

PD Zoning District: R-3-15-PD PD Number: 308
 Project Name: Santa Rosa Retirement Community
 Location: 5555 Montgomery Dr.
 Development Plan Dated: 3/24/83
 Policy Statement Dated: 3/24/83 Ord # 2198
 Project Description: _____

Units: 315
 Acreage: 21.6
 Density: 15 u/a
 Setbacks: Main Accessory

No	Subcategory	A	B	C	D	E	F	A	B	C	D	E	F
	Garage Face												
	Front												
	Rear												
	Interior												
	Left Side												
	Right Side												
	Exterior Side												
	Main Ht												
	2 nd Unit Ht												

Lot Coverage: 60%
 Required Parking: _____
 Covered/Uncovered: _____
 On street: _____
 Fences/Hedges: _____
 Other: _____

PD DISTRICT NO. 308

Location: 5555 Montgomery Av.

Project Name: Santa Rosa Retirement Community

Zone: R-3-15-PD

Policy Statement Dated: 3/24/83 Attached None

Development Plan Dated: 3/24/83 Attached None

Project Description:

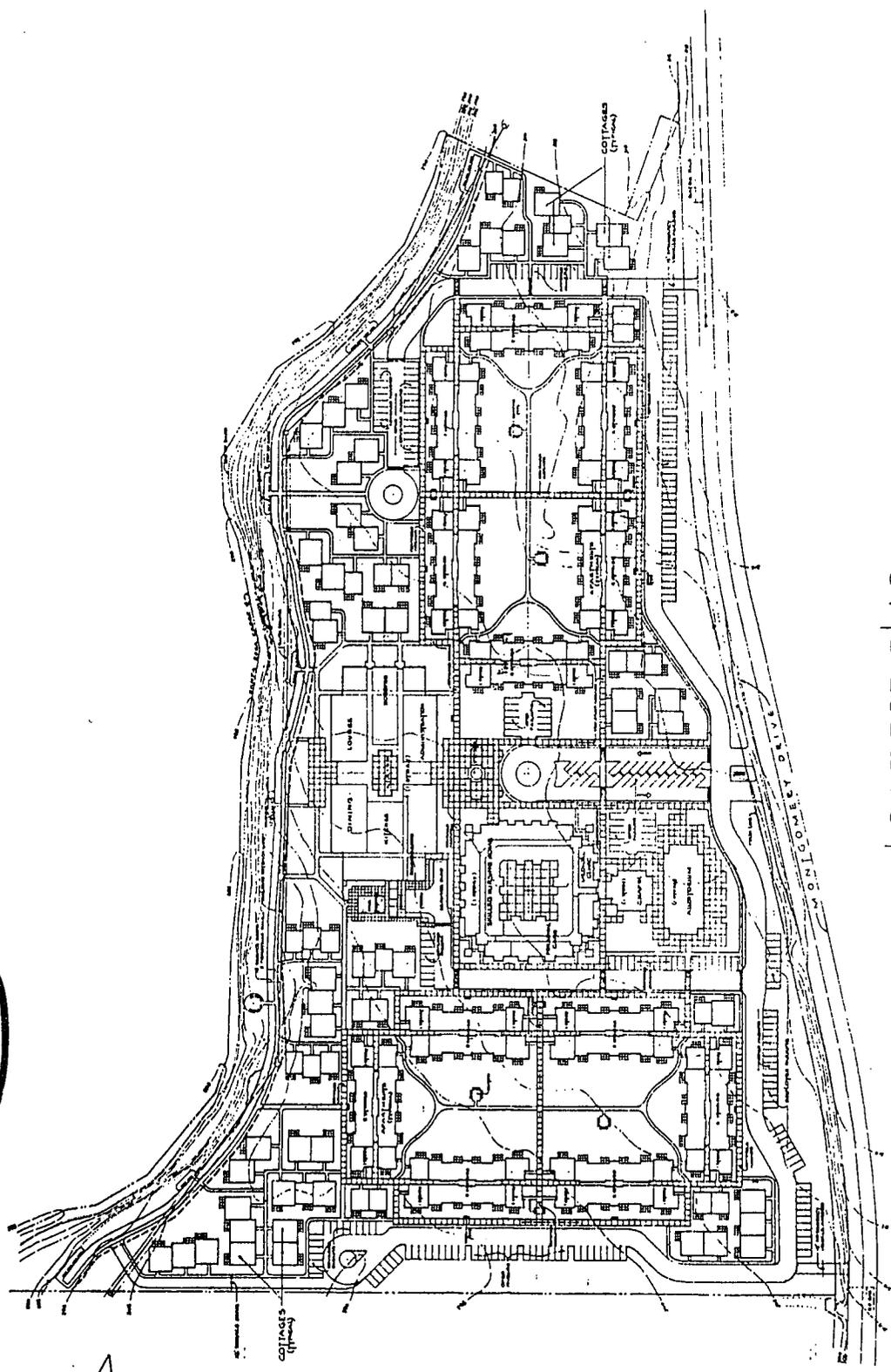
Development of 21.6 acres with 315 residential units for the elderly & support facilities such as nursing home w/ 50 beds, a personal care facility with approximately 10 beds, medical clinic, churches & related facilities & athletic facilities. Maximum density 15 du/acre.

