



# City of Santa Rosa

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

## Zoning Administrator Regular Meeting Minutes - Draft

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Thursday, March 21, 2024

10:30 AM

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### 1. CALL TO ORDER

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

### 2. APPROVAL OF MINUTES

#### 2.1 February 15, 2024 - Draft Minutes

ZA Sheikhalı approved the February 15, 2024 Draft Minutes as submitted.

### 3. PUBLIC COMMENT

ZA Sheikhalı opened and closed the public comment period at 10:31 a.m.

### 4. ZONING ADMINISTRATOR BUSINESS

#### 4.1 STATEMENT OF PURPOSE

ZA Sheikhalı 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 - CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AND COMMISSARY KITCHEN, OPEN DURING TRANSITIONAL AT 100 SEBASTOPOL ROAD - FILE NO. CUP23-036

BACKGROUND: Minor Conditional Use Permit application for outdoor storage for mobile food vending equipment and an indoor food preparation and storage area. The hours of operation are from 8am

to 10pm. The project is exempt from the California Environmental Quality Act (CEQA)

PROJECT PLANNER: Suzanne Hartman, City Planner  
Planner Hartman presented.

Applicant responded to ZA inquiries.

ZA Sheikhali opened the public comment period at 10:43 a.m.

Cliff Whigham spoke against the project.

Dave Zedrick spoke against the project.

ZA Sheikhali closed the public comment period at 10:56 a.m.

**ZONING ADMINISTRATOR SHEIKHALI APPROVED AS AMENDED  
RESOLUTION NO. ZA-2024-007, ENTITLED:**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA  
ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW  
MOBILE FOOD VENDOR STORAGE, FENCING, AND A FOOD  
PREPARATION AND STORAGE AREA WITH EXTENDED HOURS OF  
OPERATION FOR THE PROPERTY LOCATED AT 100 SEBASTOPOL  
ROAD, SANTA ROSA, APN: 125-181-023, FILE NO. CUP23-036**

**6.2 PUBLIC MEETING - CONDITIONAL USE PERMIT FOR HIGH LIMIT  
BARBERSHOP - 791 LOMBARDI CT, FILE NO. CUP23-076**

BACKGROUND: The project proposes a barbershop (Personal Services) in a separate room within the fitness center space. The project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Jandon Briscoe, City Planner  
Planner Briscoe presented.

Applicant responded to ZA inquiries.

ZA Sheikhali opened and closed the public comment period at

11:04 a.m.

**ZONING ADMINISTRATOR SHEIKHALI APPROVED AS SUBMITTED  
RESOLUTION NO. ZA-2024-008, ENTITLED:**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA  
ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A  
PERSONAL SERVICE (BARBERSHOP) WITHIN AN EXISTING SPACE IN A  
FITNESS CENTER FOR THE PROPERTY LOCATED AT 791 LOMBARDI  
COURT SANTA ROSA, APN: 035-031-087, FILE NO. CUP23-076**

## **7. ADJOURNMENT**

ZA Sheikhali adjourned the meeting at 11:05 a.m.