

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATION AND RECOMMENDING THAT THE CITY COUNCIL APPROVE A HILLSIDE DEVELOPMENT PERMIT FOR A 32-UNIT COMMUNITY CARE FACILITY FOR THE SPRING LAKE VILLAGE EAST GROVE PROJECT - LOCATED AT 225 LOS ALAMOS ROAD, 5803 AND 5815 MELITA ROAD - FILE NUMBER MJP14-012 (HDP14-016)

WHEREAS, an application was submitted 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 5816 Melita Road, also identified as Sonoma County Assessor's Parcel Numbers 031-101-026, 031-101-034, and 031-101-035;

WHEREAS, the Planning Commission has completed review of the Hillside Development Permit application for the Spring Lake Village East Grove Project, to be located at 225 Los Alamos Road, 5803 Melita Road, and 5815 Melita Road, also identified as Sonoma County Assessor's Parcel Numbers 031-101-026, 031-101-034, and 031-101-035; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Hillside Development Permit approval to allow the proposed Project is based on the project description and official approved exhibit date stamp received July 24, 2025; and

NOW, THEREFORE, BE IT RESOLVED that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-32.060.F, the Planning Commission of the City of Santa Rosa finds and determines that:

1. Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features. The Project site features a topography that slopes down from Highway 12, and the trees along the highway will offer screening for the proposed structures. The tallest and most prominent building will be constructed on the flattest area of the lot, which is away from the main public rights-of-way. The remaining buildings are single-story structures designed to enhance the natural landforms and features of the site, reducing their visual impact. Existing trees will help screen the buildings, and additional trees will be planted to enhance this effect. The structures will be located 50 feet from the road edges to comply with the Scenic Road combining districts (SR) regulations. Further, the buildings will be distributed across the site to create a hillside village environment.

2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more. The majority of the proposed structures are situated on the flattest areas of the site, including the proposed driveways. Adequate drainage would be provided to manage runoff on-site and directed in a controlled manner to the drainage facilities of the nearest road wherever feasible, subject to the approval of the City Engineer. Furthermore, the applicant intends to replant trees and vegetation in areas where the slopes will be modified. A landscape and irrigation plan that complies with Santa Rosa's Water Efficient Landscape Ordinance will be included with the Building Permit application.
3. Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B (Applicability-Limitation on hillside development). A small portion of one of the proposed buildings (Cottage 6) would alter an area with slopes of 25 percent or greater; however, pursuant to the zoning code Section 20-32.020 (B)(3), the Project includes illustrations showing how the proposed buildings would appear from public rights-of-way. The illustrations show how the buildings would not be located on hillsides or ridgelines, interrupting the skyline's view from a major public viewpoint. The proposed landscaping, along with the existing trees on Highway 12 and Los Alamos Road, will help screen the buildings located in the downward-sloping areas. This screening will reduce the apparent height of the buildings as viewed from the street. Additionally, the existing single-family homes along Melita Road and Los Alamos Road will provide further screening for the proposed structures.
4. Project grading respects natural features and visually blends with adjacent properties. The Project area slopes downwards, ensuring a smooth integration with the land contours of adjacent properties. The architectural style and overall design of the buildings on the site are in harmony with the surrounding residential structures in the neighborhood. The project design involves constructing retaining walls to stabilize hillside slopes and installing erosion and sediment control features. It also includes planting buffers between the neighboring properties, which will help soften visual transitions. These buffers can serve as privacy screens, noise barriers, and wildlife corridors.
5. Building pad location, design, and construction avoids large areas of flat pads, and building forms will be stepped to conform to site topography. The largest building pad is for the three-story villa, located on the site's flattest area. The proposed buildings on areas with slopes greater than 10 percent are designed as one-story structures, which would blend with the site's natural topography. The project would enhance visual screening and maintain the area's aesthetic appeal by incorporating existing trees, proposed landscape, and proposed fencing.
6. The proposed project complies with the City's Design Guidelines. The building designs boast a superior quality, featuring a blend of architectural details. These include light-colored exteriors made from various materials and private outdoor areas. The Project site will incorporate a community garden, walking trails, shared

outdoor spaces, and a community building. Efforts will be made to preserve existing trees as much as possible, along with a landscape design that fits the site's location. Additionally, the Project was presented to the Design Review Board (DRB) as a concept item, and all board members expressed their support for the proposed design.

7. The proposed project complies with the requirements of this Chapter and all other applicable provisions of this Zoning Code in that a Community Care Facility and accessory structures are allowed in a Very Low-Density Land Use. The proposed structures comply with the development standards of the Hillside Development section of the zoning and adhere to the large setbacks required by the Scenic Road combining district.
8. The proposed project is consistent with the General Plan and any applicable specific plan in that the site's General Plan Land Use is Very Low-Density Residential and the project complies with the General Plan Goal, UD-A, which states, "*Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.*" The project is located along State Highway 12, a scenic road, and adheres to the larger setback requirement, with the proposed buildings situated outside the 50-foot setback limit. Single-story buildings will not be constructed on the ridge to preserve the hillside view. The landscape plan includes planting additional trees along the highway to further enhance the scenic character.
9. The establishment, maintenance, or operation of the use will not under the circumstances of the particular case be detrimental to the public health, safety, or general welfare. The proposed project has been reviewed by City departments and outside agencies and appropriately conditioned to avoid significant impacts and to comply with all local regulations currently in effect. The proposed project is situated in an area designated for residential use, and the applicant has designed it to minimize impacts on its future tenants and the surrounding neighborhood. An Emergency Preparedness and Guide has been submitted, which includes essential emergency contact information for residents and establishes protocols for evacuation and communication during an emergency event.
10. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) through the completion of an Environmental Impact Report.

BE IT FURTHER RESOLVED, that this Hillside Development Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the above findings, recommends that the City Council approve a Hillside Development Permit for the Spring Lake Village East Grove, to be located at 225 Los Alamos Road, 5803 Melita Road, and 5815 Melita Road, subject to each of the following conditions:

CONDITIONS OF APPROVAL

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in the issuance of a citation and/or revocation of approval.
3. All work shall be done according to the final approved plans dated July 24, 2025.
4. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
5. Obtain building permits for the proposed project.
6. All grading shall be designed to blend into the natural contours of the site. Slope grading and contour grading techniques shall be utilized. All disturbed areas shall be revegetated with native plants to the maximum extent possible.
7. Compliance with all conditions included in the Engineering Development Services (EDS) Exhibit "A" dated August 19, 2025, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this Hillside Development Permit would not be recommended for approval to the City Council, but for the applicability and validity of each of the above conditions, and, that if any one or more of the above conditions are determined invalid, this Conditional Use Permit would not be recommended for approval to the City Council without requiring other valid conditions for achieving the purposes and intent of such approval.

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: _____

CHAIR

ATTEST:
EXECUTIVE SECRETARY

Attachments:

Exhibit A - Engineering Development Services Exhibit "A" dated August 19, 2025