



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 20, 2022

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, THE ZONING ADMINISTRATOR WILL BE PARTICIPATING IN THIS MEETING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE VIRTUALLY AT WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257; USING MEETING ID: 823 7945 4104

PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE AT [HTTPS://SRCITY.ORG/ZONINGADMIN](https://SRCITY.ORG/ZONINGADMIN)

**THE MEETING WILL BE LIVE-STREAMED AT
[HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://WWW.YOUTUBE.COM/CITYOFSANTAROSA)**

10:30 A.M. - REGULAR SESSION (VIRTUAL MEETING)

- 1. CALL TO ORDER**
- 2. 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.

- 3. ZONING ADMINISTRATOR BUSINESS**

3.1 STATEMENT OF PURPOSE

The Zoning Administrator is appointed by the Planning and Economic Development Director and has the responsibility and authority to conduct public hearings and to take action on applications for all administrative

permits and approvals issued by the Department. A determination or decision by the Zoning Administrator may be appealed to the Design Review Board, Cultural Heritage Board, Planning Commission, or City Council as applicable to the decision.

3.2 ZONING ADMINISTRATOR REPORTS

4. CONSENT ITEM(S)

None.

5. SCHEDULED ITEM(S)

- 5.1* PUBLIC HEARING - EL ROY'S EXPRESS MEX, INC FOOD TRUCK, CEQA EXEMPT PROJECT - MINOR CONDITIONAL USE PERMIT - 505 SANTA ROSA AVE - CUP22-027

BACKGROUND: A Minor Conditional Use Permit to allow Mobile Food Vending (El Roy's Express Mex Inc.) with proposed hours of operation from 10 am - 12 am, daily. File No. CUP22-027

Project Planner: Mike Wixon

Attachments: [Attachment 1 - Project Description](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Proposed Revisions](#)
[Attachment 4 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence as of 10.19.22](#)

- 5.2 THIS ITEM IS BEING CONTINUED TO NOVEMBER 3, 2022 FOR PUBLIC HEARING

PUBLIC MEETING - PURA VIDA RECOVERY SERVICES, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 5761 MOUNTAIN HAWK, #101 - CUP22-045

BACKGROUND: 24 bedroom community care facility utilizing (7), 2

bed/2 bath apartments (units 201-207). Office- professional services, counseling office and outpatient addiction medicine treatment center downstairs (Units 102-103)

Project Planner: Sachnoor Bisla

Attachments: [Attachment 1 - Pura Vida Universal Planning Application](#)
[Attachment 2 - Project Description Community Care Facilit](#)
[Attachment 3 - Project Description Professional Office](#)
[Attachment 4 - Proposed Residential Floor Plan](#)
[Attachment 5 - Proposed Commercial Space Floor Plan](#)
[Resolution](#)
[Presentation](#)

5.3 PUBLIC MEETING - THOMPSON ADDITION, CEQA EXEMPT PROJECT - LANDMARK ALTERATION - 418 BENTON ST - LMA22-002

BACKGROUND: Remodel 690 sf and add 72 sf to existing 1548 sf SFD (kitchen, laundry room and master bedroom areas).

Project Planner: Sheila Wolski

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

5.4 PUBLIC MEETING - AT&T CELL TOWER MODIFICATION, CEQA EXEMPT PROJECT - DESIGN REVIEW - 1594 HAMPTON WAY - DR22-039

BACKGROUND: At antenna level - Remove (6) (e) panel antennas, remove (1) (e) 6' FRP panel form (e) monopole, Install (12) new panel antennas, install (3) new RRUS 4449 B5/B12A, Install (3) new RRUS 4426 B66, Install (1) new collar mount at new 45'-6" rad center, install (1) new dual pole mount at new 62' rad center, Install (2) new DC-9 surge suppressor, remove (1) (e) RBS 3106 cabinet, remove (3) (e)

RRUS-11 B12, swap (3) (e) strings of 150AH batteries with (3) new strings of 180 AH batteries inside (e) RBA 72 cabinet, install (8) new rectifiers inside (e) power plant, install (1) new DC12 on rack near existing DC-12, install (3) new RRUS 2012 B29 on (e) H-frame, install (1) new baseband 6630 in (n) purcell cabinet, install (1) new baseband 6648 in new purcell cabinet, install caution signs as required.

