



City of Santa Rosa

637 1st St, Large
Conference Room
Santa Rosa, CA 95404

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED MAY 2, 2024

**EFFECTIVE IMMEDIATELY ALL PUBLIC COMMENTS WILL BE
PROVIDED IN PERSON OR VIA EMAIL IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM THE LARGE CONFERENCE ROOM,
FIRST FLOOR, LOCATED AT 637 FIRST ST., SANTA ROSA (IT IS
RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).**

**THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE VIA
ZOOM BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/83660078523](https://srcity-org.zoom.us/j/83660078523), OR
BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 836 6007 8523**

10:30 A.M. - REGULAR SESSION

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 April 18, 2024 - Draft Minutes

Attachments: [April 18, 2024 - Draft Minutes](#)

3. PUBLIC COMMENT

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

The Zoning Administrator is appointed by the Director of the Planning and Economic Development Department and has the responsibility and authority to conduct public meetings and hearings, and to act on

applications for minor or reduced review authority projects or entitlements (land use permits). A determination or decision by the Zoning Administrator may be appealed to the appeal body, including the Design Review Board, Cultural Heritage Board, Planning Commission, or City Council, as applicable to the decision.

4.2 ZONING ADMINISTRATOR REPORTS

5. CONSENT ITEM(S)

6. SCHEDULED ITEM(S)

6.1 PUBLIC MEETING - TAQUERIA EL GRULLENSE - CONDITIONAL USE PERMIT - 175 SEBASTOPOL RD - CUP23-070

BACKGROUND: 20 Foot Long Fully Equipped Lunch Truck to sell Mexican food at 175 Sebastopol Rd 10:00AM to 10:00PM, Sunday thru Saturday. The project is exempt from the California Environmental Quality Act (CEQA).

CITY PLANNER: Jandon Briscoe

Attachments: [ADDED - Attachment 1 - Site Plan](#)
[REVISED - Resolution](#)
[Exhibit A](#)
[REVISED - Presentation](#)
[Late Correspondence as of April 26, 2024](#)

6.2 PUBLIC MEETING - CONDITIONAL USE PERMIT TO EXTEND THE FENCE AT 3963 SACRAMENTO AVENUE, CUP24-001 & CE23-1528

BACKGROUND: A proposal to construct a fence into the required setback (exterior side) along Yulupa Avenue for safety and privacy in the rear and side yard areas. The required setback would not allow full use of backyard area. The project is exempt from the California Environmental Quality Act (CEQA).

CITY PLANNER: Sachnoor Bisla

Attachments: [Attachment 1 - Application Materials](#)
[Attachment 2 - Planting Plan](#)
[Resolution](#)
[Presentation](#)
[Late Correspondence as of April 27, 2024](#)

6.3 PUBLIC MEETING - CONDITIONAL USE PERMIT FOR
ALDERBROOK PET HOSPITAL AT 100 BROOKWOOD AVE, FILE
NO. CUP23-073

BACKGROUND: Full Service general practice veterinary hospital. This project is exempt from the California Environmental Quality Act (CEQA).

CITY PLANNER: Sachnoor Bisla

Attachments: [Attachment 1- Disclosure Form](#)
[Attachment 2 - Project Narrative](#)
[Attachment 3 - Project Plans](#)
[Resolution](#)
[Presentation](#)

7. ADJOURNMENT

In compliance with Zoning Code Section 20-62, the decision of the Zoning Administrator is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>) , are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at 707-543-3226 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to the Zoning Administrator prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/Calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.