

RESOLUTION NO.

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:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A - Planned Development 0308 Policy Statement

DRAFT