

**RESOLUTION NO. PC - RES – 2026-014**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A TEXT AMENDMENT TO THE PLANNED DEVELOPMENT 0308 POLICY STATEMENT FOR THE PROPERTY LOCATED AT 5555 MONTGOMERY DRIVE - ASSESSOR'S PARCEL NUMBER 031-080-034, FILE NUMBER MJP14-012 (REZ14-016)**

WHEREAS, the proposed Text Amendment pertains to amendments to the language included in the Policy Statement for Planned Development 0308 (PD-0308) concerning Assessor's Parcel Number 031-080-034; and

WHEREAS, on March 24, 1983, the City Council adopted an ordinance rezoning the property located at 5555 Montgomery Drive from R-3-15-PD (Multifamily Residential – Planned Development) to PD-0308 (Planned Development-0308) and adopted an associated Policy Statement that outlined the land use and development standards for the PD-0308 zoning district to allow the development of 315 residential units intended for elderly households; and

WHEREAS, on September 23, 2008, the City Council adopted an ordinance rezoning properties located at 5445 and 5447 Montgomery Drive (Assessor's Parcel Number 031-070-059) from the RR-40 (Rural Residential) zoning district to the PD-0308 zoning district, thereby amending the PD-0308 Policy Statement; and

WHEREAS, on October 11, 2011, the City Council adopted an ordinance rezoning five adjacent parcels (Assessor's Parcel Numbers 031-070-033, 031-070-034, 031-070-048, 031-070-049, 031-070-069, and 031-070-041) from the RR-20 (Rural Residential) zoning district to the PD-0308 zoning district, thereby amending the PD-0308 Policy Statement and increasing the total number of permitted residential units to 428 for occupancy by elderly households; and

WHEREAS, on October 17, 2024, the proposed Policy Statement for the PD zone was presented to the Design Review Board for a determination of compliance with the findings required by Zoning Code Section 20-26-060 A(4)(b) and the City's Design Guidelines; and

WHEREAS, the proposed Text Amendment to the PD-0308 Policy Statement would eliminate specific use permit requirements and instead rely on the City's Zoning Code to establish land use permitting consistent with the applicable General Plan land use designation, including allowing by-right uses compatible with the Medium Density Residential 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 Text Amendment of the Policy Statement for the Planned Development 0308 for the property situated at 5555 Montgomery Drive is required for public convenience,

necessity, and general welfare; and

NOW, THEREFORE, 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, because it reinforces the General Plan's role as the City's primary policy framework for regulating land use and guiding development. The amendment simplifies the existing PD-0308 by removing Use Permit requirements and deferring to the underlying General Plan land use designation of Medium Density Residential and the implementing Zoning Code. The General Plan establishes that land use designations, together with consistent zoning regulations, are intended to guide orderly development, ensure compatibility of uses, and implement the community's long-term vision. By eliminating duplicative and site-specific permitting requirements, the amendment advances General Plan objectives by streamlining development review processes and removing unnecessary regulatory barriers. The amendment also supports General Plan policies that promote efficient and predictable land-use regulations, encourage infill development, and accommodate the City's projected housing needs. As described in the General Plan, future land use decisions, zoning regulations, and development standards must be consistent with the General Plan framework; this amendment maintains that consistency by relying on the base zoning district to regulate permitted uses and required entitlements. Because the amendment does not change the allowed land uses or development intensity, but instead aligns the Planned Development with the General Plan and Zoning Code, it is consistent with General Plan goals and policies related to land use consistency, housing facilitation, regulatory efficiency, and economic vitality.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the text amendment does not constitute a physical development project. Rather, the amendment modifies procedural requirements by reducing permitting obligations for uses that are already consistent with the parcel's General Plan land use designation and the applicable base Zoning District. Any future development within the Planned Development area will remain subject to all applicable review processes and required findings related to public interest, health, safety, convenience, and welfare, as established by the underlying Zoning District and consistent with the General Plan. Additionally, all development and land uses must comply with existing local, state, and federal regulations.
- C. The proposed Text Amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA), and it has been determined that that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment. The amendment modifies the existing Planned Development regulations by eliminating Conditional Use Permit requirements and deferring to the General Plan land use designation and the implementing zone. The amendment does not authorize or approve any specific

development, increase allowable density or intensity, or change permitted land uses beyond those already evaluated in the General Plan.


The project is also exempt pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), as the amendment is consistent with the General Plan land use designation of Medium Density Residential and relies on the Zoning Code to regulate future development. Development that may occur as a result of this amendment would be consistent with the development assumptions analyzed in the General Plan Environmental Impact Report (EIR), and no new or more severe environmental impacts would occur beyond those previously analyzed.