848

March 24, 1983

-16-

Planning Commission Agenda



DWELLING UNITS
 48 APPROXIMATE PORTABLE COTTAGES
 178 APARTMENTS
 318 TOTAL NUMBER OF UNITS

PARKING
 107 TOTAL PARKING SPACES
 107 TOTAL NUMBER OF PARKING SPACES

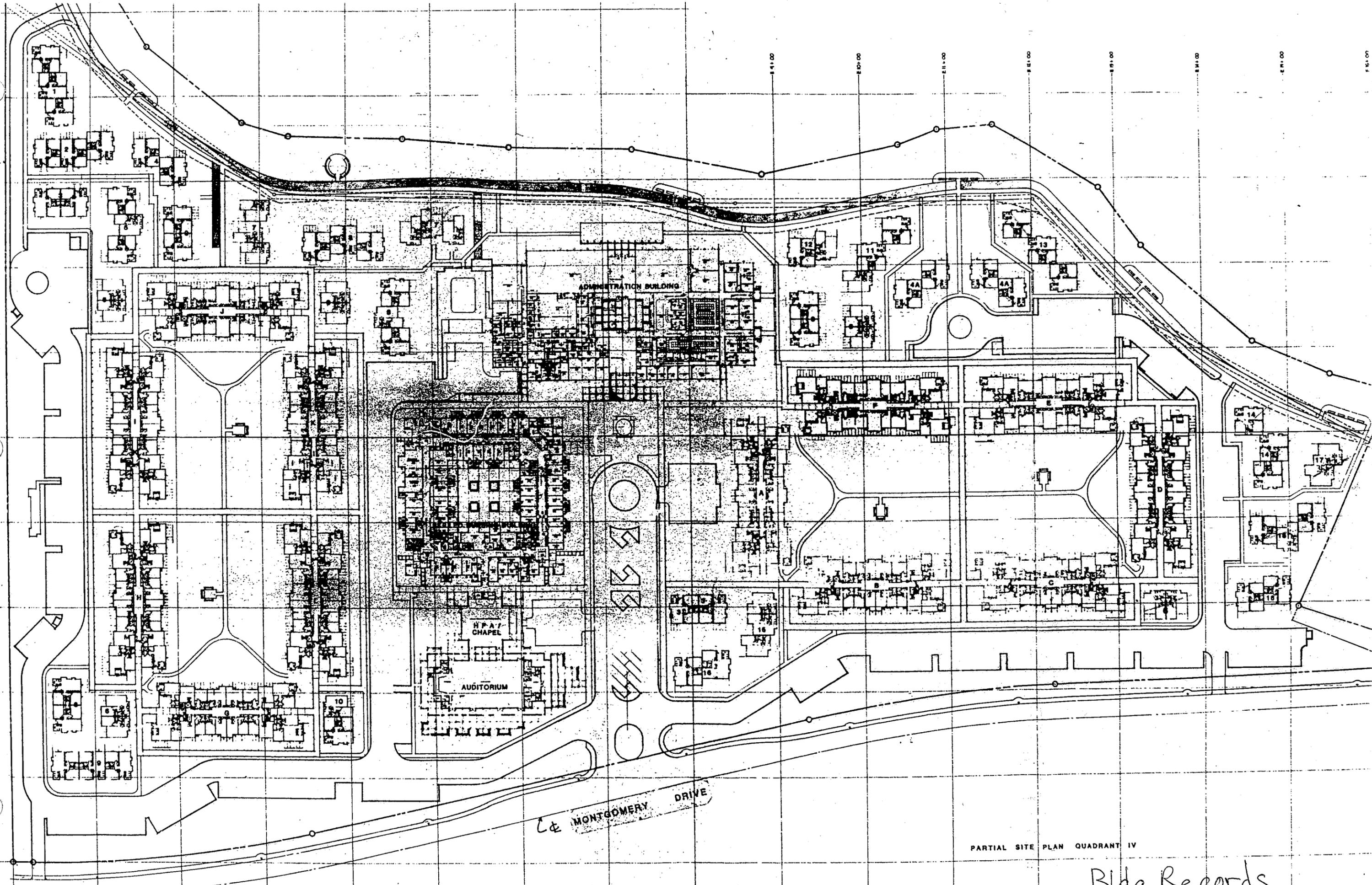
DEVELOPMENT PLAN

SITE PLAN

SCALE 1"=100'

