



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL AUGUST 19, 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, 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/91790783576](https://srcity-org.zoom.us/j/91790783576) OR BY
TELEPHONE: 877-853-5257, THEN ENTER WEBINAR ID:
917 9078 3576; 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. ZONING CODE INTERPRETATIONS

3.1 Zoning Code Interpretation 21-001- Zoning Code Section 20-30.080, Outdoor lighting

This clarifies that string lights including holiday lights (i.e., Christmas lights, café or string lights) are a type of light fixture subject to the Zoning Code Outdoor lighting regulation and that string lights shall not produce an illumination level greater than one foot candle

illumination level on any property line within a residential zoning district.

Attachments: [Zoning Code Interpretation 21-001- String Lights](#)

- 3.2** Zoning Code Interpretation 21-002 - Zoning Code Section 20-70.030, Table 2-10, Allowed Land Uses and Permit Requirements for Industrial Districts, Definitions of Specialized Terms and Phrases, Cannabis Processing Facilities

This provides that cannabis processing and related activities, subject to State Cannabis License Type “Cultivation (Processor)” are a type of Cannabis Processing Facilities, as defined in Zoning Code Section 20-70.030, Table 2-10, Allowed Land Uses and Permit Requirements for Industrial Districts, Definitions of Specialized Terms and Phrases, if the cannabis processing use is ancillary to a cannabis cultivation or manufacturing.

Attachments: [Zoning Code Interpretation 21-002 - Cannabis Processing](#)

4. SCHEDULED ITEMS

- 4.1** PUBLIC HEARING - MINOR HILLSIDE DEVELOPMENT - 3957 Rincon Ridge Dr

BACKGROUND: Minor Hillside Development Permit to revise plans previously approved on 2/28/2020; incorporates the open porch into the primary residence on the Northeast side, expanding the footprint into an area with a slope greater than 10 percent; includes an addition of 140 sf cantilevered porch; modifies pre-fire driveway layout.

Project Planner: Monet Sheikhal

Attachments: [Project Plans](#)
[Plot Plan](#)
[Slope Analysis](#)
[Staff Presentation](#)
[Resolution](#)

4.2 **CONDITIONAL USE PERMIT AND DESIGN REVIEW - 2558 Dakota Ave**

BACKGROUND: To allow minor modifications to the Courtney Estates Planned Development (MJP04-029), by reallocating two of the six residential units from Sub Area A to Sub Area B (allowing 60 total units), and consolidating the eight (8) affordable multi-family rental units originally approved on Lots 21, 22, 28 & 38 onto Lots 21 & 22. The application has been filed by Jason Bernstein, City Ventures. File No. PRJ21-001

Project Planner: Kristinae Toomians

Attachments: [Project Plans](#)
 [DAC Report](#)
 [PD05-002 Policy Statement](#)
 [City Ventures' Courtney Estates Memo 08-10-2021](#)
 [Presentation](#)
 [Resolution](#)

4.3 **CONDITIONAL USE PERMIT - 122 TALBOT AVE**

BACKGROUND: Request for six-foot fence in a side corner setback. The project includes three feet of solid wood fencing on the base and three feet of wire fencing above to comply with vision triangle requirements and extending to the back of the property. The remaining fence is proposed as six feet of solid wood, setback three feet behind the sidewalk with landscaping. The project is Categorically exempt from the California Environmental Quality Act under Section 15303. File No. CUP20-058

Project Planner: Adam Ross

Attachments: [Site Plan](#)
 [Steel Wire Fence](#)
 [Fence Photo Examples](#)
 [Revised Fence Plan](#)
 [Resolution](#)

4.4 DESIGN REVIEW - 1511 RANGE AVE

BACKGROUND: Installation of a new metal six-foot wrought iron or tube steel fence, two new metal pedestrian gates and one double vehicular gate at the entrance on Range Ave. The application has been filed by Christopher Lee, Building California Corp. File No. DR21-032

Project Planner: Adam Ross

Attachments: [Project Plans](#)
[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.