

Spring Lake Village East Grove

Recommend EIR Certification,
CUP, HDP, Rezone
File No. MJP14-012



225 Los Alamos Road,
5803 and 5815 Melita Road

March 26, 2026

Monet Sheikhali, Supervising Planner
Planning and Economic Development

Project Description

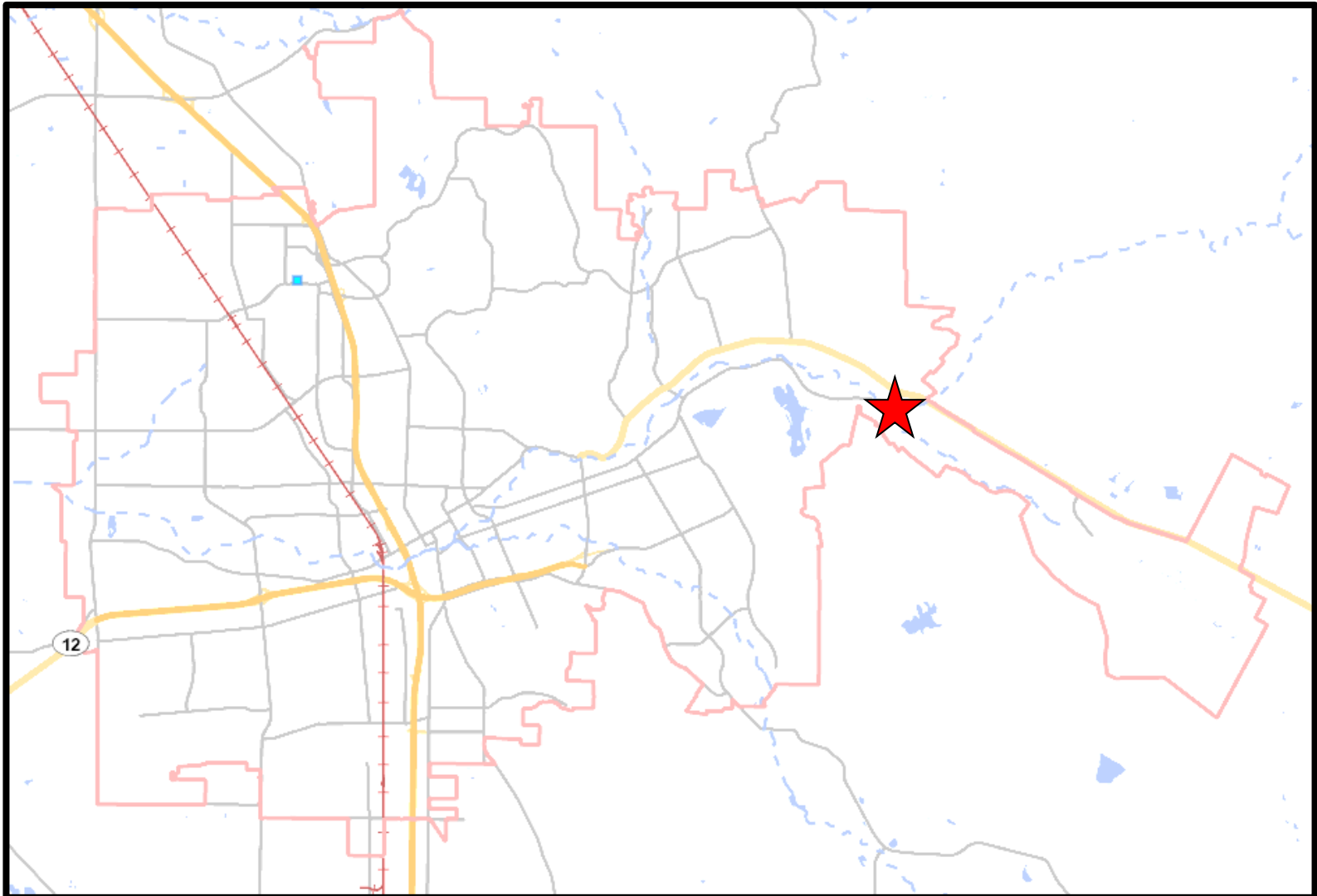
Expansion of the Spring Lake Village Continuing Care Retirement Community located at 5555 Montgomery Drive to include parcels located at 225 Los Alamos Road, 5803 Melita Road, and 5815 Melita Road.

The proposal is for 32 independent senior living units, with a community building, outdoor common areas, parking facilities, and on-site and off-site improvements.



