



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL OCTOBER 6, 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: 868 2190 2494.**

**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)

5. SCHEDULED ITEM(S)

5.1 PUBLIC MEETING - 3111 & 3119 SANTA ROSA AVENUE

BACKGROUND: The project proposes to construct an approximately 85,000-square foot self-storage facility and a 48-unit apartment complex. Required permits include a Design Review, minor Conditional Use Permit, and a Lot Line Adjustment. The project is categorically exempt from the California Environmental Quality Act as infill development pursuant to Section 15332. File No. PRJ21-013 (CUP21-050)

Project Planner: Susie Murray

Attachments: [Attachment 1 - Disclosure Statement](#)
[Attachment 2 - Neighborhood Context & Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Architectural Plans \(self-storage\)](#)
[Attachment 5 - Architectural Plans for Residential](#)
[Attachment 6 - Civil Site Plan](#)
[Attachment 7 - Landscaping Plan](#)
[Attachment 8 - Water Board Letter](#)
[Attachment 9 - Traffic Study](#)
[Attachment 10 - Habitat Assessment](#)
[Attachment 11 - AQ and GHG Assessment](#)
[Attachment 12 - Climate Action Plan Development Worksh](#)
[Attachment 13 - Noise Assessment](#)
[Attachment 14 - Project Rendering](#)
[Staff Presentation](#)
[Resolution](#)

5.2 PUBLIC MEETING - 1118 MONROE CT

BACKGROUND: The Landmark Alteration Permit is to allow the applicant to construct a 293 square-foot addition for an extended bedroom with a bathroom, closet, and a new window, and a 16 square-foot addition for a laundry room at the side of the single family dwelling. Project encroaches the rear yard setback by 20 square feet. Due to the irregularity of the easterly property boundary the project will be going 2 feet into the northerly rear setback and 10 feet into the easterly rear setback. File No. LMA22-012

Project Planner: Christian Candelaria

Attachments: [Attachment 1 - Project Plans and Materials](#)
[Attachment 2 - Site Photographs](#)
[Staff Presentation](#)
[Resolution](#)

5.3 PUBLIC MEETING - DESIGN REVIEW - 2705 SANTA ROSA AVE, Unit B

BACKGROUND: Update to existing facade and storefront design for Total Wine store, including metal panel siding, EIFS and architectural features. File No. DR22-036

Project Planner: Sachnoor Bisla

Attachments: [Attachment 1 - Universal Planning Application Form](#)
[Attachment 2 - Design Concept Narrative](#)
[Attachment 3 - Site Photos](#)
[Attachment 4 - Project Plans](#)
[Staff Presentation](#)
[Resolution](#)

5.4 PUBLIC MEETING - 2021 ILLINOIS AVE

BACKGROUND: Construct a fence that is solid at 36 inches and hogwire/lattice panel on top for an additional 26 3/4 inches. The height of the structured fence will be 62 3/4 inches, or 5.23 feet. CE19-1008 Planning File No. CUP21-032

Project Planner: Sachnoor Bisla

Attachments: [Attachment 1 - CE19-1008](#)
[Attachment 2 - Petition Letter](#)
[Attachment 3 - Planning Application](#)
[Attachment 4 - Photos](#)
[Staff Presentation](#)
[Resolution](#)

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.

Zoning Administrator

- FINAL

OCTOBER 6, 2022

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.