



# City of Santa Rosa

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

## Zoning Administrator Regular Meeting Minutes - Final

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Thursday, November 21, 2024

10:30 AM

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### 1. CALL TO ORDER

Zoning Administrator McKay called the meeting to order at 10:30 a.m.

### 2. APPROVAL OF MINUTES

#### 2.1 November 7, 2024 - Draft Minutes

There was no public comment on the November 7, 2024 Draft Minutes.

**Zoning Administrator McKay approved the November 7, 2024 Draft Minutes as submitted.**

### 3. PUBLIC COMMENT

Zoning Administrator McKay opened the public comment period at 10:31 a.m.

Duane Dewitt spoke about Roseland infrastructure.

Zoning Administrator McKay closed the public comment period at 10:35 a.m.

### 4. ZONING ADMINISTRATOR BUSINESS

#### 4.1 STATEMENT OF PURPOSE

ZA McKay read aloud the Statement of Purpose.

#### 4.2 ZONING ADMINISTRATOR REPORTS

None.

### 5. CONSENT ITEM(S)

None.

### 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  
Planner Toomians presented.

Staff responded to Zoning Administrator inquiries.

ZA McKay opened the public comment period at 10:45 a.m.

John Doe spoke against the project.  
Duane Dewitt Spoke against the project.

ZA McKay closed the public comment period at 10:52 a.m.

**ZONING ADMINISTRATOR MCKAY APPROVED AS SUBMITTED  
RESOLUTION NO. ZA-2024-043, ENTITLED:**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR AN 1.01 ACRE OUTDOOR PUBLIC GATHERING PLACE FOR THE COMMUNITY, PART OF MASTER DEVELOPMENT FOR TIERRA DE ROSAS (FORMERLY KNOWN AS ROSELAND VILLAGE) FOR THE PROPERTY LOCATED AT 665 AND 883 SEBASTOPOL ROAD, SANTA ROSA, APN: 125-11-037 AND 125-101-031, FILE NO. DR22-041**

**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  
Planner Bisla presented.

Staff and applicant responded to ZA inquiries.

ZA McKay opened and closed the public comment period at 10:59 a.m.

**ZONING ADMINISTRATOR MCKAY APPROVED AS SUBMITTED  
RESOLUTION NO. ZA-2024-042, ENTITLED:**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A SENIOR CARE FACILITY FOR THE PROPERTY LOCATED AT 1960, 1966, 1972, AND 2008 DENNIS LANE SANTA ROSA, APN: 059-010-061, -062, -063, AND -064, FILE NO. CUP24-044**

**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  
Planner Briscoe presented.

ZA McKay opened and closed the public comment period at 11:05 a.m.

**ZONING ADMINISTRATOR MCKAY APPROVED AS SUBMITTED  
RESOLUTION NO. ZA-2024-044, ENTITLED:**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR A 640-SQUARE FOOT ADDITION AND EXTERIOR MODIFICATIONS FOR JUANITA'S MARKET LOCATED AT 1415 MAPLE AVE SANTA ROSA, APN: 009-353-025, FILE NO.**

**DR24-019**

## **7. ADJOURNMENT**

Zoning Administrator McKay adjourned the meeting at 11:07 a.m.

Approved on: December 19, 2024

/S/ MARK KOLARIK, Recording Secretary