

RESOLUTION NO. PC – RES – 2026-013

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF THE PROPERTY 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)

WHEREAS, on December 25, 2014, an application was submitted for Spring Lake Village East Grove, requesting the approval of a Minor Conditional Use Permit, Rezoning, and a Hillside Development Permit for a 32-unit independent living Community Care Facility to be located at 225 Los Alamos Road, 5803, and 5815 Melita Road, also identified as Sonoma County Assessor's Parcel Numbers 031-101-026, 031-101-034, and 031-101-035;

WHEREAS, the requested entitlements include a request for rezoning of only Assessor’s Parcel Number 031-101-026 from RR-40-SR (Rural Residential – Scenic Road) zoning designation to PD-0308-SR (Planned Development – Scenic Road) zoning district; and

WHEREAS, the General Plan land use designation for Assessor’s Parcel Number 031-101-026 is Very Low Density Residential, and the proposed rezoning to the PD-0308-SR (Planned Development – Scenic Road) zoning district is consistent with the existing Very Low Density Residential General Plan land use designation; and

WHEREAS, the Planning Commission has received, reviewed, and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public, the applicant, and City staff; and

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 225 Los Alamos Road, in the RR-40-SR (Rural Residential – Scenic Road) zoning District is no longer appropriate and that rezoning to PD-0308-SR (Planned Development – Scenic Road) is required for public convenience, necessity, and general welfare; and

BE IT RESOLVED, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. 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.


- B. 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.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) through the completion of an Environmental Impact Report.
- E. 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 it has been 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 225 Los Alamos Road, from the RR-40-SR (Rural Residential – Scenic Road) zoning District to the PD-0308-SR (Planned Development - Scenic Road) zoning District, said property more precisely described as: Assessor's Parcel Number 031-101-026.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 26th day of March 2026, by the following vote:

AYES: (6) Chair Weeks, Vice Chair Duggan, Commissioner Carter, Cisco, Pardo,
Sanders
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

RECUSE: (1) Commissioner Horton

APPROVED: 
Karen Weeks (Mar 30, 2026 16:32:40 PDT)
KAREN WEEKS, CHAIR

ATTEST: 
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A - Planned Development 0308 Policy Statement

Policy Statement for Spring Lake Village - Planned Development No. 0308 (Revised 2025)

PURPOSE

This Policy Statement constitutes the development standards and allowable uses for the Spring Lake Village Planned Development, No. 0308, which covers the existing Spring Lake Village “Main Campus” at 5555 Montgomery Drive (APN 031-080-034), as shown on the attached Exhibit A, and the proposed Spring Lake Village “East Grove” expansion at 225 Los Alamos Road (APN 031-101-026), as shown on Exhibit B, with the proposed Development Plan shown on Exhibit C. This Policy Statement supersedes the previously adopted Policy Statements related to Spring Lake Village.

Community Care Facility 5555 Montgomery Drive

The Spring Lake Village Community Care Facility, located at 5555 Montgomery Drive, includes independent living, assisted living, memory care, and a skilled nursing facility. Amenities include, but are not limited to, a community building with a library, an art studio, theatre, business center, meeting rooms, wood shop, sewing room, billiards room, gift shop, beauty salon, dining facilities, and services; a wellness/fitness center with gym, spa, indoor heated pool, and instructor-led exercise classes; an auditorium; a chapel; outdoor bocce courts; dog run; labyrinth; gardens; walking paths; and parking and shuttle services.

Community Care Facility 225 Los Alamos Road

The Spring Lake Village East Grove located at 225 Los Alamos Road, expands the Community Care Facility by constructing an approximately 42- foot-tall multifamily structure and seven duplex units, all intended for independent living. The project includes a community building for social, recreational, and educational events; dining; and various activities.

PERMITTED USES AND PERMIT REQUIREMENTS FOR FUTURE DEVELOPMENT PROPOSALS

All new uses or developments proposed in the future for either property shall comply with permit requirements and development standards outlined in the Zoning Code for the implementing zoning district for the General Plan land use designation. All new structures shall be consistent with the Design Guidelines.

