



City of Santa Rosa

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

Zoning Administrator Regular Meeting Minutes - Final

Thursday, May 16, 2024

10:30 AM

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

2.1 May 2, 2024 - Draft Minutes

ZA Toomians approved the May 2, 2024 - Draft Minutes as submitted.

3. PUBLIC COMMENT

None.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

ZA Toomians read the Statement of Purpose aloud.

4.2 ZONING ADMINISTRATOR REPORTS

None.

5. CONSENT ITEM(S)

None.

6. SCHEDULED ITEM(S)

6.1 PUBLIC HEARING - CONDITIONAL USE PERMIT FOR THE CLUB AT FLAMINGO GLOBAL COURT AT 2777 4TH STREET, FILE NO. CUP23-066

BACKGROUND: A Minor Conditional Use Permit to allow the continued operation of a Health Club (sports and active recreation facility), including the conversion of two tennis courts into eight pickleball courts. Proposed hours of Pickleball Play will be from 9:00 am to 7:00 pm

during summer months and 9:00 am to sundown in winter.

PROJECT PLANNER: Monet Sheikhal

Planner Sheikhal presented.

Applicant and team presented and responded to ZA inquiries.

The meeting recessed at 10:51 a.m.

The meeting resumed at 10:56 a.m.

Applicant team responded to ZA inquiries.

Public comment period was opened at 11:01 a.m.

Tom Skinner spoke in favor of the project.

Dave Kraft spoke in favor of the project.

Dan Galvan spoke in favor of the project.

Cal Erickson spoke in favor of the project.

Larry Zack spoke in favor of the project.

Maryanne (unintelligible) spoke in favor of the project.

Carrie Bodean spoke against the project.

Catherine McBride spoke against the project.

Nick Allen spoke against the project.

Mike Arnold spoke against the project.

Kit Arnold spoke against the project.

Mark Halzman spoke against the project.

Jamie Halzman spoke against the project.

Brett Anderson spoke against the project.

Enalda spoke in favor of the project.

Jerry spoke in favor of the project.

ZA Toomians closed the public comment period at 11:39 a.m.

**ZONING ADMINISTRATOR TOOMIANS APPROVED WITH ADDED
CONDITIONS RESOLUTION NO. ZA-2024-018, ENTITLED:**

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA

ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED OPERATION OF A SPORTS AND ACTIVE RECREATION FACILITY, INCLUDING MULTI-USE SPORT COURTS, FOR THE PROPERTY LOCATED AT 2777 4TH STREET SANTA ROSA, APN: 181-180-005, FILE NO. CUP23-066

- 6.2** PUBLIC HEARING - MINOR CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW FOR PLANET FITNESS LOCATED AT 551 SUMMERFIELD ROAD, FILE NO. PRJ23-018 (CUP23-063, DR23-036)

BACKGROUND: A Minor Conditional Use Permit and Minor Design Review to allow the operation of a Fitness/Health Facility (Planet Fitness) with extended hours of operation and with minor exterior modifications to the front of the existing commercial building. This project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Suzanne Hartman

Planner Hartman requested this item be continued to a date certain of June 6, 2024.

ZONING ADMINISTRATOR TOOMIANS CONTINUED THIS ITEM TO A DATE CERTAIN OF JUNE 6, 2024.

- 6.3** PUBLIC MEETING - DESIGN REVIEW FOR EXTERIOR FACADE CHANGES AT 1150 CODDINGTOWN, FILE NO. DR24-003

BACKGROUND: Exterior facade changes (changes to windows & doors and exterior wall materials) to existing 4800 square foot building to facilitate combining two suites into one. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sachnoor Bisla

Planner Bisla presented.

Public comment was opened and closed at 11:47 a.m.

ZONING ADMINISTRATOR TOOMIANS APPROVED RESOLUTION NO. ZA-2024-020, ENTITLED:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR EXTERIOR FAÇADE

**CHANGES FOR THE PROPERTY LOCATED AT 1150 CODDINGTOWN,
SANTA ROSA, APN: 012-490-055, FILE NO. DR24-003**

**6.4 PUBLIC MEETING - TIPSY TACO CANTINA - CONDITIONAL USE
PERMIT - 505 MENDOCINO AVE - CUP23-034 - APPLICATION
WITHDRAWN**

BACKGROUND: Proposed night club.

PROJECT PLANNER: Susie Murray

THE APPLICATION FOR THIS ITEM HAS BEEN WITHDRAWN.

7. ADJOURNMENT

Zoning Administrator Toomians adjourned the meeting at 11:47 a.m.

Approved on: June 6, 2024

/S/ MARK KOLARIK, Recording Secretary