Project Location

225 Los Alamos Road, 5803 and 5815 Melita Road



Project Entitlements

Conditional Use Permit

Pursuant to Zoning Code [Section 20-42.060](#), the Project would require a Minor Conditional Use Permit to accommodate the 32-unit community care facility.

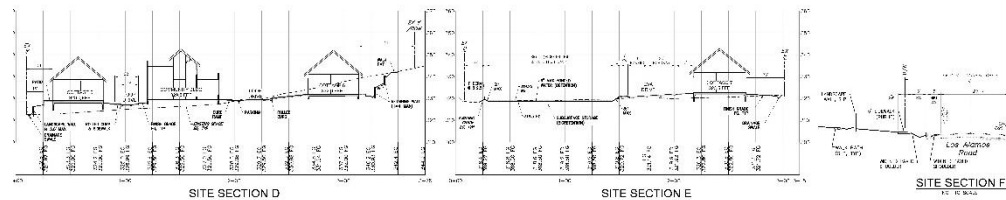
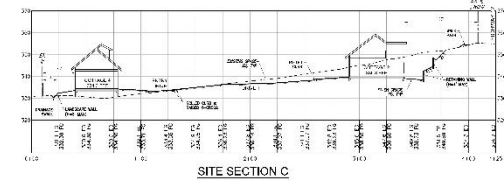
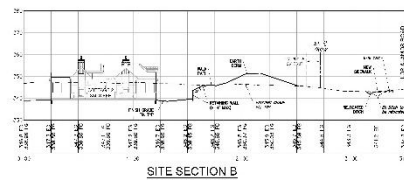
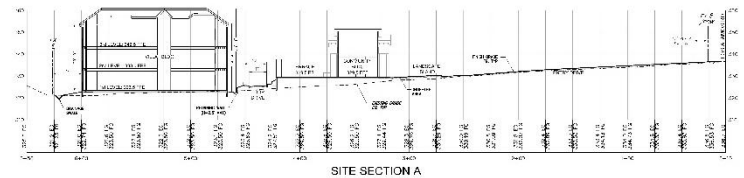
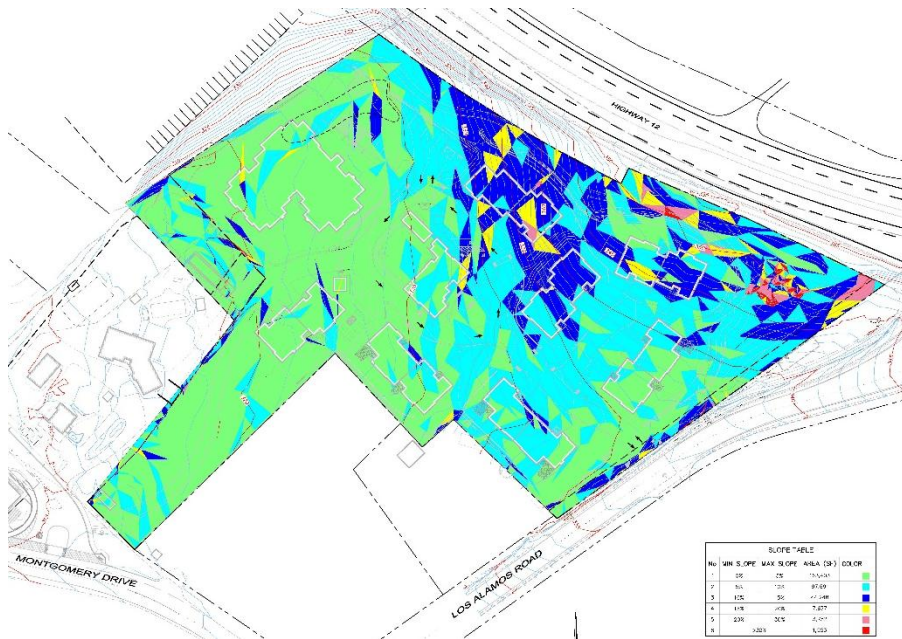
The Code prohibits such uses from being located within 300 feet of another such facility, measured from any point on the exterior walls of both structures.



Project Entitlements

Hillside Development Permit

Pursuant to Zoning Code [Chapter 20-32](#), the Project requires a Major Hillside Development Permit. This regulation applies to any proposed development on a site with a slope of 10 percent or greater and this project will alter parts of the lot with slopes exceeding 10 percent.