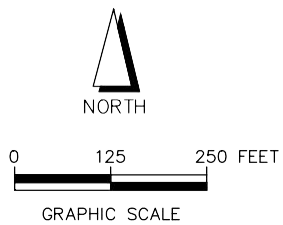
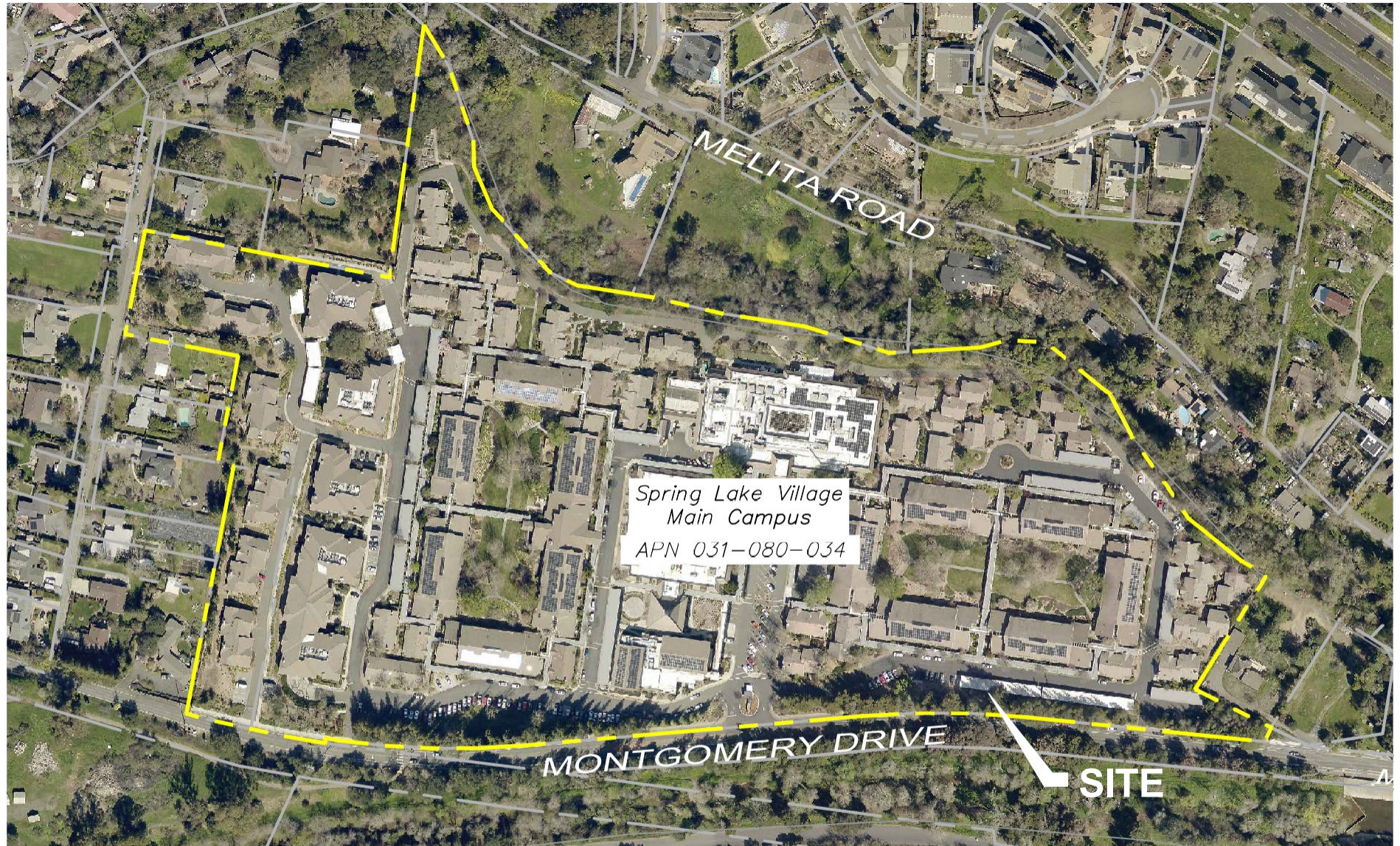


