



City of Santa Rosa

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

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED FEBRUARY 12, 2026

10:30 A.M. - REGULAR SESSION

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON OR VIA EMAIL
IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER AT 100 SANTA
ROSA AVE, SANTA ROSA.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

**1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**

**2. VIA ZOOM BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/89296520356](https://srcity-org.zoom.us/j/89296520356), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 892 9652 0356; AND**

3. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

**Public Comment may be made live, in-person, during the meeting in the
Council Chamber at 100 Santa Rosa Ave or submitted in advance via
email at Planning@srcity.org by 12:00 pm the Wednesday before the
Zoning Administrator Meeting. Any written correspondence will be
included in the agenda before the meeting begins.**

10:30 A.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 Draft January 15, 2026 Minutes

Attachments: [Draft January 15, 2026 Minutes](#)

3. 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 Zoning Administrator. The public may comment on agenda items when the item is called. Each speaker is allowed up to three minutes.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

The Zoning Administrator is appointed by the Director of the Planning and Economic Development Department and has the responsibility and authority to conduct public meetings and hearings, and to act on applications for minor or reduced review authority projects or entitlements (land use permits). A determination or decision by the Zoning Administrator may be appealed to the appeal body, including the Design Review and Preservation Board, Planning Commission, or City Council, as applicable to the decision.

4.2 ZONING ADMINISTRATOR REPORTS

5. CONSENT ITEM(S)

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - MINOR DESIGN REVIEW FOR THE SANTA ROSA MALL'S FRONTAGE IMPROVEMENTS AT 1071 SANTA ROSA PLAZA, FILE NO. DR23-019

BACKGROUND: The project proposes various frontage improvements, including the creation of a new drive lane with ten (10) new vehicle parking spaces along B Street. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Suzanne Hartman

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Design Review Permit, by resolution, to allow various frontage improvements at 1071 Santa Rosa Plaza

Attachments: [Attachment 1 - Disclosure Form](#)
[Updated Attachment 1 - Disclosure Form \(Uploaded 2-11-26\)](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Existing Site Photos](#)
[Attachment 4 - Plan Set](#)
[Attachment 5 - Conceptual Landscape Plan](#)
[Attachment 6 - Public Comments Received \(2024\)](#)
[Attachment 7 - Public Comments Received \(2026\)](#)
[Resolution](#)
[Resolution - Redlined \(Uploaded 2-11-26\)](#)
[Resolution - Clean Version \(Uploaded 2-11-26\)](#)
[Exhibit A](#)
[Staff Presentation](#)
[Updated Staff Presentation \(Uploaded 2-11-2026\)](#)
[Late Public Comments \(Uploaded 2-11-2026\)](#)

6.2 PUBLIC MEETING - STARK FENCE REPLACEMENT - CONDITIONAL USE PERMIT - 2233 GROSSE AVE - CUP17-030

BACKGROUND: Minor Conditional Use Permit to legalize a wood fence replacement, ranging in height from 8' to 8'5". CEQA Exempt Project

PROJECT PLANNER: Sachnoor Bisla

RECOMMENDATION: It is recommended by the Zoning Administrator that the Planning Commission, by resolution, approve a Minor Conditional Use Permit to legalize the Stark Fence Replacement, located at 2233 Grosse Avenue. File No. CUP17-030

Attachments: [Attachment 1 - Site Plan](#)
[Attachment 2 - Narrative](#)
[Attachment 3 - Fence Photos and Height](#)
[Attachment 4 - Public Comment](#)
[Attachment 5 - Disclosure Form \(Uploaded 2-11-2026\)](#)
[Resolution](#)
[Presentation](#)
[Late Correspondence \(Uploaded 2-11-2026\)](#)

6.3 PUBLIC MEETING - RESIDENTIAL FENCE - CONDITIONAL USE PERMIT - 801 7TH ST - CUP25- 004

BACKGROUND: Legalize a 7' fence (6' solid and 1' lattice) located within the exterior side yard setback along the sidewalk on Orchard St. This project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Jandon Briscoe

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 legalize a 7-foot fence along Orchard Street.

Attachments: [Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Site Plan](#)
[Attachment 4 - Fence Description](#)
[Attachment 5 - Existing Fence](#)
[Resolution](#)
[Staff Presentation](#)

7. ADJOURNMENT

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.

Zoning Administrator

- FINAL-REVISED

FEBRUARY 12, 2026

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) 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) 543-4694 (TTY Relay at 711) or tcorrales@srcity.org. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at <http://srcity.org>.

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.