



City of Santa Rosa

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

Zoning Administrator Special Meeting Minutes - Draft

Wednesday, March 19, 2025

5:00 PM

1. CALL TO ORDER

Zoning Administrator McKay called the meeting to order at 5:02 p.m.

2. ZONING ADMINISTRATOR BUSINESS

2.1 STATEMENT OF PURPOSE

ZA McKay read the Statement of Purpose aloud.

3. SCHEDULED ITEM(S)

3.1 PUBLIC HEARING - DESIGN REVIEW FOR A MIXED-USE FACILITY AT 625, 631, 635 5TH STREET AND 431 HUMBOLDT STREET; FILE NO. DR24-056

BACKGROUND: 425 Humboldt Street Apartments is a proposal to construct a seven-story, mixed-use building featuring 299 residential units, ground floor commercial uses, and parking spaces. The existing structures will be demolished. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Monet Sheikhal, Senior Planner

RECOMMENDATION: The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Design Review Permit for the 425 Humboldt Apartment Project located at 625, 631, 635 5th St, and 431 Humboldt Street. File No. DR24-056.

Planner Sheikhal presented.

Applicant team presented.

Applicant team responded to ZA inquiries.

Design Review Board Member Adam Sharron provided comments on the project as a representative of the Design Review Board.

Applicant team responded to Member Sharron's inquiries.

Janice Karrman commented and asked questions about the project.

Applicant team responded to public comment inquiries.

Member Sharron responded to ZA and public comment inquiries.

ZONING ADMINISTRATOR MCKAY APPROVED RESOLUTION NO. ZA-RES-2025-017, ENTITLED:

"RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING STREAMLINED DESIGN REVIEW FOR THE 425 HUMBOLDT STREET APARTMENT PROJECT, A MIXED-USE DEVELOPMENT, FOR THE PROPERTIES LOCATED AT 625, 631, 635 5TH STREET AND 431 HUMBOLDT STREET, SANTA ROSA, ASSESSOR'S PARCEL NUMBERS: 009-025-015, 009-025-020, AND 009-025-021, FILE NO. DR24-056"

4. ADJOURNMENT

ZA McKay adjourned the meeting at 6:19 p.m.

Approved on:

MARK KOLARIK, Recording Secretary