



City of Santa Rosa

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

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

**EFFECTIVE IMMEDIATELY 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 LARGE CONFERENCE ROOM,
FIRST FLOOR, LOCATED AT 637 FIRST ST., SANTA ROSA (IT IS
RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).**

**THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE VIA
ZOOM BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/83660078523](https://srcity-org.zoom.us/j/83660078523), OR
BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 836 6007 8523**

10:30 A.M. - REGULAR SESSION

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 September 7, 2023 - Draft Minutes

Attachments: [September 7, 2023 - Draft 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 public may comment on agenda items when the item is called. Each speaker is allowed 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 Board, Cultural Heritage Board, Planning Commission, or City Council, as applicable to the decision.

4.2 ZONING ADMINISTRATOR REPORTS

5. CONSENT ITEM(S)

6. SCHEDULED ITEM(S)

6.1 PUBLIC MEETING - JM & IC LLC - CONDITIONAL USE PERMIT - 3075 COFFEY LN, SUITE B - CUP23-013

BACKGROUND: Minor Conditional Use Permit for a cannabis commercial cultivation (Type 4) within a 3,033 sf of an existing building, Suite B. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Monet Sheikhali

Attachments: [Attachment 1 - Project Narrative](#)
[Attachment 2 - Project Plans](#)
[Resolution](#)
[EDS Exhibit A](#)
[Presentation](#)

6.2 PUBLIC MEETING - DISH WIRELESS COLLOCATION OF EQUIPMENT - DESIGN REVIEW - 4900 HWY 12 - DR23-001

BACKGROUND: Collocation (addition) of three new antennas and six remote radio units (RRUs) on an existing telecommunications tower, disguised as a pine tree; and, a 35-square-foot expansion of the existing fenced equipment enclosure installation to accommodate new associated ground equipment, with two access gates. The total height of the tower will increase 10-feet, with a total height of 99-feet. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Kristinae Toomians

Attachments: [Attachment 1 - Project Plans](#)
[Attachment 2 - Photo Simulations](#)
[Resolution](#)
[Resolution - Exhibit A](#)
[Presentation](#)

6.3 PUBLIC MEETING - BURGER KING EXTERIOR MODIFICATIONS -
DESIGN REVIEW - 741 STONY POINT RD - DR23-006

BACKGROUND: Existing modifications to an existing Burger King and adding a second drive thru lane to the existing single drive thru. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sachnoor Bisla

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

6.4 PUBLIC MEETING - WINDOW MODIFICATIONS - LANDMARK
ALTERATION - 642 OAK ST - LMA23-002

BACKGROUND: Exterior changes to existing structure to include two (2) windows in the east side to be removed and infilled with matching siding to the existing, and replacement of doors and windows. Material proposed are fiberglass for the windows and door and siding to be redwood or cedar. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sachnoor Bisla

Zoning Administrator

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Attachments: [Attachment 1 - Application Forms](#)
[Attachment 2 - Project Plans](#)
[Resolution](#)
[Presentation](#)
[Late Correspondence as of 10.05.23](#)

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.

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.