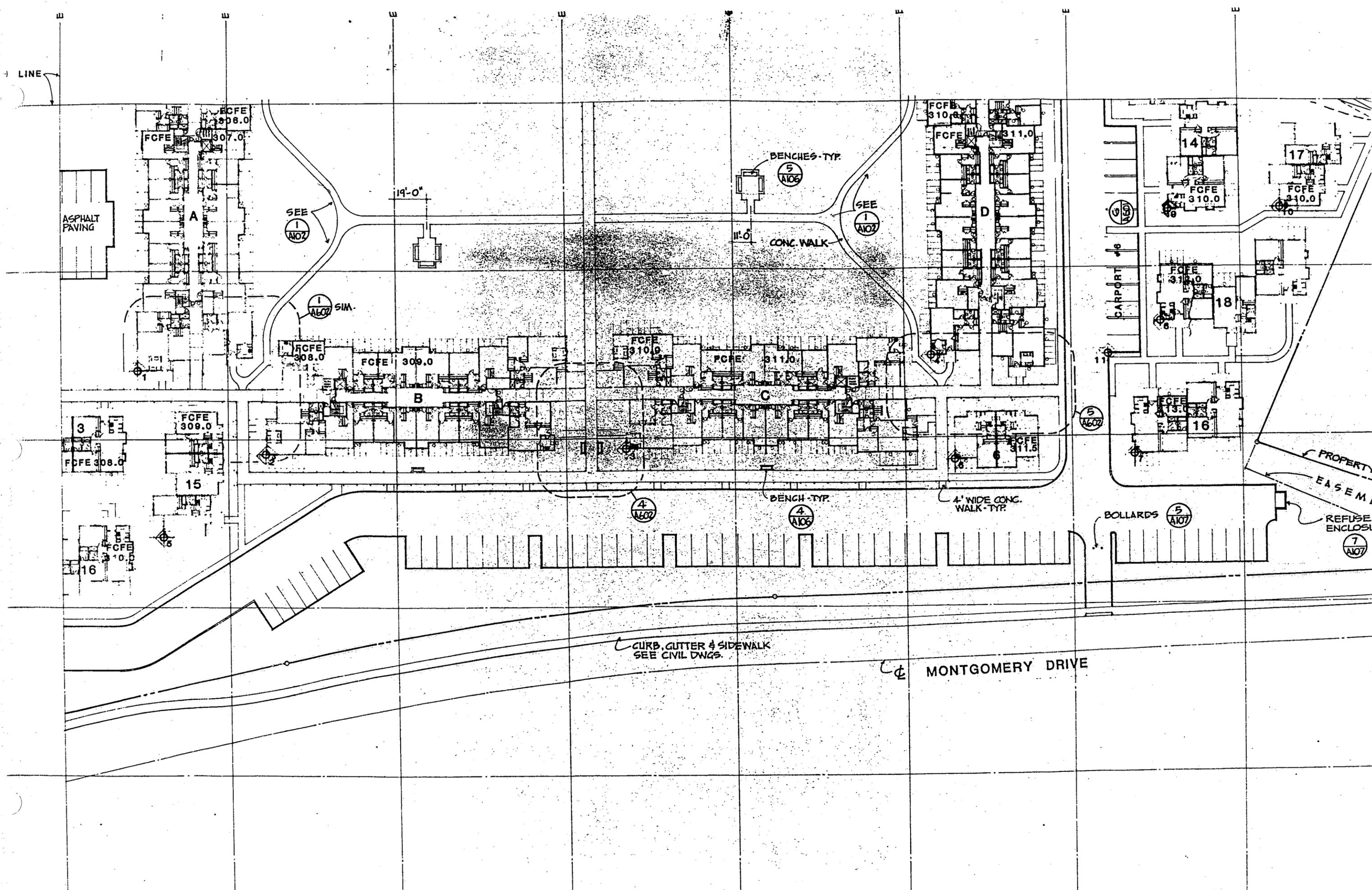
DATE: 03/24/83

FINAL DESIGN REVIEW
DEVELOPMENT PLAN
SPRING LAKE VILLAGE
 SANTA ROSA, CALIFORNIA
 V.B. HANLOZIAN & ASSOCIATES, PRINCIPAL ARCHITECT
 FLEISCHLING LOGSDON & ASSOCIATES ASSOCIATE ARCHITECT
 SANTA ROSA, CALIFORNIA



PARTIAL SITE PLAN QUADRANT IV

Bldg. Records



LINE

ASPHALT PAVING

FCFE 306.0
FCFE 307.0

SEE 1 A107

19'-0"

