

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A RESIDENTIAL FENCE MINOR CONDITIONAL USE PERMIT TO LEGALIZE A WOOD FENCE REPLACEMENT, RANGING IN HEIGHT FROM 8 FEET TO 8 FEET 5 INCHES, FOR THE PROPERTY LOCATED AT 2233 GROSSE AVENUE SANTA ROSA, APN: 181-240-076, FILE NO. CUP17-030

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Residential Fence Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Residential Fence Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated December 10, 2025; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed fence is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The project complies with Zoning Code Section 20-30.060, which states that fences may be constructed to a height in excess of the limits stated in Subsection C with Minor Conditional Use Permit approval.
2. The proposed fence is consistent with the General Plan in that the General Plan Land Use Designation is Low Density Residential, which is intended for single-family residential uses where privacy fences are common at residential properties.
3. The design, location, size and operating characteristics of the proposed fence would be compatible with the existing and future land uses in the vicinity. The fence is located along the sides and rear of the home in the same location as the previous fence, and the location and materials are similar to those on other properties in the vicinity. The project plans have been reviewed by City staff and no issues have been raised.
4. The site is physically suited for the type, density, and intensity of proposed fence, including access, utilities, and the absence of physical constraints in that it is a residential fence located on a residential property, which is allowed through the approval of a Minor Conditional Use Permit. Staff analysis has found that the fence will not cause any safety issues or restrict access to utilities.
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons,

property, or improvements in the vicinity and zoning district in which the property is located in that the fence does not affect pedestrian or vehicular traffic.

6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303(e), the project is categorically exempt from CEQA because the fence is an accessory structure.

ADDITIONAL FENCE HEIGHT FINDINGS (ZONING CODE SECTION 20-30.060.D)

1. The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property in that the purpose of the additional fence height is to provide more privacy and screening.
2. The proposed fence will not create a safety hazard to pedestrians or vehicular traffic in that the fence is not located close to the sidewalks or streets, and therefore will not cause any site obstruction for vehicles, cyclists, and pedestrians.
3. The appearance of the proposed fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood in that the fence design and materials complement the modern architecture of the main dwelling, and other properties in the vicinity have fences of a similar appearance.
4. The proposed fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures in that the fence location is set back from the public right-of-way, and there is decorative landscaping surrounding the fence to screen the structure from view and maintain the aesthetic quality of the property's street frontage.
5. The orientation and location of the proposed fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood in that there is sufficient landscaped space between the fence and the sidewalk that will prevent the fence from dominating the view of the property from Grosse Avenue or Pamela Drive.
6. The proposed fence will be of sound construction.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Residential Fence Minor Conditional Use Permit is hereby approved on February 12, 2026. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR