



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL OCTOBER 7, 2021

**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 IN THE MEETING
VIRTUALLY: [HTTPS://SRCITY-ORG.ZOOM.US/J/86265600620](https://srcity-org.zoom.us/j/86265600620) OR BY
TELEPHONE: 877-853-5257, THEN ENTER WEBINAR ID: 862 6560 0620;
ADDITIONAL INFORMATION RELATED TO PARTICIPATION IS
AVAILABLE AT [HTTPS://SRCITY.ORG/ZONINGADMIN](https://srcity.org/zoningadmin)**

**THE MEETING WILL BE LIVESTREAMED AT
[HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

10:30 A.M.

- 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. SCHEDULED ITEMS

3.1 CONDITIONAL USE PERMIT - 743 LEWIS RD

BACKGROUND: Requesting to install a 6-foot-tall solid wood fence within the required front yard setbacks, 3-feet from back of sidewalk. File No. CUP21-055

Project Planner: Kristinae Toomians

Attachments: [Project Plans](#)
[Resolution](#)

3.2 CONDITIONAL USE PERMIT - 1369 PETERSON LANE

BACKGROUND: To replace a 4-foot fence with a new 6-foot fence that is 11 feet 4 inches from the back of the sidewalk where a 15-foot exterior side setback is required. The application has been filed by Raul Lopez. File No. CUP21-019

Project Planner: Conor McKay

Attachments: [Site Plan](#)
[Staff Presentation](#)
[Resolution](#)

3.3 CONDITIONAL USE PERMIT - 822 LOUISA DR

BACKGROUND: Minor Conditional Use permit for massage and hypnotherapy services as a Home Occupation. Hours of operation is from 9 am to 5 pm, five days per week with a maximum of three clients per day. Parking is provided in driveway. File No. CUP21-060

Project Planner: Monet Sheikhal

Attachments: [Resolution](#)

3.4 CONDITIONAL USE PERMIT AND DESIGN REVIEW - 2705 SANTA ROSA AVE

BACKGROUND: Proposal for 24-hour Planet Fitness to reoccupy 15,600 sf of former Toys R Us space in existing 37,905 sf building and modification to existing building façade. Minor Conditional Use Permit and Minor Design Review approvals required. File No. PRJ21-009 (CUP21-045 & DR21-024)

Project Planner: Monet Sheikhal

Attachments: [Site Plan](#)
[Exhibit A](#)
[Staff Presentation](#)
[Resolution](#)

3.5 **CONDITIONAL USE PERMIT - 2663 SANTA ROSA AVE**

BACKGROUND: Minor Conditional Use Permit for Banfield Veterinary Clinic, a veterinary hospital located in the Santa Rosa Southside Shopping Center in an existing 3,700 square-foot tenant space. No outdoor changes are proposed; hours of operation are 7:00 am to 7:00 pm seven days a week; no grooming or kenneling is proposed. The Project qualifies for a Class 1 Categorical Exemption under the California Environmental Quality Act (CEQA). The application has been filed by Medical Management International Inc, dba Banfield Pet Hospital. File No. CUP21-067

Project Planner: Adam Ross

Attachments: [Site Plan](#)
[Project Description](#)
[Trip Generation Memo](#)
[Floor Plan](#)
[Staff Presentation](#)
[Exhibit A](#)
[Resolution](#)

3.6 **LANDMARK ALTERATION - 224 W 7TH ST**

BACKGROUND: Proposed Landmark Alteration Permit to legalize an existing deck in the rear of the property and replace existing perimeter footings. The project qualifies for a Class 3 Categorical Exemption under the California Environmental Quality Act (CEQA). The application has been filed by Alan Montes, Hogan Land Services. File No. LMA21-013

Project Planner: Adam Ross

Attachments: [Project Plans](#)
[Site photos and Elevations](#)
[Historical Assessment](#)
[Design Concept Narrative](#)
[Neighborhood Context Map](#)
[Staff Presentation](#)
[Resolution](#)

4. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (707) 543-3200 one week prior to the meeting.