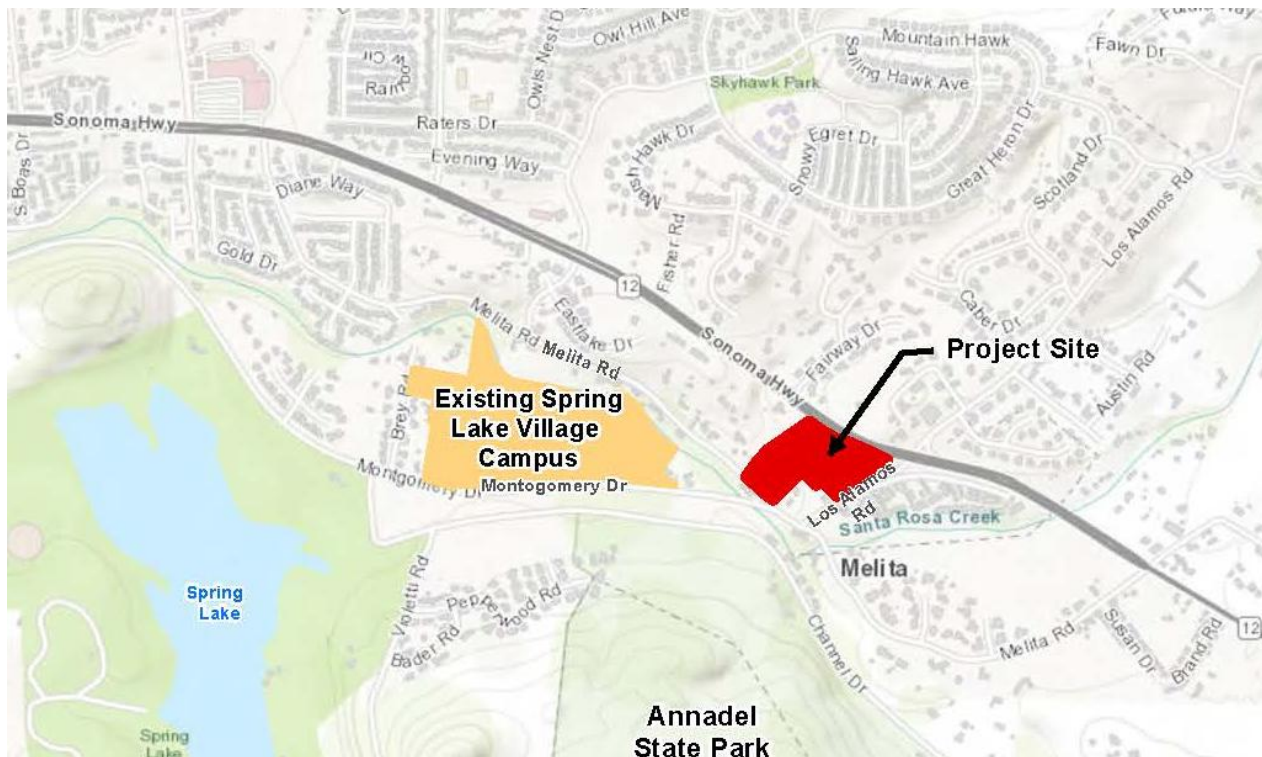
SITE SECTION E

SITE SECTION F

Project Entitlements

Rezoning

The proposed project includes rezoning the parcel at 225 Los Alamos Road from RR-40-SR to PD-0308-SR, the zoning district for the existing Spring Lake Village complex at 5555 Montgomery Drive, as well as a zoning text amendment to modify the policy statement for PD-0308.



Project Aerial View

225 Los Alamos Road, 5803 and 5815 Melita Road



General Plan & Zone

225 Los Alamos Road, 5803 and 5815 Melita Road

**General Plan: Very Low Density Residential
Zone: RR-40-SR (Scenic Road)**



December 25, 2014	Planning applications submitted
May 11, 2016	Notice of Preparation (NOP) for EIR issued
May 23, 2016	EIR Public Scoping meeting
August 30, 2017	Second NOP prepared for modified Project and City's intent to prepare EIR
June 1, 2021	Draft EIR released for public review
June 24, 2021	Planning Commission reviewed Draft EIR
May 16, 2024	Design Review Board reviewed Concept Design Review
November 7, 2024	Design Review Board reviewed Policy Statement
March 11, 2026	Final EIR released for public review
March 2, 2026	Notice of Planning Commission public hearing distributed