EXHIBIT A
SPRING LAKE VILLAGE MAIN CAMPUS

Main Campus: 5555 Montgomery Dr, Santa Rosa, CA
East Grove: 225 Los Alamos Rd, Santa Rosa, CA



Main Campus

Spring Lake Village
East Grove
APN
031-101-026

SITE

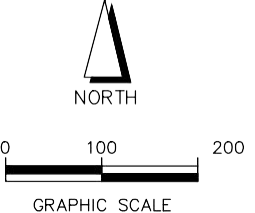
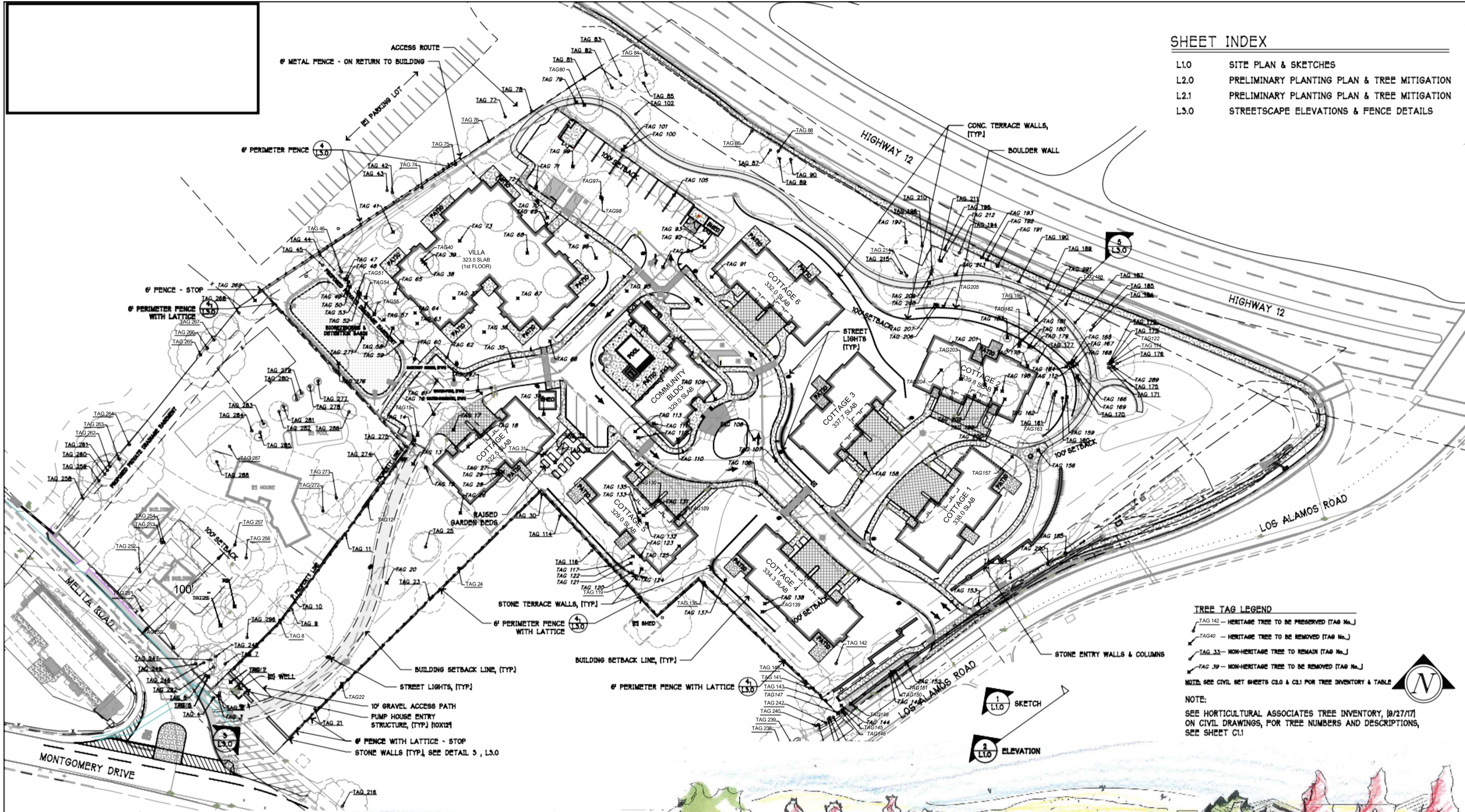


