



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MARCH 17, 2022

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE
RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF
SONOMA, THE ZONING ADMINISTRATOR WILL BE PARTICIPATING IN
THIS MEETING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE VIRTUALLY AT
WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257;
USING MEETING ID: 883 1633 9455**

**PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE
COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL
INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE
AT [HTTPS://SRCITY.ORG/ZONINGADMIN](https://srcity.org/zoningadmin)**

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

10:30 A.M. - REGULAR SESSION (VIRTUAL MEETING)

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 ADMINISTRATOR BUSINESS

3.1 STATEMENT OF PURPOSE

The Zoning Administrator is appointed by the Planning and Economic Development Director and has the responsibility and authority to conduct public hearings and to take action on applications for all administrative

permits and approvals issued by the Department. A determination or decision by the Zoning Administrator may be appealed to the Design Review Board, Cultural Heritage Board, Planning Commission, or City Council as applicable to the decision.

3.2 ZONING ADMINISTRATOR REPORTS

4. SCHEDULED ITEM(S)

4.1 PUBLIC MEETING - BACKYARD FENCE REPLACEMENT, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 5022 BOULDER LANE - CUP21-074

BACKGROUND: This is a Minor Conditional Use Permit request that would allow the construction of backyard fencing of various heights located in required rear and side setbacks. The proposal includes the construction of a 7-foot fence with a 1-foot lattice along the western property line, a 7-foot fence with a 3-foot lattice along the rear property line, and a 6-foot fence with a 1-foot lattice on top of a 2-foot retaining wall. The proposed fence would provide privacy for the applicant and their neighbors, accounting for significant grade change between each property.

PROJECT PLANNER: Conor McKay

Attachments: [Attachment 1 - Full Project Description](#)
[Attachment 2 - Site Plan](#)
[Attachment 3 - Public Comments](#)
[Presentation](#)
[Resolution](#)

4.2 PUBLIC MEETING - HOUSE OF COLOUR, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 3700 CROWN HILL DR - CUP22-002

BACKGROUND: Minor Use Permit to allow a Home Occupation for House of Colour out of home.

PROJECT PLANNER: Kristinae Toomians

PLANNING INTERN: Anna Rago

Attachments: [Attachment 1 - Disclosure Form](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Project Narrative](#)
[Presentation](#)
[Resolution](#)
[Exhibit A](#)

4.3 PUBLIC MEETING - SONOMA FEDERAL CREDIT UNION, CEQA
EXEMPT PROJECT - MINOR CONDITIONAL USE PERMIT - 917
COLLEGE AVE - CUP22-004

BACKGROUND: A Minor Conditional Use Permit to occupy
approximately 4,000 square feet of an existing 5,472 square foot
commercial building for Sonoma Federal Credit Union.

PROJECT PLANNER: Monet Sheikhali

Attachments: [Attachment 1 - Project Plans](#)
[Attachment 2 - Trip Generation Study March 2, 2022](#)
[Presentation](#)
[Resolution](#)

4.4 PUBLIC MEETING - BEAR FLAG SUPPLY INC, CEQA EXEMPT
PROJECT - CONDITIONAL USE PERMIT - 950 PINER ROAD SUITE
A - CUP20-070

BACKGROUND: Bear Flag Supply Inc. proposes a Cannabis Type 1A
Cultivation (6,927), Type 6 Manufacturing (2,764) and Type 11
Distribution (1,388) Facility. Total facility is 11,079.

PROJECT PLANNER: Adam Ross

Zoning Administrator

- FINAL

MARCH 17, 2022

Attachments: [Attachment 1 - Disclosure Form](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Odor Mitigation Plan - Parking Plan](#)
[Presentation](#)
[Resolution](#)

5. ADJOURNMENT

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.