Project Planner: Sheila Wolski

Attachments: [Attachment 1 - Plans](#)
[Attachment 2- Planning Photos](#)
[Attachment 3 - Radio Frequency Electromagnetic Report Resolution](#)
[Presentation](#)

5.5 PUBLIC MEETING - DISH WIRELESS, CEQA EXEMPT PROJECT - PLANNING PROJECT - 100 FOUNTAINGROVE PKWY - PRJ22-017(CUP22-048, DR22-035)

BACKGROUND: DISH Wireless - New wireless antenna site: Install (3) Proposed FRP Screen (1 per sector) Install (6) Proposed Panel Antennas (2 per sector), Install Proposed Jumpers, Install (12) Proposed RRUs (4 per sector), Install (1) Proposed 9'x8' Chain-Link Fence, Install (1) Proposed 7'x7' Concrete Pad with H-Frame, Install (1) Proposed Cable Ladder Tray or Cable Tray, Install (1) Proposed BBU In Cabinet, Install (1) Proposed Nema 3 Telco-Fiber Box, Install (1) Proposed GPS Unit, Direct Boring from Equipment Area to Building

Project Planner: Sachnoor Bisla

Attachments: [Attachment 1 - Universal Planning Application](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Color Photosims](#)
[Attachment 4 - Electromagnetic Energy Report](#)
[Attachment 5 - Coverage Plot](#)
[Attachment 6 - Alternative Site Analysis Resolution](#)
[Presentation](#)

5.6 PUBLIC MEETING - 349 COLLEGE AVE REHAB, CEQA EXEMPT PROJECT - LANDMARK ALTERATION - 349 1/2 COLLEGE AVE - LMA22-014

BACKGROUND: Minor Landmark Alteration Permit to repair and remodel fire-damaged existing office building by replacing siding, roofing material, and windows and removing the second-floor hallway on the rear of the building.

Project Planner: Monet Sheikhal

Attachments: [Attachment 1 - Historic Report](#)
[Attachment 2 - Project Plans](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

5.7 THIS ITEM WILL BE CONTINUED TO A DATE UNCERTAIN

PUBLIC MEETING - AT&T TELECOMMUNICATIONS FACILITY MODIFICATION, CEQA EXEMPT PROJECT - MINOR DESIGN REVIEW PERMIT - 1700 HOEN AVENUE - FILE NO. DR22-040

BACKGROUND: Project proposes equipment modifications and new wireless antennas at an existing telecommunications facility.

Project Planner: Suzanne Hartman

Attachments: [Attachment 1 - Universal Application](#)
[Attachment 2 - Plan Set](#)
[Attachment 3 - Location Map](#)
[Attachment 4 - EME Report](#)
[Resolution](#)
[Presentation](#)

5.8 THIS ITEM WILL BE CONTINUED TO A DATE UNCERTAIN

PUBLIC MEETING - NEELY ADDITION & WINDOW

REPLACEMENTS, CEQA EXEMPT PROJECT - LANDMARK
ALTERATION - 641 OAK ST - LMA22-008

BACKGROUND: Proposed 251.75 square foot addition to add a bedroom and half bath to the rear portion of the existing house. The application also includes a proposal to restore three of the home's windows to wooden windows.

Project Planner: Christian Candelaria

Attachments: [Attachment 1 - Project Plans](#)
[Attachment 2 - Color Photos of Existing Site](#)
[Attachment 3 - Materials and Style Details](#)
[Resolution](#)
[Presentation](#)

6. 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.