



City of Santa Rosa

City Hall, Council
Chamber,
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Zoning Administrator Regular Meeting Minutes - Final

Thursday, April 9, 2026

10:30 AM

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 Draft Minutes - March 26, 2026.

3. PUBLIC COMMENT

Janice Karrman made public comment.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

4.2 ZONING ADMINISTRATOR REPORTS

5. CONSENT ITEM(S)

None.

6. SCHEDULED ITEM(S)

6.1 PUBLIC HEARING - HOME OCCUPATION MINOR CONDITIONAL USE PERMIT FOR A MASSAGE THERAPY BUSINESS (ACTIVE MOTION MASSAGE), LOCATED AT 3006 AURORA COURT, FILE NO. PLN25-0442

BACKGROUND: The applicant proposes to operate a massage therapy business within their home. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Suzanne Hartman, City Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a resolution for a Minor Conditional Use Permit to allow a massage therapy business at 3006 Aurora Court

Project Planner presented.

Zoning Administrator opened the public hearing at 10:41 a.m.

Janice Karrman spoke in support of the project.

Sandra Pearsons spoke in opposition to the project.

Danika spoke in opposition to the project.

Moira McVane spoke in opposition to the project.

Applicant spoke on the project.

Zoning Administrator closed the public hearing at 10:54 a.m.

Staff responded to Zoning Administrator questions and comments.

Applicant responded to Zoning Administrator questions.

**ZONING ADMINISTRATOR MCKAY APPROVED AS AMENDED
RESOLUTION NO. ZA-RES-2026-014**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA
ROSA APPROVING A HOME OCCUPATION MINOR CONDITIONAL USE
PERMIT FOR THE MASSAGE THERAPY BUSINESS FOR THE PROPERTY
LOCATED AT 3006 AURORA COURT, SANTA ROSA, APN: 147-380-003,
FILE NO. PLN25-0442**

**6.2 PUBLIC MEETING - CAMACHO RECYCLING - PLANNING RECORD -
1400 FARMERS LN - PLN25-0528**

BACKGROUND: This is a CA CRV recycling center proposal. Staff only takes empty beverage containers and store them in big blue bags and keep them inside the proposed 8x20 foot shipping container. Once container is reaching its capacity staff loads up all the material on a truck and take the material offsite to ensure there is never any bags outside the container. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Jandon Briscoe, City Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a resolution for a Minor Conditional Use Permit to allow a small recycling collection facility at 1400 Farmers Lane.

Project Planner presented on the project.

Applicant spoke about the project.

Zoning Administrator opened the public meeting.

Janice Karrman spoke in support of the project.

Member of the public spoke in opposition of the project.

Member of the public spoke in opposition of the project.

Zoning Administrator closed public comment.

ZONING ADMINISTRATOR MCKAY APPROVED AS AMENDED RESOLUTION NO. ZA-RES-2026-015, ENTITLED:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A SMALL RECYCLING COLLECTION FACILITY FOR THE PROPERTY LOCATED AT 1400 FARMERS LANE & 2500 HOEN AVENUE FRONTAGE, SANTA ROSA, APN: 014-422-005, FILE NO. PLN25-0528

7. ADJOURNMENT

Zoning Administrator McKay adjourned the meeting at 11:38 a.m.

Approved on April 23, 2026

/s/ Tara Corrales, Recording Secretary