



City of Santa Rosa

Virtual Meeting - See Agenda
for participation information.

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL NOVEMBER 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: 819 8481 1021**

**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. CONSENT ITEM(S)

None.

5. SCHEDULED ITEM(S)

- 5.1** PUBLIC HEARING - AT&T TELECOMMUNICATIONS FACILITY MODIFICATION, CEQA EXEMPT PROJECT - MINOR DESIGN REVIEW PERMIT - 750 DOYLE PARK DR - FILE NO. DR22-040

BACKGROUND: Project proposes equipment modifications and new wireless antennas at an existing telecommunications facility.

Project Planner: Suzanne Hartman

Attachments: [Attachment 1 - Project Application](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Electromagnetic Energy Compliance Report Resolution](#)
[Presentation](#)

- 5.2** PUBLIC MEETING - RIDLEY AVENUE FAMILY APARTMENTS; CEQA EXEMPT PROJECT, MINOR CONDITIONAL USE PERMIT - 1801 RIDLEY AVE - CUP21-059

BACKGROUND: Ridley Avenue Family Apartments is a proposal to construct a 50-unit, affordable apartment complex, offering 1-, 2-, and 3-bedroom homes. The campus will have two 3-story apartment buildings, and a 2-story building with apartments upstairs and community space on the ground floor. Common areas will include a kitchen, computer room, gathering space, community garden, recreation area, a tot lot, and parking.

Project Planner: Susie Murray

Attachments: [Attachment 1 - Disclosure Statement](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Landscape and Lighting](#)
[Attachment 6 - Fence Detail](#)
[Attachment 7 - Civil Plans \(Site, Grading, etc.\)](#)
[Attachment 8 - Drainage Report](#)
[Attachment 9 - Traffic Analysis](#)
[Attachment 10 - Biological Assessment](#)
[Attachment 11 - Site Photos](#)
[Attachment 12 - Focused Traffic Study](#)
[Attachment 13 - Tree inventory](#)
[Attachment 14 - Public Comments](#)
[Attachment 15 - Late Correspondence as of 11.16.22 at 5:00 PM](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Applicant Presentation](#)

5.3 PUBLIC MEETING - EL ROY'S EXPRESS MEX FOOD TRUCK, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 2728 SANTA ROSA AVE - CUP22-036

BACKGROUND: A mexican cuisine food truck, will operate Monday through Friday, 10am to 11pm.

Project Planner: Conor McKay

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

5.4 PUBLIC MEETING - 7 FOOT SOLID FENCE, CEQA EXEMPT

Zoning Administrator

- FINAL

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**PROJECT - CONDITIONAL USE PERMIT - 121 WALNUT CT -
CUP22-049**

BACKGROUND: Build 7-foot solid privacy fence

Project Planner: Noor Bisla

Attachments: [Attachment 1 - Application Documents](#)
[Resolution](#)
[Presentation](#)

6. 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.