



**Zoning Administrator
Special Meeting Minutes - Draft**

Tuesday, December 3, 2024

5:00 PM

Special Meeting

1. CALL TO ORDER

Zoning Administrator Toomians called the meeting to order at 5:00 p.m.

2. APPROVAL OF MINUTES

None.

3. PUBLIC COMMENT

ZA Toomians opened and closed the public comment period at 5:01 p.m.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

ZA Toomians read the Statement of Purpose aloud.

4.2 ZONING ADMINISTRATOR REPORTS

None.

5. CONSENT ITEM(S)

None.

6. SCHEDULED ITEM(S)

- 6.1 PUBLIC HEARING - REDUCED REVIEW AUTHORITY DESIGN REVIEW FOR LANCE DRIVE HOUSING DEVELOPMENT, INCLUDING ATTACHED HOUSING AND A COMMUNITY SERVING COMMERCIAL BUILDING AT 1601 GUERNEVILLE ROAD; FILE NO. PRJ24-005**

BACKGROUND: This is a request for Design Review for a multifamily housing comprised of 672 apartments and approximately 4,800 square feet of community serving retail and an outdoor plaza. The project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: Approval

Planner McKay presented.

Applicant team presented.

Design Review Board Member Weigl

ZA Toomians opened the public comment period at 5:39 p.m.

Jane Doe #1 posed questions about the project.

Jane Doe #2 spoke against the project.

Steve McGarry spoke against the project.

Tony Rybeck spoke against the project.

Galina Seabrook spoke against the project.

Janice Carmine spoke in favor of the project.

ZA Toomians closed the public comment at 5:55 p.m.

Traffic Study representative responded to public comments and inquiries.

Boardmember Weigl responded to ZA inquiries.

**ZONING ADMINISTRATOR TOOMIANS APPROVED WITH AMENDED
CONDITIONS RESOLUTION NO. ZA-2024-045, ENTITLED:**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA
ROSA APPROVING DESIGN REVIEW FOR LANCE DRIVE HOUSING FOR
THE PROPERTY LOCATED AT 0, 1601, 1680, 1696, AND 1705 LANCE
DRIVE, SANTA
ROSA, APN: 036-111-002, 036-111-009, 036-111-010, 036-111-011,
036-111-012; FILE NO. PRJ24-005**

7. ADJOURNMENT

Zoning Administrator Toomians adjourned the meeting at 6:21 p.m.

Approved on:

MARK KOLARIK
Recording Secretary