- D. The proposed text amendment is internally consistent with applicable provisions of the Zoning Code. The Planned Development (PD) zoning district is intended to recognize the advantage that integrated community offers over conventional zoning techniques in implementing General Plan goals through specific site developments. The PD district is specifically envisioned as a mechanism to preserve and/or create distinctive, high quality, single or mixed use developments that meet or exceed the goals of the General Plan. The requirements of this district are intended to encourage preservation of existing amenities and creation of new amenities; provide for a variety of housing types and densities; and achieve superior relationships among uses, both within and surrounding the district. The Policy Statement for the existing PD-0308 zoning district was adopted in 1983. The proposed text amendments to the Policy Statement are intended to simply and streamline future development consistent with the standard regulations of the implementing Zoning District for the site. Future development will generally follow the development standards and permitting requirements set by the Zoning Code.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council to adopt a Text Amendment to amend the Planned Development (PD-0308) Policy Statement, as set forth in Exhibit D attached hereto, to default to the City's Zoning Code for land use permitting requirements consistent with the Medium Density Residential General Plan land use designation.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 26<sup>th</sup> 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 16:33:23 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**

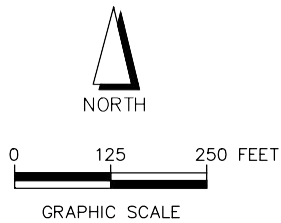
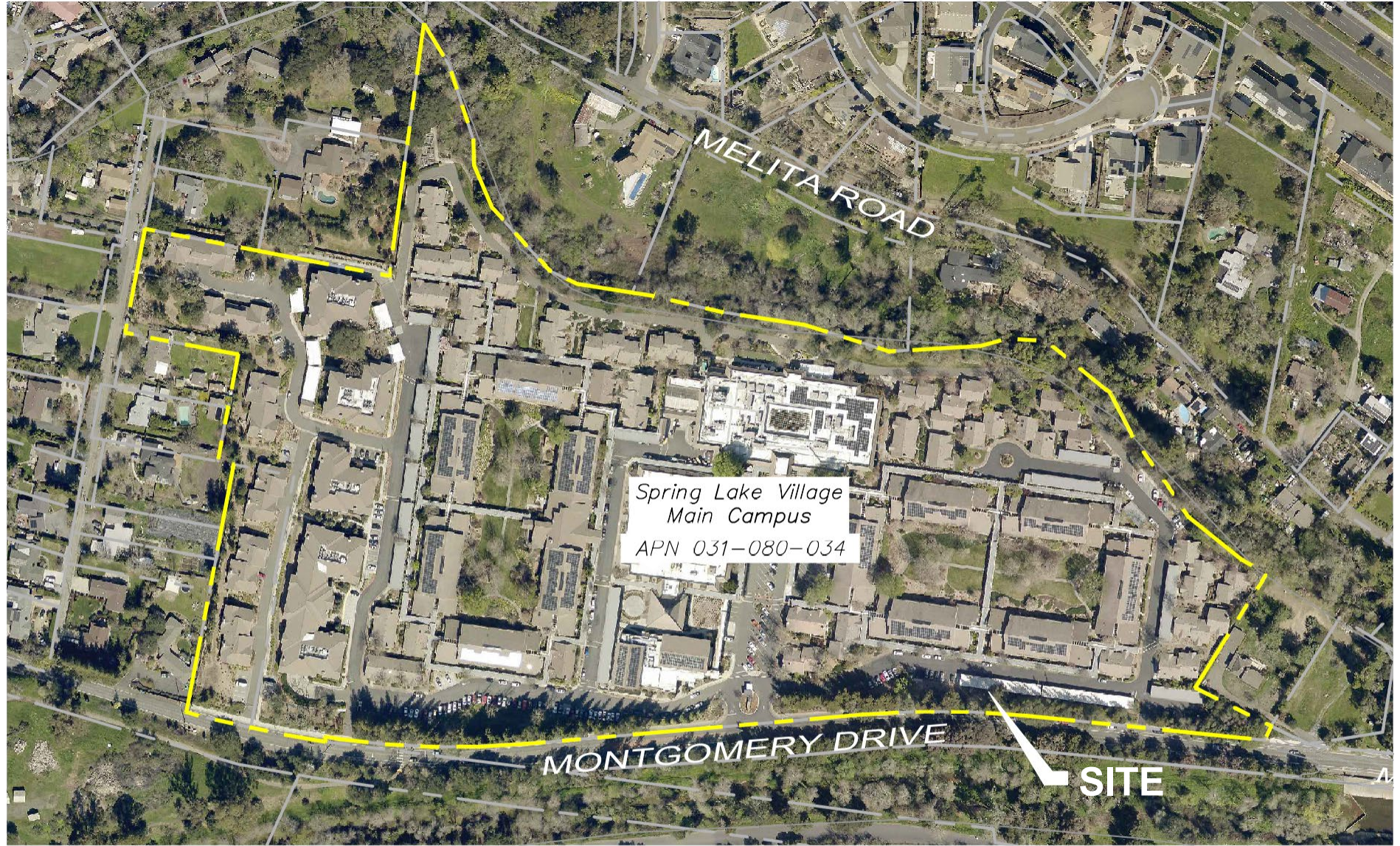
The Spring Lake Village Community Care Facility, located at 5555 Montgomery Drive, includes independent living, assisted living, memory care, and a skilled nursing facility. Amenities include, but are not limited to, a community building with a library, an art studio, theatre, business center, meeting 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.