EXHIBIT B
SPRING LAKE VILLAGE EAST GROVE

Main Campus: 5555 Montgomery Dr, Santa Rosa, CA
East Grove: 225 Los Alamos Rd, Santa Rosa, CA



SHEET INDEX

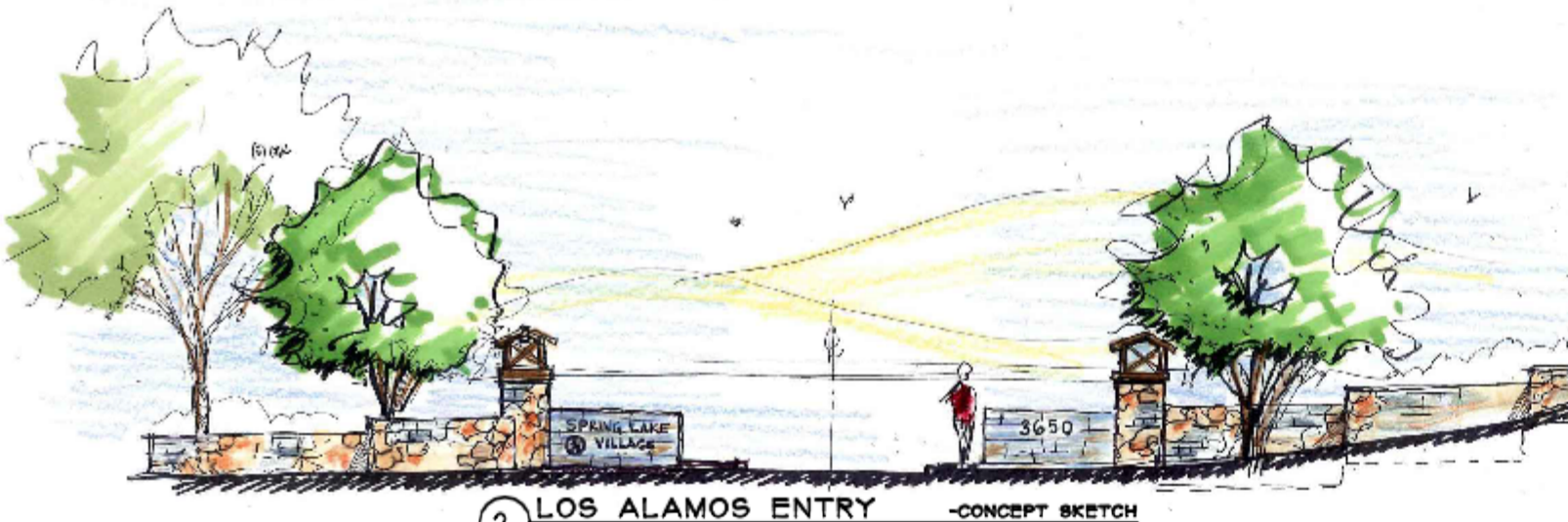
L1.0	SITE PLAN & SKETCHES
L2.0	PRELIMINARY PLANTING PLAN & TREE MITIGATION
L2.1	PRELIMINARY PLANTING PLAN & TREE MITIGATION
L3.0	STREETSCAPE ELEVATIONS & FENCE DETAILS

TREE TAG LEGEND

- TAG 142 - HERITAGE TREE TO BE PRESERVED (TAG No.)
- TAG 40 - HERITAGE TREE TO BE REMOVED (TAG No.)
- TAG 33 - NON-HERITAGE TREE TO REMAIN (TAG No.)
- TAG 39 - NON-HERITAGE TREE TO BE REMOVED (TAG No.)