1 A107 SIM.

FCFE 308.0

FCFE 309.0

FCFE 310.0

FCFE 311.0

BENCHES-TYP.
5 A106

11'-0" CONC. WALK

SEE 1 A107

FCFE 310.0
FCFE 311.0

D

14
FCFE 310.0

17
FCFE 310.0

FCFE 310.0
18

3
FCFE 308.0

FCFE 309.0
15

B

C

FCFE 311.5
16

5 A107

FCFE 310.0
16

PROPERTY EASEMENT

REFUSE ENCLOSURE
7 A107

BOLLARDS
5 A107

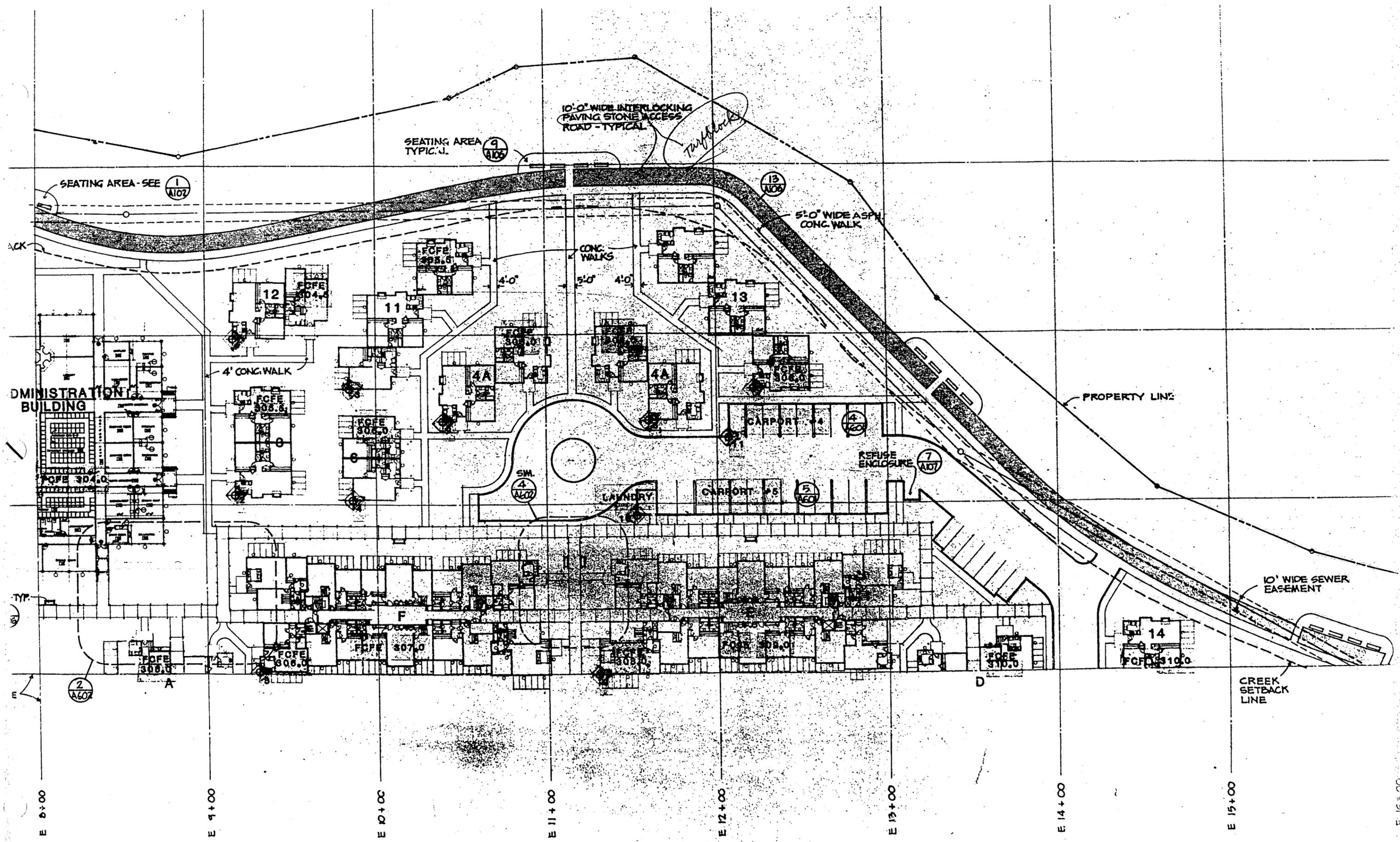
BENCH-TYP.
4 A106

4 A107

4' WIDE CONC. WALK-TYP.

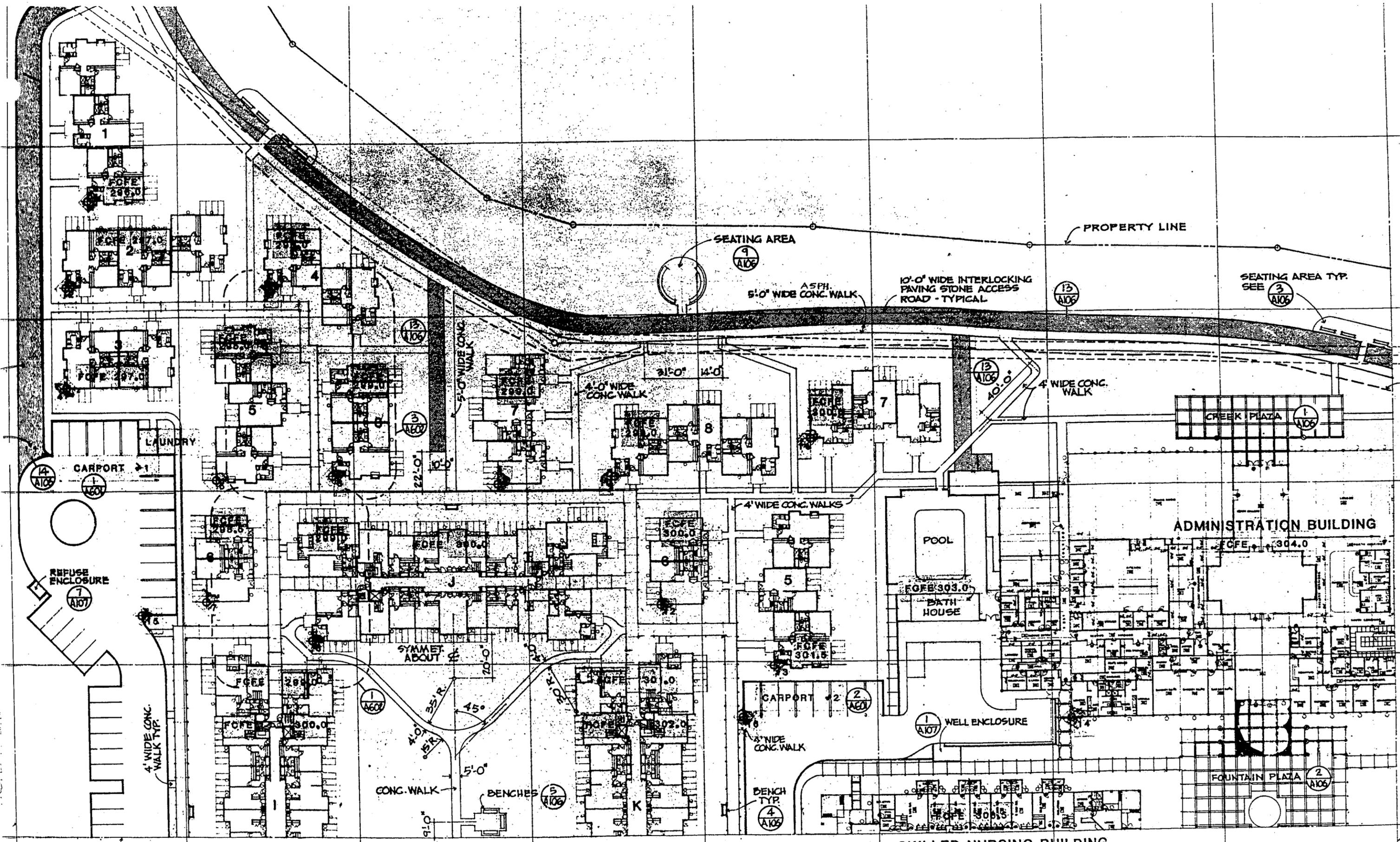
CURB, GUTTER & SIDEWALK
SEE CIVIL DWGS.

