City of Santa Rosa

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

Zoning Administrator
Regular Meeting Minutes - Draft

Thursday, November 16, 2023 **10:30 AM**

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

2.1 November 2, 2023 Draft Minutes

Approved as submitted.

3. PUBLIC COMMENT

None.

4. ZONING ADMINISTRATOR BUSINESS

None.

4.1 STATEMENT OF PURPOSE

Zoning Administrator 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 MEETING - TIPSY TACO CANTINA - CONDITIONAL USE PERMIT - 505 MENDOCINO AVE - CUP23-034

BACKGROUND: Propose extended hours Friday through Sunday to 2:00 AM for night club. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sachnoor Bisla, City Planner

Zoning Administrator Toomians continued item 6.1, Tipsy Taco Cantina, Resolution No. ZA-2023-053, to a date uncertain.

6.2 PUBLIC MEETING - DISH ANTENNAS - PLANNING PROJECT - 2899 DOWD DR - PRJ23-015

BACKGROUND: Install (3) proposed FRB screen (1 per sector), install (6) proposed antennas (2 per sector), Install proposed jumpers, install (12) proposed RRu's (4 per sector). install (1) proposed Nema 3 Telco-Fiber box, Install (1) GPS Unit, screened by a fence, install (1) proposed 7'x7' concrete pad with H-Frame, install (1) cable ladder tray or cable tray, install (1) BBU in Cabinet. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sachnoor Bisla, City Planner

Planner Bisla presented.

Staff responded to Zoning Administrator inquiries.

Zoning Administrator Toomians opened and closed the public comment period at 10:39 a.m.

ZONING ADMINISTRATOR TOOMIANS APPROVED AS SUBMITTED RESOLUTION NO. ZA-2023-054, ENTITLED:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW TO INSTALL THREE NEW ROOFTOP ANTENNAS AND SIX REMOTE RADIO HEADS SCREENED BY RADOMES WITH A GROUND LEVEL EQUIPMENT CABINET SCREENED BY A SIX-FOOT FENCE FOR THE PROPERTY LOCATED AT 2899 DOWD DRIVE SANTA ROSA, APN: 043-134-030, FILE NO. PRJ23-015 (DR23-029 AND CUP23-047)

6.3 PUBLIC MEETING - MINOR VARIANCE - ZONING CODE VARIANCE - 2113 TERRACE WAY - ZV23-001

BACKGROUND: Minor variance requested for an as-built addition to an existing SFD. The addition was built flush with the existing house and sits 4.1’-4.5' from the side property line and is not compliant with code. Variance to allow legalization of the addition as built. The project is categorically exempt from the California Environmental Quality Act

(CEQA).

PROJECT PLANNER: Sheila Wolski, City Planner

Planner Wolski presented.

Zoning Administrator Toomians opened and closed public comment at 10:49 a.m.

ZONING ADMINISTRATOR TOOMIANS APPROVED AS SUBMITTED RESOLUTION NO. ZA-2023-055, ENTITLED:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A ZONING VARIANCE APPLICATION FOR A 146 SQUARE-FOOT EXISTING ADDITION TO A PRIMARY HOME, FLUSH WITH THE EXISTING SIDE SETBACK OF THE PERMITTED PRIMARY HOME, AT A SIDE SETBACK OF 4.1-4.5 FEET AT 2113 TERRACE WAY, SANTA ROSA, APN 181-540-036

6.4 PUBLIC MEETING - CHERRY RANCH SUBDIVISION - DESIGN REVIEW - 930 FRESNO AVE - DR23-027

BACKGROUND: Minor alteration to approved minor design review approval DR20-060 (Resolution ZA-2022-048). Proposed minor alterations in order to accommodate desired mix of units that will allow for the project to be constructed quickly and continuously. Proposed alternative architecture to the approved duet plan, including the addition of a single family detached plan to 22 lots. The project is categorically exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Conor McKay, Senior Planner

Planner McKay presented.

Applicant representatives responded to Zoning Administrator inquiries.

Zoning Administrator Toomians opened and closed the public comment period at 11:00 a.m.

ZONING ADMINISTRATOR TOOMIANS APPROVED AS SUBMITTED RESOLUTION NO. ZA-2023-056, ENTITLED:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR MODIFICATIONS TO CHERRY RANCH ARCHITECTURE AND SITE LAYOUT FOR THE PROPERTY LOCATED AT 930 Fresno Avenue, SANTA ROSA, APN:

035-101-004, FILE NO. DR23-027

7. ADJOURNMENT

Zoning Administrator Toomians adjourned the meeting at 11:02 a.m.

Approved on:

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MARK KOLARIK, Recording Secretary