



# City of Santa Rosa

City Hall  
100 Santa Rosa Ave,  
Room 7  
Santa Rosa, CA

## ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 7, 2017

### 10:30 A.M.

- 1.** PUBLIC HEARING - CONDITIONAL USE PERMIT - AURORA HOSPITAL EXPANSION  
1287 FULTON RD- FILE NO. PRJ17-026  
Application for a Minor Conditional Use Permit to allow an expansion of use through the addition of approx. 21,732 sq ft of building space to allow expansion of outpatient services and the addition of 49 inpatient beds  
Susie Murray, City Planner
- 2.** MINOR CONDITIONAL USE PERMIT - MONTECITO BED AND BREAKFAST  
5055 MONTECITO AVE - FILE NO. CUP17-085  
Operate a Bed and Breakfast from the existing residential dwelling, which will allow a maximum of ten guests at any given time.  
Susie Murray, City Planner
- 3.** MINOR CONDITIONAL USE PERMIT - A&G SMOG EXPANSION  
440 DUTTON AVE #5 - FILE NO. CUP17-038  
Proposed expansion of previously approved Vehicles Services Minor Maintenance/Repair (CUP87-0029) in Suite 5 to include Suite 7.  
Andrew Trippel, City Planner
- 4.** MINOR LANDMARK ALTERATION - TURREY BATHROOM WINDOW REPLACEMENT  
664 CHARLES ST - FILE NO. LMA17-022  
The project proposes to replace and resize a window opening on the west side elevation of the existing structure that is a Contributor to the Burbank Gardens Historic District.  
Aaron Hollister, Planning Consultant
- 5.** HILLSIDE DEVELOPMENT - JOHANNSEN GARAGE & MASTER SUITE  
865 WHITE OAK DRIVE - FILE NO. HDP17-015  
Construction of a two-story addition to the existing two-story, single-family residence that would contain a ground-level garage, an upper-floor master suite, and a balcony. The addition would measure 2,140 square feet in area.  
Aaron Hollister, Planning Consultant
- 6.** CONDITIONAL USE PERMIT & DESIGN REVIEW - HYATT VINEYARD CREEK PAID PARKING PROGRAM  
170 RAILROAD ST - FILE NO. PRJ17-051, CUP17-068, DR17-046  
This project proposes to add a paid parking control system to the existing hotel parking lot. Electronically controlled gates will be installed at the parking lot access points on Davis Street, W 3rd Street, and along the Railroad Street driveway.  
Patrick Streeter, Senior Planner

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**Zoning Administrator**

**DECEMBER 7, 2017**

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