



## **City of Santa Rosa**

Virtual Meeting – See Agenda  
for Participation

### **ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MARCH 18, 2021**

**DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE ZONING ADMINISTRATOR WILL BE PARTICIPATING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: [HTTPS://SRCITY-ORG.ZOOM.US/J/933 0356 7416](https://srcity-org.zoom.us/j/93303567416) OR BY TELEPHONE: 877-529-5257, THEN ENTER WEBINAR ID: 933 0356 7416; ADDITIONAL INFORMATION RELATED TO PARTICIPATION IS AVAILABLE AT [HTTPS://SRCITY.ORG/ZONINGADMIN](https://srcity.org/zoningadmin)**

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

**10:30 A.M.**

#### **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. SCHEDULED ITEMS**

##### **3.1 PUBLIC HEARING - DESIGN REVIEW - 2532 Santa Rosa Ave**

**BACKGROUND:** The project proposes construction of a new approximately 4,000-square foot restaurant (In-N-Out Burger) with counter order, drive-through service and extended hours of operation. The drive through will take access from two locations, one

off of Santa Rosa Avenue and the other off Yolanda Avenue. Entitlements include a Conditional Use Permit for a drive-through restaurant and extended hours of operation, and a minor Design Review for the construction of a commercial building. File No. DR18-083

Project Planner: Adam Ross

**Attachments:** [Project Plans, part 1](#)  
[Project Plans, part 2](#)  
[Project Plans, part 3](#)  
[Public Correspondence](#)  
[Location and Neighborhood Context Map](#)  
[PC - Resolution 12045](#)  
[PC - Resolution 12046](#)  
[Project Narrative](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Resolution](#)

**3.2** MINOR DESIGN REVIEW - 3975 Old Redwood Hwy

BACKGROUND: Minor Design Review to allow a parking lot expansion of 119 parking stalls for Kaiser's Medical Office Buildings (MOB), located at 3975 and 3725 Old Redwood Hwy. File No DR09-083

Project Planner: Kristinae Toomians

**Attachments:** [Project Plans](#)  
[Exhibit A](#)  
[Exhibit A - as of 3/16/21](#)  
[Presentation](#)  
[Resolution](#)

**3.3** HILLSIDE DEVELOPMENT PERMIT - 4034 Tourmaline Ct

BACKGROUND: The construction of a new swimming pool and

raised decks in an area that slopes more than 10%. File No HDP20-012

Project Planner: Kristinae Toomians

**Attachments:** [Project Plans](#)  
[Staff Presentation](#)  
[Exhibit A](#)  
[Resolution](#)

### 3.4 MINOR CONDITIONAL USE PERMIT - 2920 Dutton Ave

BACKGROUND: Minor Conditional Use Permit to allow the operation of a wholesale distributor of refrigeration and HVAC equipment adjacent to residential development, located at 2920 Dutton Avenue. File No. CUP20-064

Project Planner: Conor McKay

**Attachments:** [Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Context Map](#)  
[Attachment 3 - Plan Set](#)  
[Staff Presentation](#)  
[Resolution](#)

## 4. ADJOURNMENT

*The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (707) 543-3200 one week prior to the meeting.*