NOTE: SEE CIVIL SET SHEETS C2.0 & C3.1 FOR TREE INVENTORY & TABLE

NOTE:
SEE HORTICULTURAL ASSOCIATES TREE INVENTORY, 10/27/17
ON CIVIL DRAWINGS, FOR TREE NUMBERS AND DESCRIPTIONS,
SEE SHEET C1.1

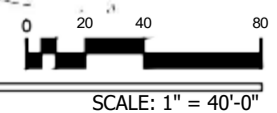


2 LOS ALAMOS ENTRY -CONCEPT SKETCH
SCALE: N.T.S.



1 LOS ALAMOS ENTRY -CONCEPT SKETCH
SCALE: N.T.S.

Site Plan & Sketches



RESOURCE DESIGN

LANDSCAPE ARCHITECTS
PLANNERS
ARBORIST

835 Piner Road
Suite E
Santa Rosa, CA
95403
p 707.526.5009
f 707.573.9626

DATE: _____
DESCRIPTION: _____
REVISION: _____

Spring Lake Village - East Parcel
Los Alamos Drive, Santa Rosa, CA 95409

Site Plan & Sketches

PHASE: PRELIMINARY
DRAWN BY: MB/GR/JR/TY
DATE: 07/24/2025

SHEET NUMBER:
L1.0

ALL RIGHTS RESERVED. THE DESIGNS, DETAILS, AND SPECIFICATIONS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL. THE RECIPIENTS OF THIS DRAWING HEREBY ACKNOWLEDGE AND AGREE THAT IT IS THE SOLE PROPERTY OF RESOURCE DESIGN AND THAT THEY SHALL NEITHER USE NOR REVEAL ANY OF THE DESIGNS, DETAILS, OR SPECIFICATIONS CONTAINED IN THIS DRAWING OUTSIDE OF THE CONTRACTUAL AGREEMENT WITH RESOURCE DESIGN AND WITHOUT EXPRESSED WRITTEN PERMISSION FROM RESOURCE DESIGN. DEVIATIONS FROM THIS DRAWING SHALL NOT BE MADE WITHOUT CONSULTING RESOURCE DESIGN. IN CASE OF INCONGRUITIES BETWEEN DRAWINGS, SPECIFICATIONS AND DETAILS INCLUDED IN CONTRACT AGREEMENTS, RESOURCE DESIGN SHALL DECIDE WHICH INDICATION MUST BE FOLLOWED AND THEIR DECISION SHALL BE FINAL.









Resolution PC – RES – 2026-013

Final Audit Report

2026-03-30

Created:	2026-03-30 (Pacific Daylight Time)
By:	Madeline Brown (MBrown@srcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbI2JERbxqzHb7tBGvx5HAAQAm6PBjCLb

"Resolution PC – RES – 2026-013" History

-  Document created by Madeline Brown (MBrown@srcity.org)
2026-03-30 - 1:32:05 PM PDT
-  Document emailed to Karen Weeks (kweeks@srcity.org) for signature
2026-03-30 - 1:33:15 PM PDT
-  Email viewed by Karen Weeks (kweeks@srcity.org)
2026-03-30 - 4:31:58 PM PDT
-  Document e-signed by Karen Weeks (kweeks@srcity.org)
Signature Date: 2026-03-30 - 4:32:40 PM PDT - Time Source: server
-  Document emailed to Jessica Jones (jjones@srcity.org) for signature
2026-03-30 - 4:32:44 PM PDT
-  Email viewed by Jessica Jones (jjones@srcity.org)
2026-03-30 - 4:32:52 PM PDT
-  Document e-signed by Jessica Jones (jjones@srcity.org)
Signature Date: 2026-03-30 - 4:36:33 PM PDT - Time Source: server
-  Agreement completed.
2026-03-30 - 4:36:33 PM PDT