



## **City of Santa Rosa**

Virtual Meeting - See Agenda  
for Participation

### **ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL AUGUST 5, 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/94401349764](https://srcity-org.zoom.us/j/94401349764) OR BY  
TELEPHONE: 877-853-5257, THEN ENTER WEBINAR ID:  
944 0134 9764; 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 SIGN VARIANCE - 1165 Montgomery Dr**

**BACKGROUND: Sign Variance for Santa Rosa Memorial Hospital for 1 wall sign 84.6 sq. ft.; 1 wall sign 7.7 sq. ft; and monument sign 28.97 sq. ft. The application has been filed by Jeremy Stremme, Providence Santa Rosa Memorial Hospital. File No. SI21-024**

**Project Planner: John Jay**

**Attachments:** [Location Map](#)  
[Project Plans](#)  
[Staff Presentation](#)  
[Resolution](#)

**3.2** MINOR HILLSIDE DEVELOPMENT PERMIT - 3957 Rincon Ridge Dr

PLEASE NOTE - A PUBLIC HEARING HAS BEEN REQUESTED FOR THIS ITEM - IT IS SCHEDULED FOR THE AUGUST 19, 2021 MEETING AND WILL NOT BE DISCUSSED AT THIS MEETING

~~BACKGROUND: to revise plans previously approved on 2/28/2020; incorporates the open porch into the primary residence on the Northeast side, thus expanding the footprint of the residence into an area with slope more than 10 percent; this also includes an addition of a 140-sf cantilevered porch. File No. HDP21-005~~

~~Project Planner: Monet Sheikhal~~

**Attachments:** [Plot Plan](#)  
[Project Plans](#)  
[Slope Analysis](#)

**3.3** MINOR HILLSIDE DEVELOPMENT PERMIT - 3941 Skyfarm Dr

BACKGROUND: proposes a 16' x 30' swimming pool with a spa in the backyard on an area with more than 10% slope. Also, this permit is to legalize the reconstruction of the side retaining walls that were demolished and constructed without proper permit. File No. HDP21-001

Project Planner: Monet Sheikhal

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

**3.4** MINOR CONDITIONAL USE PERMIT - 3557 Southridge Dr

BACKGROUND: Allow for 6 foot fence with 2 ft of lattice within exterior side setback along the North side of Southridge Drive bulb-out. To provide privacy to interior living spaces and provide full use of the rear yard of the property. File No. CUP21-057

Project Planner: Monet Sheikhal

**Attachments:** [Site Plan](#)  
[Staff Presentation](#)  
[Resolution](#)

**3.5** MINOR CONDITIONAL USE PERMIT - 3709 Oregon Dr

BACKGROUND: to allow a 6-foot solid wood fence with 2-feet of lattice within 7-feet of the sidewalk along Oregon Drive. File No. CUP21-037

Project Planner: Kristinae Toomians

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

**3.6** LANDMARK ALTERATION - 748 Mill St

BACKGROUND: Proposal to construct new 480-square-foot, detached garage with a 480-square-foot accessory dwelling unit (ADU) above it on rear third of lot. File No. LMA21-009

Project Planner: Kristinae Toomians

**Attachments:** [Project Plans](#)  
[Material Spec Sheets](#)  
[Exhibit A](#)  
[Resolution](#)

**3.7** LANDMARK ALTERATION - 644 Pine St

BACKGROUND: Replace a detached garage that was destroyed by a fallen tree branch with a new 308-square-foot detached garage.  
File No. LMA21-010

Project Planner: Kristinae Toomians

**Attachments:** [Elevations and Floor Plan - Proposed](#)  
[Elevations and Floor Plan - Original](#)  
[Landmark Alteration Design Concept Narrative](#)  
[Neighborhood Context Map - part 1 of 2](#)  
[Neighborhood Context Map - part 2 of 2](#)  
[Site Plan Old and New](#)  
[Color Photographs of Site](#)  
[Historic Resource Evaluation](#)  
[Material Colors Details Sheet](#)  
[Policy Statement](#)  
[Staff Presentation](#)  
[Resolution](#)

### 3.8 LANDMARK ALTERATION - 712 Wheeler St

BACKGROUND: permit to replace existing 288-square-foot detached garage (built 1923) with a new 367-square-foot detached garage to match existing house in design and finish, using any materials salvaged from old garage. Request also includes replacement of existing fencing along west property with a new 6-foot tall privacy fence with 2-feet of additional lattice. File No. LMA21-011

Project Planner: Kristinae Toomians

**Attachments:** [Project Plans](#)  
[Project Narrative](#)  
[Neighborhood Context Map](#)  
[Existing Color Potographs](#)  
[Presentation](#)  
[Resolution](#)

### 3.9 MINOR CONDITIONAL USE PERMIT AND MINOR 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](#)  
[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.*