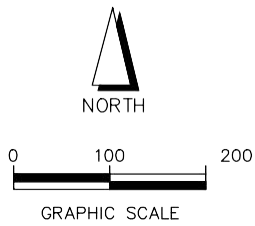
## **PERMITTED USES AND PERMIT REQUIREMENTS FOR FUTURE DEVELOPMENT PROPOSALS**

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.



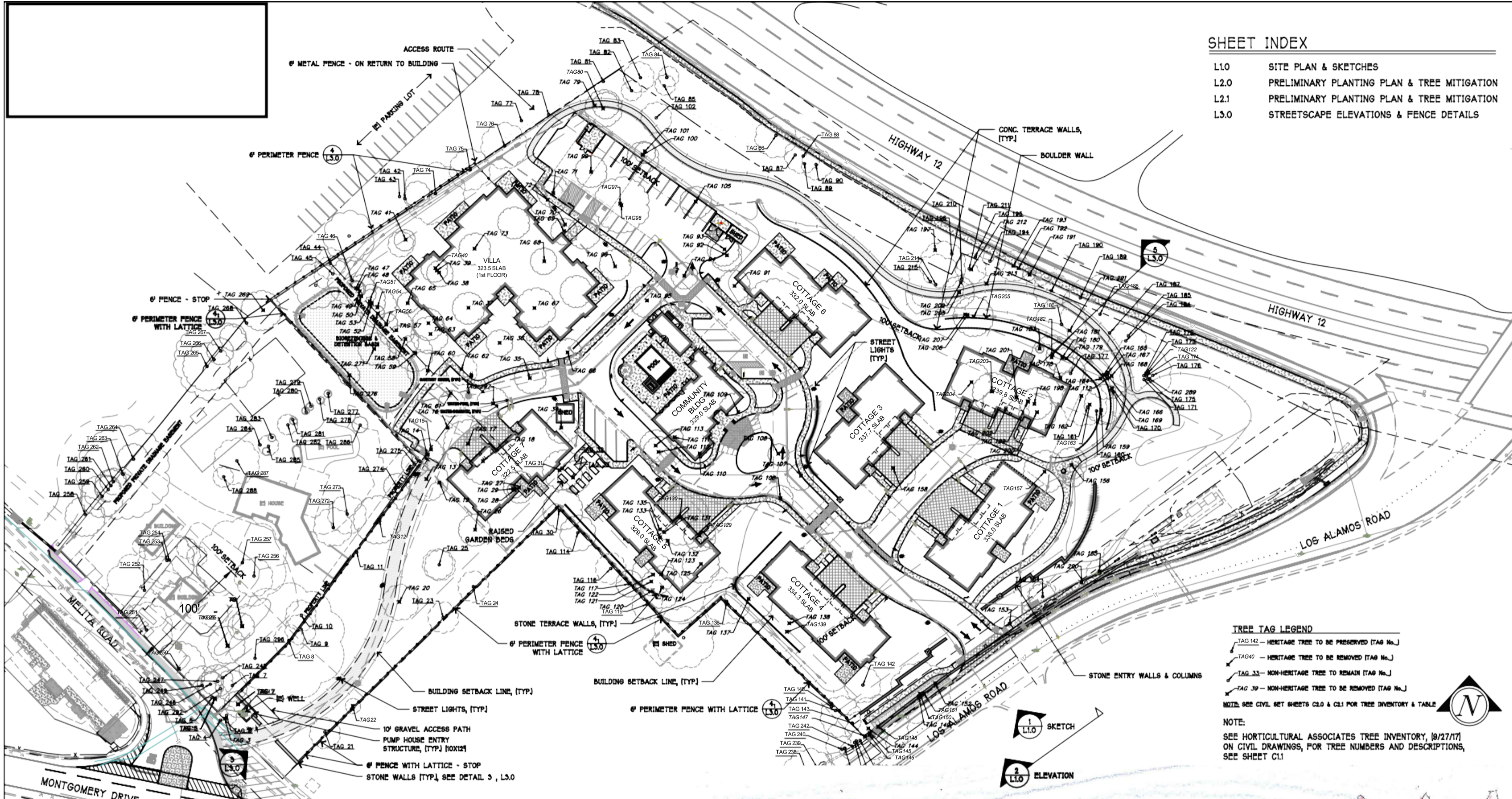
**EXHIBIT A**  
**SPRING LAKE VILLAGE MAIN CAMPUS**

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



**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

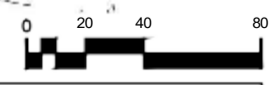
**NOTE:**  
SEE HORTICULTURAL ASSOCIATES TREE INVENTORY, 10/27/17  
ON CIVIL DRAWINGS, FOR TREE NUMBERS AND DESCRIPTIONS,  
SEE SHEET C1.1



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

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

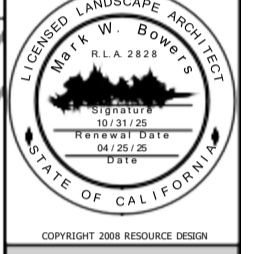
**Site Plan & Sketches**



**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**









# Resolution PC - RES - 2026-014

Final Audit Report

2026-03-30

Created:	2026-03-30 (Pacific Daylight Time)
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