

RESOLUTION NUMBER DRB-2024-005

THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA MAKES A DETERMINATION THAT THE PROPOSED PROJECT COMPLIES WITH THE FINDINGS REQUIRED BY ZONING CODE SECTION 20-26-060 A(4)(B) AND THE CITY'S DESIGN GUIDELINES AND DIRECT STAFF TO FORWARD SUCH DETERMINATION TO THE PLANNING COMMISSION FOR THE PROJECT LOCATED AT 225 LOS ALAMOS RD, FILE NO. MJP14-012

WHEREAS, on November 7, 2024, the Design Review Board of the City of Santa Rosa considered the Policy Statement for Spring Lake Village East Grove; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following finding from the Zoning Code Section 20-26-060 A(4)(b):

1. Preservation of natural amenities including creeks, hillsides and significant vegetation. The project aims to preserve natural slopes by arranging residential units and a community building in less sloped areas while keeping the existing natural landscape intact. The tallest structure, a three-story villa, is situated in the flattest part of the site to minimize its impact. Although the plan involves removing 154 out of 292 existing trees, it also includes planting approximately 390 new trees, which will enhance the landscape and provide screening from public view along Highway 12. The project complies with the Highway 12 Scenic Road (-SR) Setbacks by ensuring that all structures are positioned more than 50 feet from the highway. The parcel is not directly adjacent to a creek.
2. The creation of new amenities such as recreational and/or community facilities. The project site includes a community building for use by the residents, as well as a community garden. The policy statement permits the use of athletic facilities, both indoor and outdoor recreational activities, without needing to obtain a Use Permit. This includes facilities like sport courts, dog parks, and community gardens.
3. Diversity in the proposed mix of housing types and densities. The 32-unit senior living facility offers a range of housing options specifically designed to meet the needs of seniors and individuals with special needs.
4. Development regulations that will ensure a superior relationship among uses within the district as well as those surrounding the district. The site is situated in an area surrounded by residential properties. The proposed care facility will be compatible with the surrounding residential buildings in design. The new buildings will be similar to the existing community care facility located at 5555 Montgomery Drive. Building setbacks will be consistent with those in the neighborhood and in line with residential zoning regulations. The off-site improvements will include enhancing

pedestrian and bike paths to improve site connectivity. The site will also feature well-designed driveway circulation and pedestrian pathways.

5. Preservation and protection of the quality of living for areas surrounding the proposed planned community. The project site has been designed to minimize disruption to nearby residential areas by maintaining large setbacks with landscaping that screens the buildings, providing on-site parking for residents and visitors, and providing sidewalks to enhance the site frontage.
6. Accommodation of non-auto oriented modes of transportation including pedestrian walkways, bicycle paths and transit routes/stops. The project site does not propose subdividing the lot, so no roads are proposed. However, public and private pathways for residents have been provided.
7. Other project features that the Planning Commission believes should be acknowledged.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby determine that the Spring Lake Village East Grove Policy Statement complies with the findings required by Zoning Code Section 20-26-060 A(4)(b) and the City's Design Guidelines, and direct staff to forward such determination to the Planning Commission.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 7th day of November 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Melanie Jones-Carter, Chair

Attest: _____
Amy Nicholson, Executive Secretary