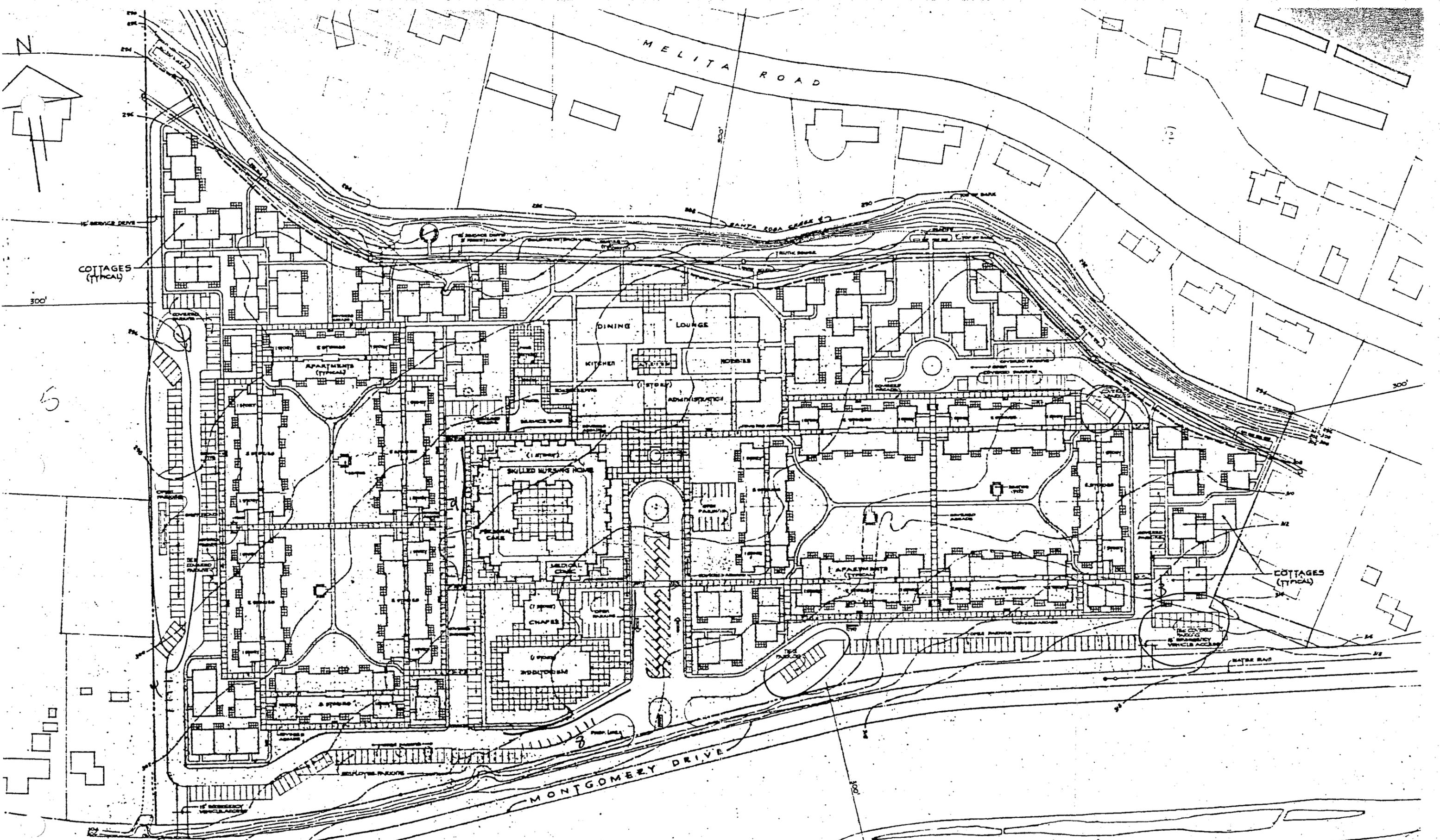
MONTGOMERY DRIVE



1 A104 PARTIAL SITE PLAN QUADRANT III

E 16+00



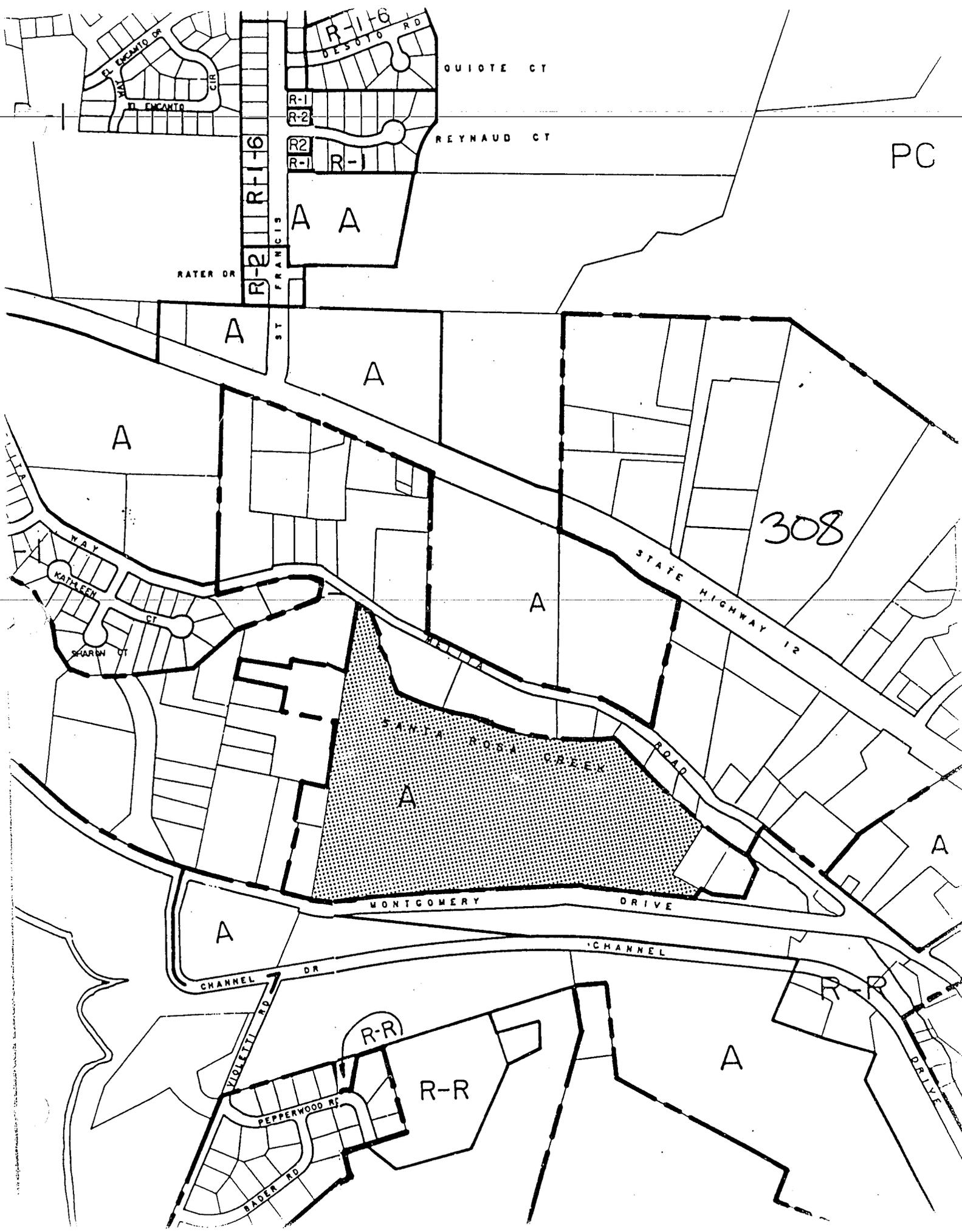


REVISED
DEVELOPMENT PLAN

SHOWING REVISED PARKING

Sheet DWELLING UNITS
76 COTTAGES

- 1. SURROUND
- TAKEN FROM
- SCALING C
- 2. REVISED
- OPEN SP.



