City of Santa Rosa

637 1st St, Large
Conference Room
Santa Rosa, CA 95404

Zoning Administrator
Regular Meeting Minutes - Draft

Thursday, July 17, 2025 **10:30 AM**

1. CALL TO ORDER

Zoning Administrator McKay called the meeting to order at 10:30 a.m.

2. APPROVAL OF MINUTES

2.1 ZA - Draft Minutes - 06-05-2025

ZA McKay approved the June 5, 2025 Draft Minutes as submitted.

3. PUBLIC COMMENT

Janice Karrman spoke.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

ZA McKay read aloud the Statement of Purpose.

4.2 ZONING ADMINISTRATOR REPORTS

None.

5. CONSENT ITEM(S)

None.

6. SCHEDULED ITEM(S)

6.1 PUBLIC MEETING - MINOR CONDITIONAL USE PERMIT FOR A HOTEL AND RESIDENTIAL USE (MIXED USE) AT 620 7TH STREET, SANTA ROSA, CA; FILE NO. CUP22-009

BACKGROUND: This is a proposal that will allow designated residential units at The Art House, located at 620 7th Street, to be rented for shorter term stays as a Hotel Use (Mixed-Use). The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Susie Murray, Supervising Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit to allow a Mixed-Use Development, comprised of Multifamily Residential and Hotel uses, at The Art House, 620 7th Street.

(THIS ITEM WAS CONTINUED FROM JUNE 5 TO JULY 17 AND IS BEING CONTINUED TO AUGUST 7, 2025)

ZA McKay continued this item to a date certain, of August 7, 2025 at 10:30 a.m.

6.2 PUBLIC MEETING - WOLFF PROPERTY FENCE REPLACEMENT - CONDITIONAL USE PERMIT - 2056 DENNIS LN - CUP24-050

BACKGROUND: Minor Conditional Use Permit for a 6' fence in the front yard setback, replacing the existing wood fence. The project is exempt from the California Environmental Quality Act (CEQA).

PLANNER: Hana Michaelson, Contractor Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit to allow construction of a
6-foot fence within the front-yard setback at 2056 Dennis Lane.

Planner Michaelson presented.

Janice Karrman spoke in favor of the project.

Property Owner spoke in response to the public comment.

ZONING ADMINISTRATOR MCKAY APPROVED RESOLUTION NO. ZA-RES-2025-035, ENTITLED:

"RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT FOR A 6-FOOT-TALL FENCE, LOCATED WITHIN THE 20-FOOT FRONT YARD

SETBACK, FOR THE PROPERTY LOCATED AT 2056 DENNIS LANE SANTA ROSA, APN: 059-010-027, FILE NO. CUP24-050"

6.3 PUBLIC MEETING - MINOR CONDITIONAL USE PERMIT FOR A RESIDENTIAL FENCE LOCATED WITHIN THE CORNER-SIDE SETBACK AT 4040 SHADOWHILL DRIVE, SANTA ROSA, CA; FILE NO. PLN25-0203

BACKGROUND: This is a proposal for a 7-foot-tall residential wood fence, located within the corner-side setback. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Suzanne Hartman, City Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit to allow construction of a
7-foot wood fence within the corner-side setback at 4040 Shadowhill Drive.

ZONING ADMINISTRATOR MCKAY APPROVED RESOLUTION NO. ZA-RES-2025-036 AS AMENDED, ENTITLED:

"RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT FOR A 6-FOOT-TALL WOOD FENCE, LOCATED WITHIN THE CORNER-SIDE SETBACK, FOR THE PROPERTY LOCATED AT 4040 SHADOWHILL DRIVE, SANTA ROSA, APN: 182-330-032, FILE NO. PLN25-0203"

7. ADJOURNMENT

Approved on:

MARK KOLARIK, Recording Secretary