



City of Santa Rosa

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

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL NOVEMBER 21, 2024

**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 November 7, 2024 - Draft Minutes

Attachments: [November 7, 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 HEARING - MINOR DESIGN REVIEW FOR TIERRA DE ROSAS PUBLIC PLAZA AT 883 SEBASTOPOL ROAD; FILE NO. DR22-041

BACKGROUND: This is a proposal for a 0.82-acre outdoor public gathering place for the community, which is part of master development for Tierra de Rosas (formerly known as Roseland Village). The project is exempt from the California Environmental Quality Act.

PROJECT PLANNER: Kristinae Toomians, Senior Planner

Attachments: [Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Approved Tentative Map and Development](#)
[Attachment 4 - Color Photographs of the Site](#)
[Attachment 5 - Plans](#)
[Resolution](#)
[Presentation](#)

6.2 PUBLIC MEETING - MINOR CONDITIONAL USE PERMIT TO OPERATE A COMMUNITY CARE FACILITY AT 1960, 1966, 1972 AND 2008 DENNIS LANE; FILE NO. CUP24-044

BACKGROUND: The Dennis Lane Senior Community project is a proposal to operate a senior care facility on four contiguous parcels and will serve up to ten clients per parcel. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sachnoor Bisla, City Planner

Attachments: [Attachment 1 - Disclosure Form](#)
[Attachment 2 - Project Narrative](#)
[Attachment 3 - Site Plans](#)
[Attachment 4 - Floor Plans](#)
[Resolution](#)
[Presentation](#)

6.3 PUBLIC MEETING - MINOR DESIGN REVIEW FOR EXTERIOR MODIFICATIONS AT JUANITA MARKET 2, 1415 MAPLE AVENUE; FILE NO. DR24-019

BACKGROUND: This is a proposal to add 640 square feet of additional retail space, and modify the exterior of the building, including a new trash enclosure. This project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Jandon Briscoe, City Planner

Attachments: [Attachment 1 - DR24-019 location map](#)
[Attachment 2 - Revised Elevations](#)
[Attachment 3 - Project Plans](#)
[Attachment 4 - Disclosure Form](#)
[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.

Zoning Administrator

- FINAL

NOVEMBER 21, 2024

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.