QUIOTE CT

REYNAUD CT

PC

R-1-6
R-2
R-1

WATER DR

ST FRANCIS

A A

A

A

A

A

308

STATE HIGHWAY 12

ROAD

MONTGOMERY DRIVE

CHANNEL DR

CHANNEL

R-R

R-R

A

R-R

PRIVATE

VIOLETT RD

PEPPERWOOD RD

BADER RD

EL ENCANTO DR

EL ENCANTO

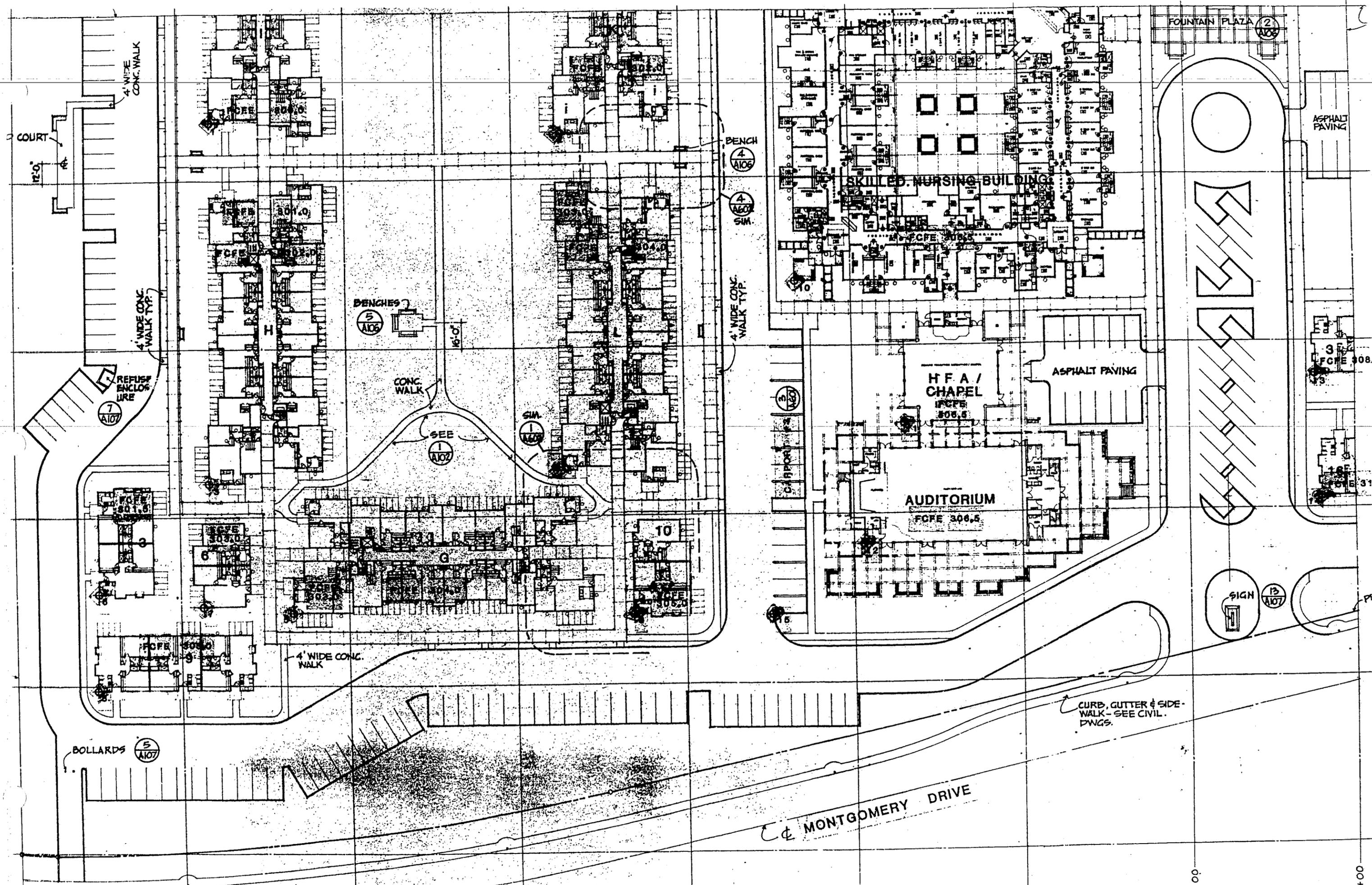
R-1-6

DESOTO RD

MAY

KATHLEEN CT

SHAWN CT



+00

+00

POLICY STATEMENT

Santa Rosa Retirement Community

308

I. ZONING/LAND USE

- A. The zone district shall be R-3-15-PD; all standards of the base R-3-15 District, as of the date of approval of this rezoning, shall apply, except as modified herein.
- B. Land uses may include:
 - (1) 315 residential units for elderly households only, comprised of a mixture of studio, one-, and two-bedroom units, and accessory/support uses including, but not limited to:
 - (a) Accessory support medical facilities, including:
 - Nursing home - approximately 50 beds, skilled care nursing facility.
 - Personal care facility - approximately 10 beds
 - Medical clinic
 - (2) Churches, schools, and related facilities.
 - (3) Athletic facilities.
- C. Site size: 21.6 acres \pm
- D. Retirement Community Density: Maximum density of fifteen (15) units per acre may be allowed by use permit.
- E. Maximum lot coverage: 60% (pedestrian walkways, recreational areas, and common and open space shall not be considered as coverage of the site.
- F. All roads within the development shall be private, and shall meet the City of Santa Rosa Street Standards as adopted by the City Council.
- G. Parking:
 - (1) A reduction in the parking ratio may be considered, with the provision of adequate justification therefor, at the time of the overall site plan review. Such a reduction in the parking ratio will require a separate use permit to be approved by the Planning Commission.
 - (2) Alternative use: Parking provided in accordance with the City of Santa Rosa Parking Ordinance.

PROCEDURES

- A. A use permit shall be required for all uses as outlined in Section I (B) above. An overall site plan for the entire site shall be submitted to, and approved by, the Planning Commission in conjunction with the use permit approval. Said site plan shall be reviewed by the Design Review Board prior to Planning Commission consideration.
- B. The development design and execution shall generally be in accordance with the site plan. However, certain design changes may be required by State Agencies responsible for reviewing the development; any changes or modifications may be approved by the City of Santa Rosa staff by Design Review.
- C. The mitigation measures proposed in the Archaeological Report submitted by John F. Hayes on January 19, 1979, shall be incorporated into the site plan submitted in conjunction with the use permit.

IV. DESIGN - Project design shall include:

- A. Landscaping treatment along Montgomery Drive, to include substantial setbacks to all residential structures.
- B. Fully automatic irrigation system for all landscaped common open space.
- C. Pedestrian circulation network providing complete connections between all residences and the various support facilities on-site.
- D. Creekside setback area, in accordance with Article 2, Section 329 of the Zoning Ordinance; pedestrian walkways and recreational facilities of a non-permanent nature shall be allowed within the setback area by use permit.

V. DENSITY INCREASE PROVISION

An agreement, pursuant to the City of Santa Rosa Density Increase Criteria Policy, shall be submitted to, and approved by, the Housing Authority, if required, prior to use permit review and approval by the Planning Commission.

AN ORDINANCE AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - TO AMEND THE EXISTING DEVELOPMENT PLAN OF PROPERTY LOCATED AT 5555 MONTGOMERY DRIVE - FILE NUMBER 87-0178

