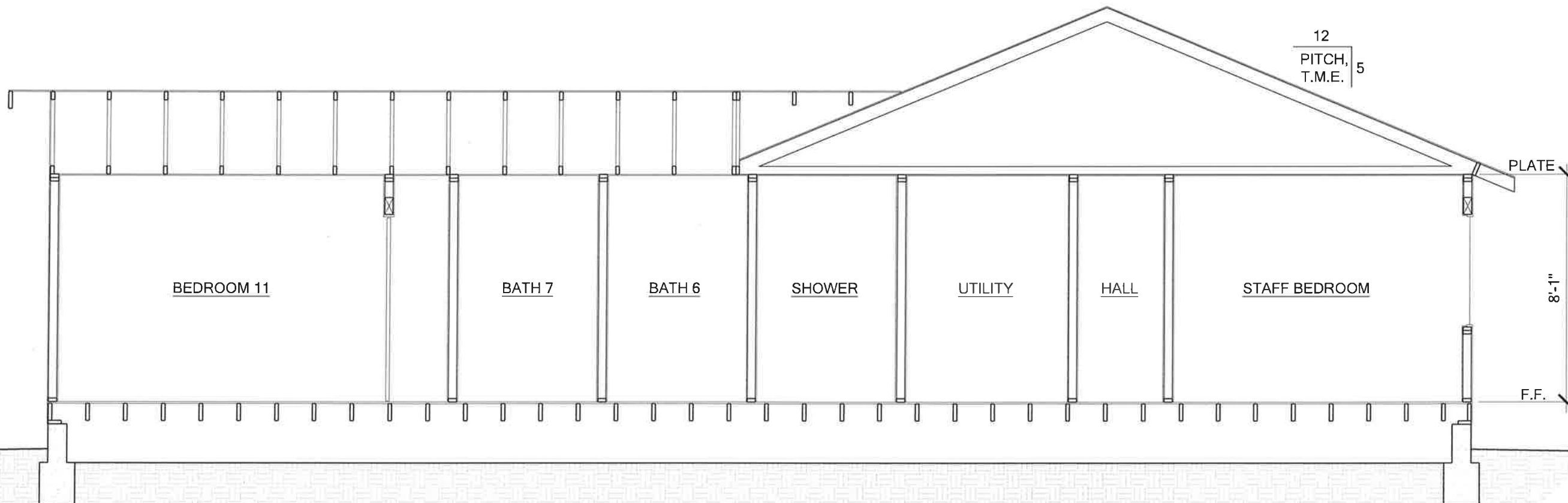
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COUNTRY CLUB REMODEL  
6084 COUNTRY CLUB DRIVE  
ROHNERT PARK, CA 94928  
APN: 143-5111-008

PROJECT:

SHEET NUMBER:

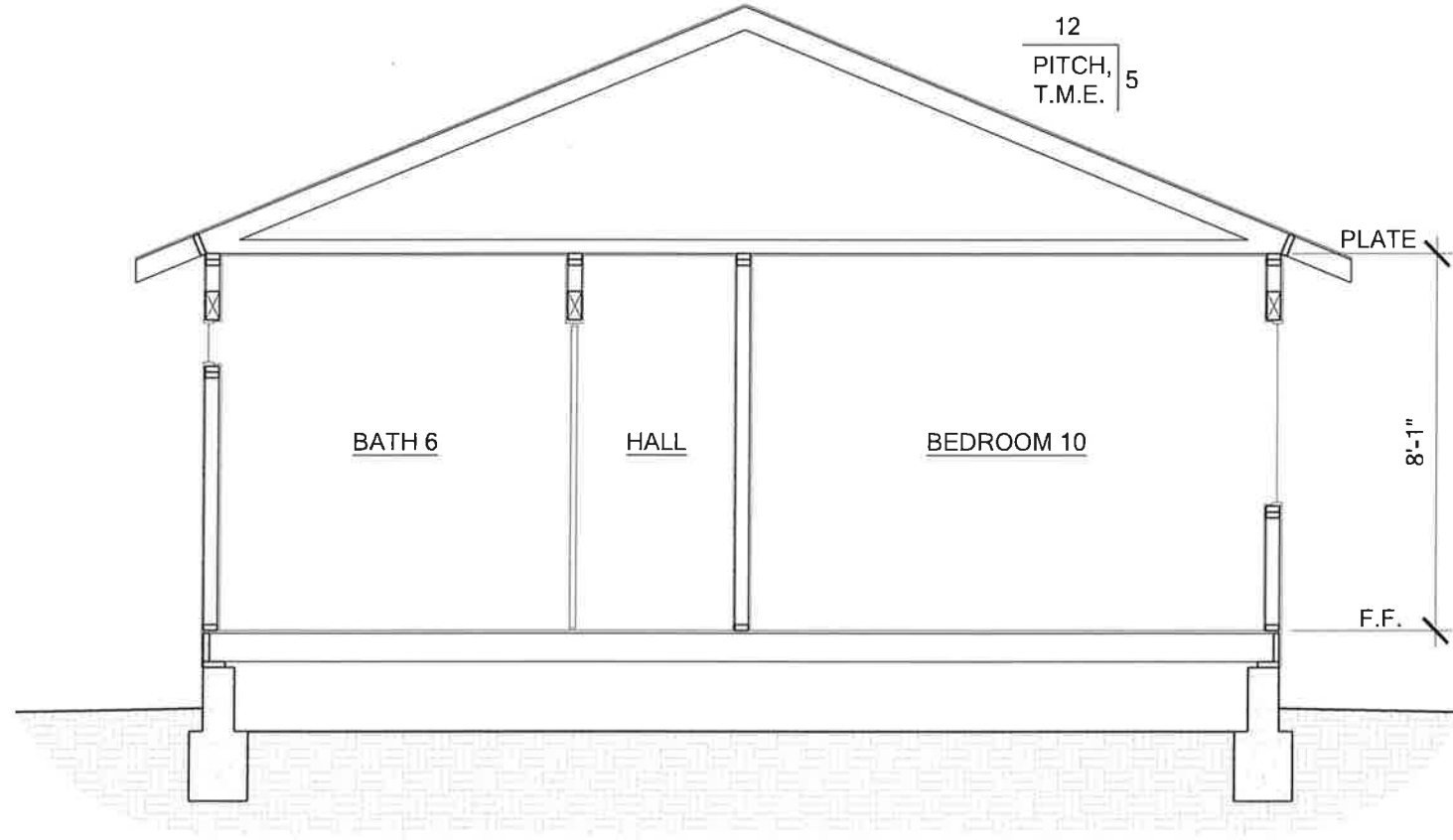
**A5**



**SECTION 'AA'**

SCALE: 1/4" = 1'-0"





## SECTION 'BB'

SCALE: 1/4" = 1'-0"

COUNTRY CLUB REMODEL  
6084 COUNTRY CLUB DRIVE  
ROHNERT PARK, CA 94928  
APN: 143-511-008

PROJECT:

SHEET NUMBER:

**A6**



EXISTING BUILDING FROM COUNTRY CLUB



EXISTING BUILDING FROM EMILY AVE.