Project Plan 2014





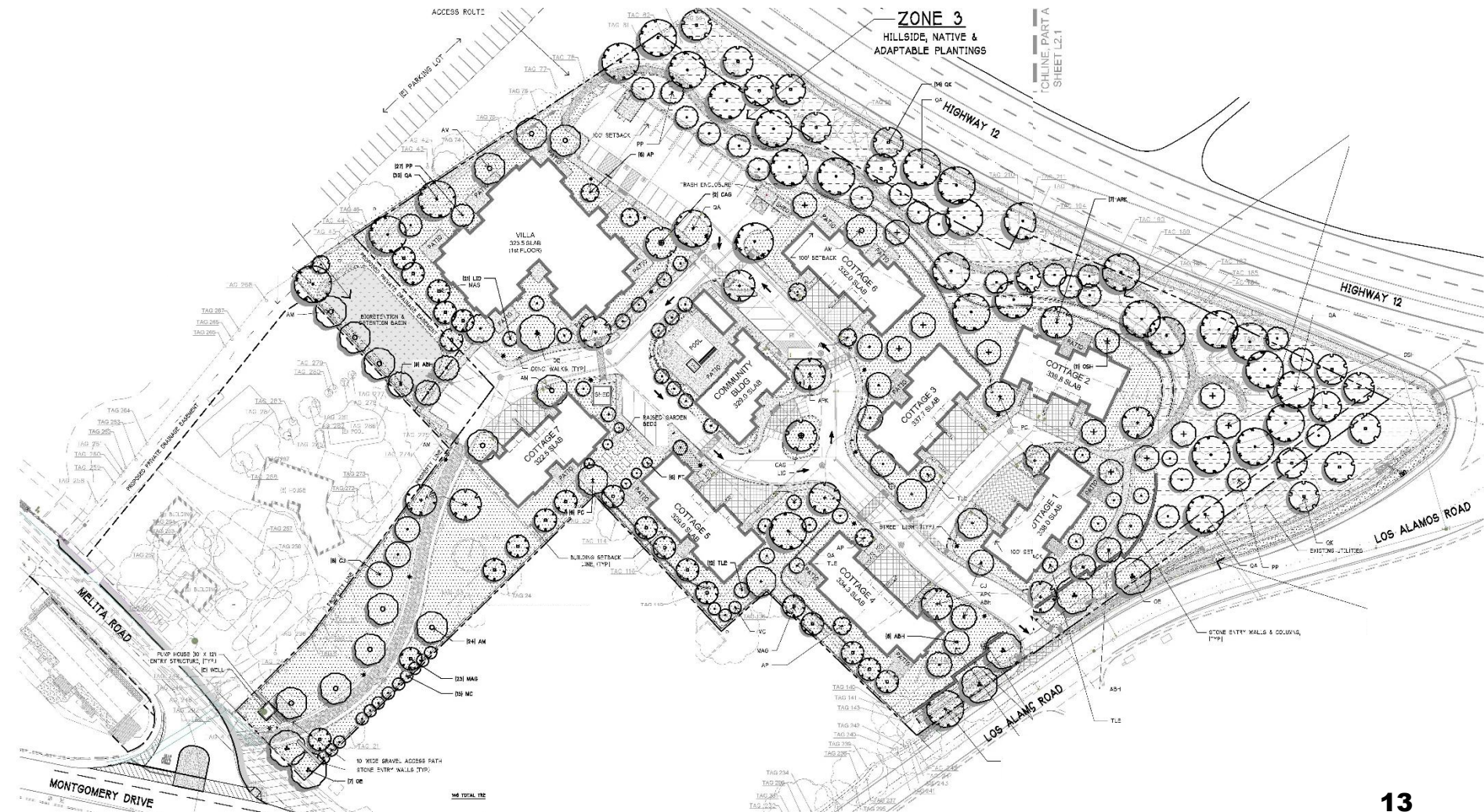
Project Plan 2021

Alternative 2 – Maximum Avoidance



Project Plan 2025

Modified Alternative 2 – Maximum Avoidance



California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

- EIR prepared pursuant to CEQA Guidelines
Section 15161
 - Mitigation and Monitoring and Reporting Program

- ❖ Wildfire and wildfire evacuation
- ❖ Pedestrian safety
- ❖ Biological resources
- ❖ Traffic, including emergency response and collisions

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by five resolutions, recommend that the City Council :

- Certify the Final EIR, adopt CEQA Findings of Fact, and a Mitigation Monitoring and Reporting Program
- Approve a Minor Conditional Use Permit for a community care facility
- Approve a Hillside Development Permit
- Adopt a Rezoning of 225 Los Alamos Road to PD-0308-SR
- Adopt a Text Amendment to PD-0308

for the Spring Lake East Grove project, consisting of 32 independent senior living units, located at 225 Los Alamos Road, 5803 and 5815 Melita Road.

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