

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
February 26, 2026

PROJECT TITLE: Fence Install

APPLICATION DATE: June 24th, 2024

APPLICANT: Northrop Grumman

GENERAL PLAN: Business Park

OWNER: Northpoint PKWY LLC

ZONING: Business Park

ADDRESS: 1750 Northpoint Parkway

CITY STAFF: Jandon Briscoe

Proposal

Applicant is proposing to build a 6-foot-tall prism-style fence surrounding the rear parking lot of the Sonoma Photonics building, and adjacent to a parcel that includes Roseland Creek. The prism fence allows for “eyes on the creek”, for the transparent feature of the fence allows for a view of the creek. The applicant is requesting this fence to prevent theft and to provide a safe environment for the company’s assets.

Summary

Roseland Creek is in the Southwest Quadrant of the city and has a southwesterly flow. The portion of the creek to the rear of the subject property is owned by the Sonoma County Water Agency and is identified in the Citywide Creek Master Plan as Roseland Creek Reach 4, a modified creek. The role of the Waterways Advisory Committee is to review public and private improvements along all creeks and waterways for consistency with adopted waterway plans, goals and policies.

Analysis

Zoning Code

The perimeter fence is proposed to be located on the property line and within 30-feet of the modified natural bank of Roseland Creek, which is within the creekside setback, as described in Zoning Code [Section 20-30.040](#). The purpose of this section of the Code is to allow property owners near waterways reasonable of use their property and to improve their properties consistent with general safety. The proposed location of the fence is 1.5 feet from the top of the bank. Zoning Code [Section 20-52.030](#) requires Design Review for all exterior changes to existing structures and requires projects comply with the City’s Design Guidelines.

The required Design Review findings include that the project is: of superior quality, appropriate for the use and location, will not interfere with the use and enjoyment of

neighboring developments, compatible with the character of the surrounding neighborhood, aesthetically appealing, not detrimental to public health, safety or welfare, compliant with CEQA.

General Plan Policies:

The proposed fence complies with the following General Plan Policies in that the fence would provide security for the company's property while maintaining an open transition between public and private open space.

General Plan:

Policy 3-5.7: Ensure that construction adjacent to creek channels is sensitive to the natural environment, preserves topography and vegetation along the creek, does not disrupt or pollute the waterway, and provides an adequate setback buffer.

Policy 3-5.9: Orient new development and buildings toward creeks and greenways while providing privacy, security, and an open transition between public and private open spaces.

Policy 4-1.1 Preserve and enhance the visual beauty and the value of the city's natural waterways. Hillsides, historic districts, buildings, structures, and landscapes;

Policy 3-5.1 Maximize the benefits of open space, including by supporting passive recreation and conservation;

Policy 3-5.3 Conserve and protect creeks, wetlands, vernal pools, wildlife ecosystems, rare plant habitats, and waterways from development;

Citywide Creek Master Plan Goals, Objectives and Policies:

The proposed fence complies with the following Citywide Creek Master Plan in that the fence provides safety for pedestrians by clearly marking private space, and the fence provides safety for the company by creating a secure environment for the company's assets.

Policy EC-1-1. Where discretionary approval for new development is sought adjacent to the creek, that development shall, to the extent possible, be consistent with and support the Master Plan. Planners and decision-makers will look for consistency between proposed projects and the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.

Objective EC-2 Encourage healthy, clean, and safe creeks, thereby increasing economic value of areas adjacent to creeks.

Objective HS-1. Provide for public health and safety.

Recommendation

It is requested by the Planning and Economic Development Department that the Waterways Advisory Committee provide comments regarding the proposed project and advise the Director as

to the project's consistency with the City's policies for creekside development as relates to Design Review.

Attachments

Attachment 1- Existing conditions and photo of proposed fence

Attachment 2 – Fence exhibit