

Policy Statement for Spring Lake Village Planned Development, No. 0308

Development Standards and Allowable Uses

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) and the proposed Spring Lake Village "East Grove" expansion at 225 Los Alamos Road (APN 031-101-026), as shown on Exhibits A and B and on the proposed Development Plan (Exhibit C) attached. This Policy Statement supersedes the previously adopted Policy Statements related to Spring Lake Village.

USES AND PERMIT REQUIREMENTS

The use of land, structures, and site improvements on any property within the boundaries of the Spring Lake Village Planned Development No. 0308 is governed by this Policy Statement, the City of Santa Rosa Zoning Code and General Plan, the California Building Code, and all other regulatory requirements. Existing and proposed uses and structures must adhere to the city's adopted ordinances, resolutions, and policies. Any proposed development in the future shall comply with the standard zoning district that implements the General Plan Land Use designation. All changes shall be done in compliance with Federal, State, and local laws.

- 1. Uses allowed by right (without a Conditional Use Permit):**
 - a. Residential housing for people 55 and over, including support medical facilities - specifically a nursing home with skilled nursing care, a memory care facility, and a medical clinic, and accessory uses such as a beauty shop, barber and other uses that are allowed by the Zoning Code.
 - b. Continuing Care Retirement Community (CCRC) as defined by Government Code Section 1771.7 of the Health and Safety Code or Community Care Facility as defined by the Zoning Code.
 - c. Churches, schools, and related facilities.
 - d. Athletic facilities, including indoor and outdoor recreational activities, such as community gardens, sport courts, and dog parks.
- 2. Design Standards**
 - a. The main campus is constructed. All future developments shall comply with permit requirements and development standards set forth in the Zoning Code for the implementing zoning district and the General Plan land use designation.
 - b. The proposed primary structure at the East Grove will be approximately 42 feet tall, including elevator shafts and stairwells. All future developments shall comply with permit requirements and development standards set forth in the Zoning Code for the implementing zoning district for the General Plan land use designation.

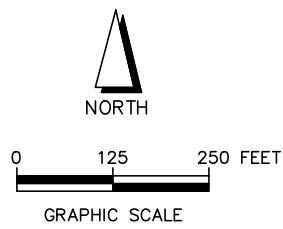
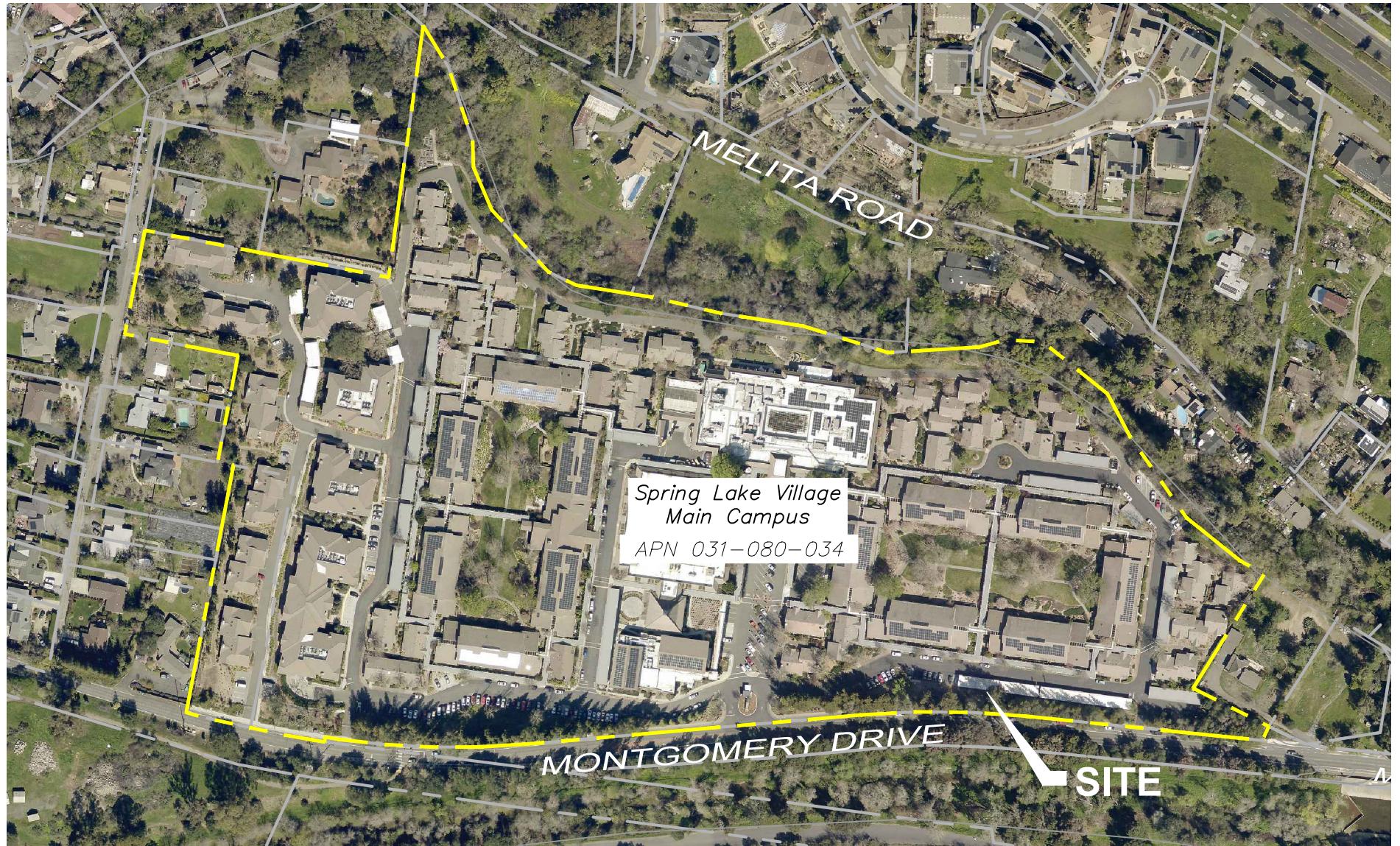


EXHIBIT A SPRING LAKE VILLAGE MAIN CAMPUS

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

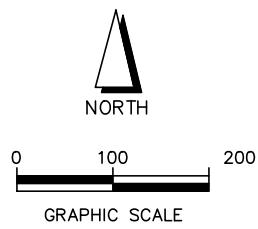


EXHIBIT B

SPRING LAKE VILLAGE EAST GROVE

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

EXHIBIT C:

Development Plan

