



City of Santa Rosa

Virtual Meeting - See Agenda
for participation information.

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JANUARY 5, 2023

**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 VIRTUALLY AT
WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257;
USING MEETING ID: 817 6083 9456**

**PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE
COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL
INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE
AT [HTTPS://SRCITY.ORG/ZONINGADMIN](https://srcity.org/zoningadmin)**

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

10:30 A.M. - REGULAR SESSION (VIRTUAL MEETING)

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. ZONING ADMINISTRATOR BUSINESS

3.1 STATEMENT OF PURPOSE

The Zoning Administrator is appointed by the Planning and Economic Development Director and has the responsibility and authority to conduct public hearings and to take action on applications for all administrative

permits and approvals issued by the Department. A determination or decision by the Zoning Administrator may be appealed to the Design Review Board, Cultural Heritage Board, Planning Commission, or City Council as applicable to the decision.

3.2 ZONING ADMINISTRATOR REPORTS

4. CONSENT ITEM(S)

None.

5. SCHEDULED ITEM(S)

- 5.1** PUBLIC MEETING - HOP HOP, CEQA EXEMPT PROJECT -
CONDITIONAL USE PERMIT - 2061 SANTA ROSA PLAZA -
CUP22-058

BACKGROUND: Minor Conditional Use Permit for Hop Hop, a commercial entertainment facility - indoor land use, in an existing suite within Santa Rosa Plaza Mall.

PROJECT PLANNER: Conor McKay

Attachments: [Attachment 1 - Floor plan](#)
[Attachment 2 - Universal Planning Application](#)
[Resolution](#)
[Presentation](#)

- 5.2** PUBLIC MEETING - NAME & BLOOD TATTOO GALLERY, CEQA
EXEMPT PROJECT - CONDITIONAL USE PERMIT - 105
MONTGOMERY DR - CUP22-065

BACKGROUND: Minor Conditional Use Permit for Name & Blood Tattoo Gallery. Hours of operation will be 11:00 a.m. to 6:00 p.m. Tuesday-Saturday by appointment only.

PROJECT PLANNER: Jandon Briscoe

Attachments: [Attachment 1 - Project Plan](#)
[Attachment 2 - Project Description](#)
[Resolution](#)
[Presentation](#)

5.3 PUBLIC MEETING - RAVEN'S PALETTE STUDIOS, EXEMPT
PROJECT - CONDITIONAL USE PERMIT - 490 MENDOCINO AVE -
CUP22-068

BACKGROUND: Raven's Palette Studios - Single chair private tattoo studio. Operating hours: Wednesday-Sunday 12pm (noon) to 8 pm. Paint walls and epoxy coat floors.

PROJECT PLANNER: Sheila Wolski

Attachments: [Attachment 1- Project Description](#)
[Attachment 2- Floor Plan](#)
[Resolution](#)
[Presentation](#)

5.4 PUBLIC MEETING - TOTAL WINE AND MORE AND PLANET
FITNESS SIGN VARIANCE, EXEMPT PROJECT - SIGN VARIANCE -
2705 SANTA ROSA AVE - SI22-043

BACKGROUND: Total Wine and More and Planet Fitness Sign Variance - Planet Fitness: One storefront wall sign: 106.62 sf and one highway facing wall sign: 106.62 sf (213.24 sf total). Total Wine and More: One storefront wall sign: 105.06 sf, one highway facing wall sign: 105.06 sf, and one tenant panel 5.87 sf (218,99 sf total).

PROJECT PLANNER: Monet Sheikhal

Attachments: [Attachment 1 - Sign Plans](#)
[Resolution](#)
[Presentation](#)

6. ADJOURNMENT

Zoning Administrator

- FINAL

JANUARY 5, 2023

In compliance with Zoning Code Section 20-62, the decision of the Zoning Administrator is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>) , are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at 707-543-3226 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to the Zoning Administrator prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/Calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.