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, that the amendments to the Development Plan are appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the amendments to the Development Plan are consistent with the Santa Rosa General Plan in that:

The Zoning authorizes Residential Land Use in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Very Low Density Residential Land Use.

Adequate City services can be provided for the proposed development.

The Council has read, reviewed and considered the approved and adopted Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by said Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, The City Council hereby adopts the Development Plan dated March 26, 1987, for property in the R-3-15-PD District, situated at 5555 Montgomery Drive, said property more precisely described as:

Assessor's Parcel Number 031-080-24

The Development Plan dated March 26, 1987 is on file in the Department of Community Development, is hereby approved and the same shall govern all development of the property.

In addition to any other conditions that are deemed appropriate or necessary at the time a use permit or other development permit is applied for, any development approval for this property shall be expressly conditioned to require the applicant to fulfill all of the following conditions:

1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

Section 3. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED this 8th day of September, 1987.

AYES: (5) Mayor Burton, Councilmen Berto, Healy, Hulsman and Jeffries

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED: Marcia H. Burton
Mayor

ATTEST: Kathleen Albright
Assistant City Clerk

APPROVED AS TO FORM:

me

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 5555 MONTGOMERY DRIVE - FILE NO. 80-0116

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to change the zoning of the hereinafter described property as follows:

Assessor's Parcel No. 31-080-24 from the "A" (Agricultural) District to the R-3-15-PD District. The Policy Statement is on file in the Department of Community Development, dated September 2, 1981, and amended as follows:

1. Delete Section I, Purposes and Objectives. Zoning and Related Uses becomes Section I.
2. Subsection D of the Land Use Section shall read:
"Retirement Community Density: Maximum density of fifteen units per acre may be allowed by use permit."
3. Subsection F of the Land Use Section shall read:
"All roads within the development shall be private, and shall meet the City of Santa Rosa Street Standards as adopted by the City Council."
4. Subsection G, Parking:
Delete (1): Retirement Community: 208 parking spaces provided on site.
Add (1): A reduction in the parking ratio may be considered, with the provision of adequate justification therefor, at the time of the overall site plan review. Such a reduction in the parking ratio will require a separate use permit to be approved by the Planning Commission.

Section 2. The rezoning of property located at 5555 Montgomery Drive to the R-3-15-PD District, in order to allow development of a 315 unit full care senior citizen facility, is consistent with the General Plan, in that it is consistent with the Housing Element Policy contained on Page 29 of that document as follows:

"Special consideration for density increase may be given to projects which propose housing for senior citizens. Density increases are appropriate for land designated Low, Very Low, Medium Density Residential, and Housing Opportunity Area. To receive an increase in density, the project must meet the criteria set forth in the High Density Development Criteria."

Section 3. Section D, Subsection 8(a) of the Density Increase Criteria, as follows, is hereby waived for purposes of rezoning the property located at 5555 Montgomery Drive to the R-3-15-PD District:

"Senior citizen housing projects may not be located in Very Low Density General Plan Designations."

