

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTY FOR THE SPRING LAKE VILLAGE EAST GROVE PROJECT, LOCATED AT 225 LOS ALAMOS ROAD FROM RR-40-SR (RURAL RESIDENTIAL - SCENIC ROAD) TO THE PD-0308-SR (PLANNED DEVELOPMENT-SCENIC ROAD) ZONING DISTRICT - ASSESSOR'S PARCEL NUMBER 031-101-026; FILE NUMBER MJP14-012 (REZ14-016)

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the reclassification to the PD-0308-SR (Planned Development-Scenic Road) zoning district is appropriate for the property located at 225 Los Alamos Road, also known as Assessor's Parcel No. 031-101-026, which makes it consistent with the zoning district for the existing Spring Lake Village complex located at 5555 Montgomery Drive. The Council further finds and determines that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that rezoning to PD is intended for the establishment of a Community Care Facility, which aligns with the General Plan's Land Use designation of Very Low-Density Residential. The proposed Community Care Facility aligns with the General Plan Goal H-D, which states "*Provide housing for households with special needs,*" and would add 32 independent senior living units for the elderly, including dining, fitness, and lifestyle activities, and would be supplemented by health care facilities on the main Spring Lake Village campus located to the west of the subject site. The PD zone is specifically designed to preserve and/or create distinctive, high-quality residential use that aligns with the goals of the General Plan. This PD aims to create new amenities, provide a variety of housing types and densities, and foster positive relationships among various uses both within the area and its surroundings.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that rezoning to PD would be consistent with the Residential Land Use Designation, which allows residential uses. Similar residential uses surround the project site, and the proposed PD zoning district allows construction of a community care facility with 32 independent senior living units, a community building, and outdoor spaces for residents. The site has sufficient access to all utilities and City services. Further, the proposed project has been reviewed and conditioned to ensure compliance with applicable standards and to avoid or minimize potential impacts.
3. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments in that the proposed project has been reviewed by City departments and external agencies and conditioned appropriately to prevent significant impacts while ensuring compliance with all current local regulations. The project site is situated in an area surrounded by residential properties, has access to utilities, and has been evaluated by City staff, who have included necessary

improvements to support the project. Each newly constructed structure will adhere to the SR (Scenic Road) setback requirements and the Hillside Development standards.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City Code is amended by amending the “Zoning Map of the City of Santa Rosa,” as described in Section 20-20.020, so as to change the classification of Assessor’s Parcel Number 031-101-026 to PD-0308-SR (Planned Development-Scenic Road) District.

Section 3. Environmental Determination. The proposed reclassification of the Subject Property has been reviewed in compliance with the California Environmental Quality Act (CEQA). On May 12, 2026, the City Council Certified an Environmental Impact Report (EIR) in accordance with CEQA for the Spring Lake Village East Grove Project. The rezoning of the subject property is within the scope of the project and environmental analysis contained in the EIR.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on May 12, 2026.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of ____, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A - Planned Development 0308 Policy Statement