

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATION AND RECOMMENDING THAT THE CITY COUNCIL APPROVE A MINOR CONDITIONAL USE 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 (CUP14-099)

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; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; 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 Conditional Use Permit approval for the proposed Community Care Facility is based on the project description and plans dated and stamped 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 20-42.060.D (Community Care and Health Care Facilities), and Section 20-52.050.F (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

1. The facility complies with all applicable requirements of Section 20-42.060 in that the Project site is a community care facility for senior independent living, not within 300 feet of another facility, nor in an area of over-concentration of facilities. The proposed Community Care Facility is part of the existing care facility located at 5555 Montgomery Drive.
2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements in that the City's Fire and Building Department have reviewed the Project and conditioned it accordingly. Further, the applicant has obtained the necessary license from the Department of Health Care Services to operate the existing facility at 5555 Montgomery Drive and will obtain the necessary license for the proposed 32 new units.
3. The proposed use is allowed within the applicable zoning district and complies with all

other applicable provisions of this Zoning Code and the City Code in that community care facilities with seven or more clients are permitted in all residential zoning districts through the approval of a Conditional Use Permit.

4. The proposed use is consistent with the General Plan and any applicable specific plan. The General Plan Land Use for this site is Very Low-Density Residential, and the Project complies with both General Plan 2035, which was in effect at the time the project application was submitted, and General Plan 2050, which was adopted in June 2025. The project aligns with the goals and policies of both Plans by contributing to the City's housing stock and promoting land-use efficiency within an established urban area. The project implements 2030 General Plan Policy LUL-E-3, which states, "*Avoid the concentration of community care facilities in any single residential neighborhood,*" and the project site is not situated in a concentrated area. Further, the proposed use is permitted with the approval of a Minor Conditional Use Permit in all residential zones. Also, the Project is consistent with the 2035 General Policy T-H-7, which requires community care facilities and senior housing Projects with more than 25 units to provide accessible transportation services for residents' convenience. The proposed Project will extend the existing shuttle service operated by Spring Lake Village, situated at 5555 Montgomery Drive, to the proposed site. This shuttle will operate daily, every 30 minutes, from 7:00 a.m. to 9:00 p.m., enabling residents to easily access the Spring Lake Village complex at 5555 Montgomery Drive.
5. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The site is surrounded by various residential developments, including both single-family and multifamily units, and the proposed 32 new units for independent living are designed to be similar to the existing residential structures in the area. The Project design aims to harmonize with the aesthetic of the existing campus as well as the surrounding neighborhood and scenic corridors. The Project's improvements, both off-site and on-site, will enhance pedestrian safety and beautify the streetscape. The site will feature outdoor open spaces, improved lighting, fencing, and landscaping that will be compatible with the existing residential land uses in the area. Also, the on-site parking spaces adequately support the proposed community care facility. The proposed Project must comply with the City's noise ordinance, which prohibits any loud, unnecessary, or unusual noise that disturbs the peace of neighborhoods.
6. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, in that access to the Project site will be provided via the proposed driveway on Los Alamos Road, along with a pedestrian path on Melita Road. Off-site pedestrian and bicycle improvements will be made along State Route 12, Los Alamos Road, and Melita Road. On-site amenities, including a community building, outdoor space, a community garden, and walking paths, will be provided for residents and guests. The site would connect laterally to the City's utility (water, sewer, and storm drain) system, and the water supply systems could adequately meet the Project's water demand. The site is well-suitable for the proposed community care facility and can accommodate the needs of the facility while ensuring safety and accessibility for all users. The City Traffic Division and the Fire Department have reviewed the Project and had no issues with it.

7. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The proposed Project is designed for residential use and aligns well with the surrounding area's characteristics. The site has sufficient access to all utilities and City services. Additionally, the site design will comply with the City of Santa Rosa's Low Impact Development requirements for stormwater management.
8. 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 Minor Conditional Use 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 Conditional Use Permit for a Community Care Facility, to be located at 225 Los Alamos Road and 5803, and 5816 Melita Road, subject to each of the following conditions:

CONDITIONS OF APPROVAL

PLANNING DIVISION:

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
2. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
3. Comply with the City's Noise Ordinance (City Code Chapter 17-16).
4. Comply with performance standards shown in 20-30.090.
5. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
6. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
7. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

ENGINEERING DIVISION:

- 8. Compliance with all conditions included in the Engineering Development Services (EDS) Exhibit “A” dated August 29, 2025, attached hereto and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission finds and determines that this Conditional Use 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 (EDS) Exhibit “A” dated August 29, 2025