Section 4. This ordinance shall be in full force and effect from and after its adoption and publication, or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 29th day of September, 1981, by the following vote:

AYES: (5) Mayor Barone, Councilmen Born, Guggiana, Healy and Jeffries

NOES: (0)

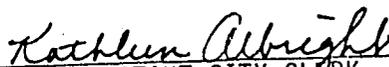
ABSENT: (0)

ABSTAIN:

APPROVED:


MAYOR

ATTEST:


ASSISTANT CITY CLERK

RESOLUTION NO. 5166

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF PROPERTY LOCATED AT 5555 MONTGOMERY DRIVE, AND FINDING THIS APPLICATION CONSISTENT WITH THE ADOPTED GENERAL PLAN - FILE NO. 80-0116.

WHEREAS, after public hearing, the Planning Commission believes that the present classification of property situated at 5555 Montgomery Drive in the R-1 District is no longer appropriate and that rezoning is required for the public convenience, necessity and welfare; and

WHEREAS, after consideration, the Planning Commission found that the proposed project for a full life care senior citizen facility would be consistent with the General Plan, in that it is consistent with the Housing Element Policy contained on Page 29 of that document as follows:

"Special consideration for density increase may be given to projects which propose housing for senior citizens. Density increases are appropriate for land designated Low, Very Low, Medium Density Residential, and Housing Opportunity Area. To receive an increase in density, the project must meet the criteria set forth in the High Density Development Criteria."

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends to the City Council rezoning of property located at 5555 Montgomery Drive from the R-1 (Single-Family Residential) District to the R-3-15-PD (Multiple Family Residential-Planned Unit Development) District, said property more particularly described as Assessor's Parcel No. 31-080-24. The Policy Statement, dated September 2, 1981, is on file in the Department of Community Development and attached hereto and incorporated herein as Exhibit "A", and as amended by the Planning Commission as follows:

1. Delete Section I, Purposes and Objectives. Zoning and Related Uses becomes Section I.

2. Subsection D of the Land Use Section shall read:

"Retirement Community Density: Maximum density of fifteen units per acre may be allowed by use permit."

3. Subsection F of the Land Use Section shall read:

"All roads within the development shall be private, and shall meet the City of Santa Rosa Street Standards as adopted by the City Council."

4. Subsection G, Parking:

Delete (1): Retirement Community: 208 parking spaces provided on site.

Add (1): A reduction in the parking ratio may be considered, with the provision of adequate justification therefor, at the time of overall site plan review. Such a reduction in the parking ratio will require a separate use permit to be approved by the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission recommends, in light of the scarcity of available sites suitable for full care senior citizen facility, that the City Council waive Section D, Subsection 8(a) of the Density Increase Criteria, which reads as follows:

"Senior citizen housing projects may be not be located in Very Low Density General Plan Designations."

BE IT FURTHER RESOLVED that, with the applicant's concurrence, should the City Council find this project consistent with the General Plan, that the applicant's proposal for an amendment to the General Plan at this location.

DULY AND REGULARLY ADOPTED by the Planning Commission of the City of Santa Rosa on this 10th day of September, 1981, by the following vote:

AYES: 5 (Bamber, Evans, Holmes, Katte, Hyman)

NOES: 1 (Burkart)

ABSENT: 1 (Zeni)

ABSTAIN: 0

APPROVED: Bert Holmes
CHAIRMAN

ATTEST: James J. Luna
SECRETARY

POLICY STATEMENT - AMENDED
Planned Development PD-0308
Santa Rosa Retirement Community

I. ZONING / LAND USE

A. The zone district shall be PD.

B. Land uses may include:

1. 428 residential units for elderly households only, comprised of a mixture of studio, one-, and two-bedroom units, and accessory / support uses include, but not limited to:
 - a) Accessory support medical facilities including:
 - (1) Nursing home - approximately 70 beds, skilled care nursing facility
 - (2) Assisted living care facility - approximately 24 units
 - (3) Memory care living facility - approximately 11 units
 - (4) Medical clinic
 - b) Churches, schools and related facilities
 - c) Athletic facilities

C. Site size: approximately 31.5 acres

D. Retirement Community Density: Maximum density of fifteen (15) units per acre may be allowed by use permit.

E. Maximum lot coverage: 60% (pedestrian walkways, recreational areas, and common and open space shall not be considered as coverage of the site).

F. All roads within the development shall be private, and shall meet the City of Santa Rosa Street Standards as adopted by the City Council.

G. Parking:

1. Parking shall be provided for residents (1 space per independent living unit), guests (1 space per 10 residential units), and 1 space per employee (single shift).
2. A reduction in the parking ratio may be considered, with the provision of adequate justification therefore, at the time of the overall site plan review. Such a reduction in the parking ratio will require a separate use permit to be approved by the Planning Commission.
3. Alternative use: Parking provided in accordance with the City of Santa Rosa Parking Ordinance.

II. PROCEDURES

A. A use permit shall be required for all uses as outlined in Section 1 (B) above. An overall site plan for the entire site shall be submitted to, and approved by, the Planning Commission in conjunction with the use permit approval. Said site plan shall be reviewed by the Design Review Board prior to Planning Commission consideration.

B. The development design and execution shall generally be in accordance with the site plan. However, certain design changes may be required by State Agencies responsible for reviewing the development; any changes or modifications may be approved by the City of Santa Rosa staff or by Design Review.

- C. The mitigation measure proposed in the Environmental Impact Report certified on October 5, 2010, shall be incorporated into the site plan submitted in conjunction with the use permit.

III. DESIGN - Project shall include:

- A. Landscaping treatment along Montgomery Drive, to include substantial setbacks to all residential structures.
- B. Fully automatic irrigation system for all landscaped common open space.
- C. Pedestrian circulation network providing complete connections between all residencies and the various support facilities on-site.
- D. Creekside setback area, in accordance with Article 2, Section 329 of the Zoning Ordinance; pedestrian walkways and recreational facilities of a non-permanent nature shall be allowed within the setback area by use permit.

IV. DENSITY INCREASE PROVISION

- A. An agreement, pursuant to the City of Santa Rosa Density Increase Criteria Policy, shall be submitted to, and approved by, the Housing Authority, if required, prior to use permit review and approval by the Planning Commission.